



## FAIRHAVEN SELECT BOARD

### Meeting Minutes

May 11, 2026

FAIRHAVEN TOWN CLERK  
RCUD 2026 MAY 27 AM 11:24

**Present:** Charles Murphy Sr., Andrew Romano, Natalie A. Mello, Keith Silvia and Keith R. Hickey

**Not Present:** Andrew Saunders

Mr. Murphy opened the Select Board meeting at 6:30pm

A moment of silence was observed in honor and remembrance of Massachusetts State Police Trooper Kevin Trainor, who was killed in the line of duty on Wednesday May 6, 2026.

#### **PUBLIC HEARING – 6:30P.M.**

The public hearing continued from April 27, 2026 resumed at 6:33pm. Mr. Hickey addressed the Board regarding their questions about use and expansion from the April 27, 2026 hearing. Building Commissioner Richard Forand provided additional context based on the Board's questions and Town Counsel reviewed based on zoning bylaws. Town Counsel's opinion was that expansion of a pre-existing nonconforming use is not granted automatic protection from zoning. G.L. c.40A, § 6; the proposed expansion of that use (car sales increased from 2 to 40) is not protected and should have a Planning Board finding due to the substantial extension being sought.

Mr. daSilva addressed the Board about his application adding that only cars are parked on the lots now, the use will be the same, he has complied with the used car lot and paid for plans when required by the previous Town Planner. Mr. daSilva said there would be no detrimental impact on the neighborhood and felt targeted.

Discussion ensued about the process and whether it needed to be reviewed by the Planning Board based on the change sought in the application. Questions were raised as to what constituted a "substantial" change and if a lesser number of vehicles could be approved by the Select Board. Mr. Hickey reviewed the meeting schedule for the Planning Board and the Board discussed continuing the public hearing for the applicant to contact the Planning Board for review.

**Public Comment:** Joseph Wilkerson introduced himself as one of the new owners looking to close next week and transfer the license. He questioned if less cars would be considered less substantial and could be approved by the Board tonight; he is willing to compromise on the number of used cars for sale and asked what number the Board would deem reasonable and not a drastic increase that could be approved tonight. Mr. Wilkerson discussed his experience with car dealerships, car sales and traffic flow in the neighborhood.

Mr. Hickey asked Mr. Wilkerson procedural questions about the sale, closing and what would happen between closing and scheduling a new public hearing with an appropriate amount of time for the license. Mr. Wilkerson said they would operate a new business under a new corporation and may lease the space to Mr. daSilva so he can continue his operations until the new owners can obtain the proper licensing.

**Motion:** Ms. Mello motioned to continue the public hearing to May 26, 2026. Mr. Romano seconded.

**On the Motion:** Ms. Mello amended her motion to continue the public hearing to May 26, 2026 at 6:30pm. Mr. Romano seconded. The motion passed unanimously (4-0-0).

#### **PUBLIC COMMENT** – None received

#### **APPOINTMENTS / COMMUNITY ITEMS**

##### **Bike Path Fund Presentation: Erin Carr**

Mr. Romano asked if Ms. Carr would be seeking funds for private cleaning or for Public Works to clean it. Ms. Carr explained the funds would be for a bid process to hire a private company with the proper equipment and expertise. She said she checked this with Public Works Superintendent Vinnie Furtado.

Ms. Carr reviewed her presentation (*Attachment A*) regarding the bike path, promoting use and the intention of establishing a fund to maintain the bike path. She clarified that this would only be for the bike path as Cushman

Park is under the purview of the School.

Mr. Hickey clarified that the fund would be a gift account versus a revolving account based on the type of use. He added that the Board of Public Works (BPW) would authorize any activities on the path and administer funds; the gift fund would be established by the Select Board using the scope from BPW in the motion. Discussion ensued about privatizing the work, the process to establish the gift account and unused funds. Ms. Carr will reach out to Town Accountant Anne Carreiro to answer questions about the process and uses. If BPW votes to authorize the activities proposed and administer the funds, a future agenda item would be needed for the Select Board to authorize the creation of a gift account.

**Outdoor Seating: OEA Restaurant Group dba Olivia's Restaurant**

The Board reviewed the application for an outdoor seating permit. Mr. Hickey addressed the Board about the process, Town Departments discussed it at a Department Head meeting and are in support. Licensing Clerk Sue Rizzo will review any conditions with the applicant to care for any compliance requests.

**Motion:** Ms. Mello motioned to approve the application the Outdoor Seating and Parklet Permit for OEA Restaurant Group Corp dba Olivia's Restaurant as outlined in the submitted plans and contingent upon conditions from Town Departments. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**Presentation on Leasing Vacant Town Property to Construct Privately Owned Housing: John Hinds, Economic Development Committee**

John Hinds addressed the Board with a proposal for a ground lease program starting with a feasibility study on certain vacant Town lots (*Attachment B*). The ground lease program would entail leasing the land to developers to construct apartments with the goal to provide entry level rent pricing. The Board asked questions about "ground leases," the process, oversight, qualifications, screening, compliance, involvement of the Fairhaven Housing Authority and whether the grant required a match from the Town. Mr. Hinds said there is no town match for the grant.

Mr. Hinds asked the Board to approve the Economic Development Committee to apply for a feasibility grant from the Massachusetts Housing Partnership.

**Motion:** Ms. Mello motioned to approve the Economic Development Committee applying for a feasibility grant from the Massachusetts Housing Partnership to determine the if the property at the intersection of Spring and Main Streets, abutting Cushman Park is appropriate. Mr. Silvia seconded. The motion passed unanimously (4-0-0).

**Use of Town Hall Auditorium: Cultural Council Grant Recipient Reception: May 27, 2026 from 6:00-8:30p**

The Board reviewed the application.

**Motion:** Ms. Mello motioned to approve the use of the Town Hall Auditorium on May 27, 2026 as requested in the application from the Fairhaven Cultural Council with applicable fees for a custodian. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**Use of Town Hall Auditorium: Art Event: A Night at the Town Hall, July 18, 2026 from 6:00-10:00pm**

The Board reviewed the application.

**Motion:** Ms. Mello motioned to approve the use of the Town Hall Auditorium on July 18, 2026 as requested in the application from Susan Darwin with applicable fees. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**Use of Town Hall Bathrooms and Temporary Street Closure: Belonging Committee, Fairhaven's Got Pride: June 28, 2026 from 11:00am to 5:30pm**

Mr. Romano asked the Board to table this to the May 26, 2026 meeting due to the Belonging Committee reviewing and settling an outstanding invoice.

**Motion:** Ms. Mello motioned to table this item to May 26, 2026. Mr. Silvia seconded. The motion passed unanimously (4-0-0).

**Special One-Day, All Alcohol License: Fairhaven's Got Pride: June 28, 2026**

Mr. Romano asked the Board to table this to the May 26, 2026 meeting similar to the previous item.

**Motion:** Ms. Mello motioned to table this item to May 26, 2026. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**Appointment Request: Joint Transportation Planning Group (JTPG): Josh Crabb and Vinnie Furtado**

The JTPG committee advises the Southeastern Massachusetts Metropolitan Planning Organization (SMMPO) and offers a regular space for public involvement in the region's transportation planning programs and discussions. Historically, the Highway Superintendent serves as the representative and Public Works Superintendent serves as the alternate representative for this annual appointment.

**Motion:** Ms. Mello motioned to appoint Josh Crabb as the Joint Transportation Planning Group representative and Vinnie Furtado as the Joint Transportation Planning Group alternate representative for a one-year term. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**ACTION / DISCUSSION**

**Flag/Banner Request: Belonging Committee: Juneteenth Flag and Pride Flag**

The Board reviewed the request and asked to clarify the use of the space due to the next agenda item. Ms. Hart advised that per the policy, applicants share the space when multiple requests are made for the same time and that, if approved, all three would be put up and taken down at the same time by facilities.

**Motion:** Ms. Mello motioned to approve the flag/banner request for the month of June for the Juneteenth Flag and Pride Flag. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**Flag/Banner Request: Fairhaven Improvement Association: Homecoming Banner**

The Board reviewed the request.

**Motion:** Ms. Mello motioned to approve the flag/banner request for the month of June for the Fairhaven Improvement Association's Homecoming Banner. Mr. Romano seconded. The motion passed unanimously (4-0-0).

**TOWN ADMINISTRATOR REPORT**

Mr. Hickey reviewed his report (*Attachment C*) and answered the Board's questions about the override, budget and recent article on Senator Montigny's announcement regarding how much Fairhaven is getting from the state's budget. Mr. Hickey and the Board thanked Sen. Montigny and Representative Sylvia for their efforts to support Fairhaven.

The Board asked about the road study presentation hosted by Public Works about one-way streets. Mr. Hickey advised the Board that the Public Works Superintendent said that they may not move forward with it due to insufficient data and lack of support.

Informational sessions about the ballot questions will be taking place, the first one will be on May 19, 2026 at 6:00pm and will be live and Zoom for participation and questions. The three ballot questions regarding revoking Civil Service, Proposition 2 ½ Override and adopting the Charter will be the main topics.

The Recreation Center won an Ice Cream Party sponsored on Facebook by local businesses; it will be scheduled during their Kool Kids program.

## **BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS**

*Ms. Mello reported:*

- She attended the BPW traffic session and was pleased to hear the outcome.
- Historical Commission has concerns about the Academy Building being vacant. Ms. Mello will give Mr. Hickey a tour.

*Mr. Murphy reported:*

- Once his Select Board term ends, he will be appointed to the Executive Board of the Whitfield-Manjiro Friendship Society and will apply to join Lagoa as a voting member.

*Mr. Romano reported:*

- He attended the Cherry Blossom Festival which was a great event
- He attended a meeting with abutters to the proposed 40B and Mr. Hickey, his participation was to listen to their concerns.
- The Belonging Committee agenda items offer a chance to bring back committee training and orientation and review next steps when leadership changes especially committees without liaisons. Mr. Romano asked for the Chairs to have a Town email address and to address the training after Town elections.
- Mr. Romano asked about the protocol for changing the meeting from June 8, 2026 to June 15, 2026. Mr. Hickey advised the Board can set the date, it does not have to be an agenda item. Brief discussion on the potential dates to meet and reorganization of the Select Board after the election. The consensus was to meet as scheduled May 26, 2026 and June 8, 2026, meet for election results on June 9, 2026 and add a meeting on June 15, 2026.

*Mr. Silvia reported:*

- Mr. Silvia thanked Sen. Montigny and Rep. Sylvia for their work for Fairhaven

Mr. Murphy added that he was asked why Mr. Romano ran the meeting on May 4, 2026 and clarified that it was due to Mr. Romano being able to access the meeting script where he could not. Mr. Murphy also thanked Sen. Montigny and Rep. Sylvia for their continued local government advocacy.

## **MINUTES**

**Motion:** Ms. Mello motioned to accept the open session minutes of April 27, May 2 and May 4, 2026 as presented. Mr. Romano seconded. The motion passed unanimously (4-0-0).

## **CORRESPONDENCE**

Correspondence: South Coast Places for People: Re: Main Street and Middle Street One-Way Flow Assessments-Comments; Emails: Michelle Costen: Ref SB meeting 4/27/26-Education; Fwd: The cake is in the oven; and Email: Elizabeth Khoury: Converting Main Street to one way (*Attachment D*).

**Motion:** Ms. Mello motioned to enter the Select Board correspondence as listed into the record. Mr. Romano seconded. The motion passed unanimously (4-0-0).

## **NEWS AND ANNOUNCEMENTS**

The next regularly scheduled Select Board meeting will be on Tuesday, May 26, 2026 at 6:30pm

*The Select Board adjourned at 8:23pm*

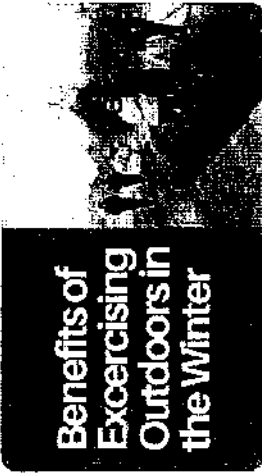
## **ATTACHMENTS**

- A. Phoenix Bike Trail and Cushman Park Snow Removal (Erin Carr)
- B. Fairhaven Ground Lease Proposal (John Hinds)
- C. Town Administrator Report

*Respectfully submitted on behalf of the Select Board Clerk (ah)*

Accepted on May 26, 2026





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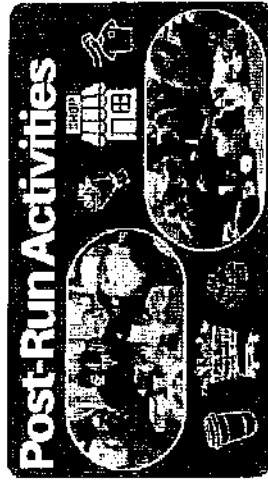
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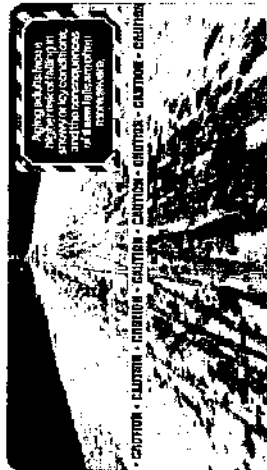
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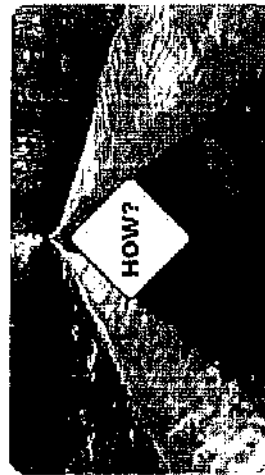
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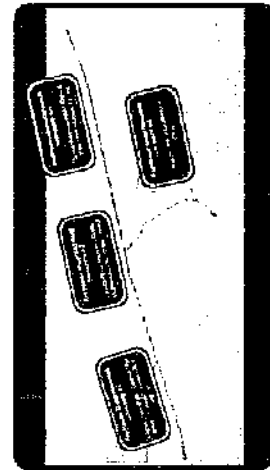
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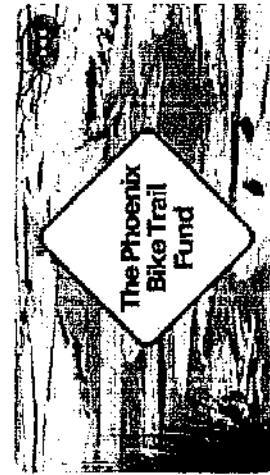
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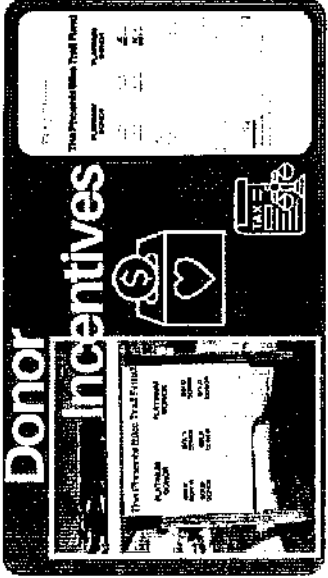
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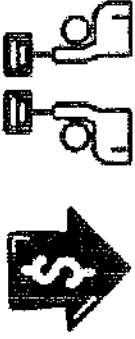


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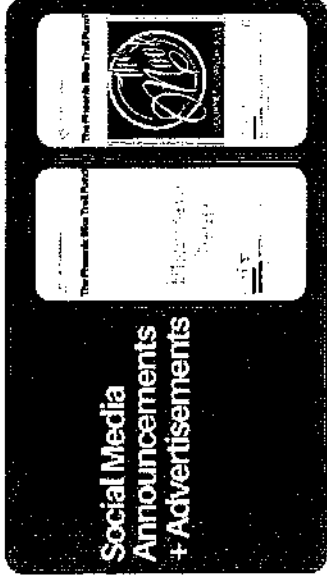


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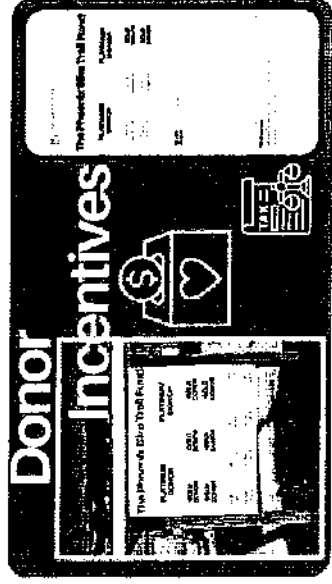
## The Phoenix Bike Trail Fund



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**Town of Fairhaven  
Board of Public Works Meeting  
March 2, 2026**

**IV. Executive Session A**

- A. Pursuant to G.L. c. 30A, s. 21(a)(1) to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. (Highway Department Employee)
- B. Pursuant to G.L. c. 30A, § 21(a)(3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares (14 Cherrystone Road)

**V. Appointments**

**A. Erin Carr, Bike Path Snow Removal**

Ms. Carr – I would like to speak with the Board about clearing the snow from the bike path. I had this scheduled prior to the storm, and I do not expect the bike path to be cleared right away. I understand that it would be the last thing to get done.

Mr. Carr shared a presentation (Attachment A).

Mr. Hobson – You need special equipment to clear the bike path because the pavement is thin, maybe only 2–3 inches.

Mr. Wotton – Like Mr. Hobson mentioned, the bike path is thin and there is a sewer line that runs under it. We are in the process of overlaying the bike path, which will make it thicker. When we cleared the bike path after the last storm, we used the skid steer, and it was only done because many of the sidewalks on Route 6 had not been cleared and people were walking in the street. Also, there are just as many people in favor of not clearing the bike path, who use it for cross-country skiing, as there are people who want it plowed for walkers and runners.

Ms. Smith – I appreciate you bringing this forward to the Board. In this area, there are many places where people can cross-country ski. A lot of people would like to see the bike path cleared, but we would need the right machinery so the path is not damaged.

Mr. Wotton – Once all the roads are clear and we have the right equipment and personnel, we would be able to clear the path.

Mr. Crabb – We have purchased a piece of equipment that would be able to clear the bike path.

Mr. Furtado – Mr. Crabb, once the bike path is overlaid, how do you feel about clearing the path?

Mr. Crabb – I don't see an issue once the staff is trained on the equipment.

**Town of Fairhaven  
Board of Public Works Meeting  
March 2, 2026**

Mr. Lopes – If the Board is in favor of doing this, I think we should mention to the public that the department would focus on roads and throughways first, and the bike path would be last.

Ms. Carr – Do you know if the track at Cushman Park can be cleared?

Mr. Wotton – The track is maintained by the School Department; you would have to speak with them.

**VI. Item for Action**

**A. Water & Sewer Rates**

Mr. Furtado – Mr. Furtado reviewed the Water and Sewer budgets with the Board. I am recommending that the Board raise the water rate by 10% and the sewer rate by \$2.00 effective immediately.

Mr. Lopes motioned to raise the water rate by 10% and the sewer rate by \$2.00 effective immediately. Mr. Hobson seconded. Vote unanimous.

**B. FY27 Article - Amendment to Removal of Snow and Ice**

Mr. Hobson motioned to approve the Amendment to Removal of Snow and Ice Bylaw Chapter 169-13 as presented. Ms. Smith seconded. Vote unanimous.

**C. Dig-It Construction, Spring Street Water Main Replacement**

**1. Payment #7 \$87,716.10**

Ms. Smith motioned to approve Dig-It Construction, Spring Street Water Main Replacement, Payment #7 in the amount of \$87,716.10. Mr. Lopes seconded. Vote unanimous.

**2. Certificate of Substantial Completion**

Mr. Lopes motioned to sign the Certificate of Substantial Completion with Dig-It Construction for Spring Street Water Main Replacement. Mr. Hobson seconded. Vote unanimous.

**D. FTI Consulting, WPCF Upgrades, Payment #1 \$27,202.26**

Mr. Hobson motioned to approve FTI Consulting, WPCF Upgrades Payment #1 in the amount of \$27,202.26. Ms. Smith seconded. Vote unanimous.

**E. North Fairhaven Improvement Association, North Fairhaven Open Air Market at Livesey Park May 2026 to September 2026**

Mr. Furtado – This is a request from the North Fairhaven Improvement Association to hold their Open Air Market again this year at Livesey Park. They are requesting that the \$25 per week fee be waived.

## **FAIRHAVEN GROUND LEASE PROGRAM FOR “ENTRY LEVEL” APARTMENT RENTS**

### **CONCEPT:**

Many people have the home or apartment of their choice, with no government assistance.

Many receive government assistance – 40R, 40B, SRPEDD Plans, Senior Housing Authorities

This plan is for **people in the middle** – do not want government help or do not qualify; but need lower rents to save for the future, or were displaced by rising rents where they were.

### **THE BENEFITS:**

- Create additional apartment housing with “entry level” rents; “Strings Attached” in Developer’s contract to specify the rent for the majority of apts.
- Provide ongoing tax and “Ground Lease” revenue to Fairhaven.
- Provide the Developer a long term “Ground Lease” providing long term rental income; with minimal annual paperwork tracking requirements; and financial advantages.

A positive program for the Town, residents, renters, and the Developer.

### **CURRENT ELIGIBLE LOTS – WE’D START WITH ONE:**

- Spring St. Apartment Area. MAP 9, LOT 19 - 6 Spring St. **PRIORITY PICK**  
MAP 11, LOT 50 – 87 Main St.
- 150 Sconticut Neck Rd - The Emergency Management Public Safety Annex.
- 8 Pease St - the boat ramp area and more of Pease Park.

### **REQUEST FOR SELECTBOARD APPROVAL:**

- 1.) We hope you agree with the concept and our priority lot – Spring St. apartment area
- 2.) Please approve the first step of our process:  
To work with Mass Housing Partnership to obtain a grant to fund the Feasibility Study for our Spring St. apt area lot; and once funded to conduct the Feasibility Study.

### **FOLLOW UP WITH SELECTBOARD:**

When Feasibility Study is completed, we’ll return to present the findings and possible next steps.

John Hinds, the EDC & Subcommittee, and invited contributors: Finance, Town Mgr., Assessor, Building Inspector, Selectboard member, Fairhaven Housing Authority, Independent Licensed Contractor, Planning Board member.



**Town of Fairhaven**  
**Report of the Town Administrator**  
**May 11, 2026**

**Financial Updates**

- The Senate has released their FY27 recommended budget. Below is the latest Cherry Sheet information. As you will see, the Senate revenues have increased by \$81,653 from the House proposal with no increases in State charges. The next step in the State budget process will be a committee of conference that includes representatives from the House and Senate to determine a final budget recommendation.

<u>PROGRAM</u>	<u>FY2026 Cherry Sheet Estimate</u>	<u>FY2027 Governor's Local Aid Proposal</u>	<u>FY2027 House Budget</u>	<u>FY2027 Senate Budget</u>
<b>Education Receipts:</b>				
Chapter 70	\$ 10,036,083	\$ 10,152,933	\$ 10,285,363	\$ 10,285,363
School Transportation	0	0	0	0
Charter Tuition Reimbursement	9,961	6,420	16,883	16,883
Smart Growth School Reimbursement	0	0	0	0
<b>General Government:</b>				
Unrestricted Gen Gov't Aid	2,807,148	2,877,162	2,828,364	2,933,153
Regional Public Libraries	0	0	0	0
Veterans Benefits	394,286	367,697	367,643	367,643
Exemp: VBS and Elderly	133,669	146,934	146,934	123,798
State Owned Land	310,988	310,988	310,988	310,988
<b>Offset Receipts:</b>				
Public Libraries	45,057	45,006	45,006	45,006
Sub-Total, All General Government:	3,691,148	3,747,787	3,698,935	3,780,588
<b>Total Estimated Receipts:</b>	<b>\$ 13,737,192</b>	<b>\$ 13,907,140</b>	<b>\$14,001,181</b>	<b>\$ 14,082,834</b>

**Project Updates**

- The Public Works Department held a public informational session focused on presenting the results of recently completed traffic studies. The discussion covered three main areas: commercial vehicle exclusions, speed regulations, and one-way traffic flow assessments. The commercial vehicle study found insufficient truck traffic (0-3%) on proposed routes to warrant exclusions. The speed study

evaluated 11 roadways, with recommendations to lower speed limits on Bridge Street (40 to 30-35 mph), Neck Road (40 to 25-30 mph), and Green Street (25 mph), while 7 roadways were not advanced due to insufficient data or poor enforceability. The one-way flow study examined three locations (Main and Green streets, and Main and Middle streets) and recommended converting these roads to one-way traffic to address safety concerns, particularly due to narrow roadways (15-17 feet for two-way traffic with parking), limited sight distances, and 40 crashes over 5 years on Middle Street. Residents raised concerns about enforcement, safety impacts, and potential effects on local businesses and parking. The consultants emphasized this was the first phase of a multi-stage process and noted that final decisions would require additional public input and state approval for any recommended changes.

- Fairhaven received a State Community Compact Grant in the amount of \$63,700 to purchase new, improved permitting software. This software will allow customers to apply for various permits through the building department, shell fishing and parking permits, and any other permits that currently need to be purchased in person. IT will be implementing the new software during the summer.

#### **Personnel Update**

- The Planner position has been advertised. The deadline to submit a resume and letter of interest in May 9<sup>th</sup>. Select Board member Mello was chosen a while ago to represent the Select Board in the resume review and first interview. I have contacted Planning Board Chair Jessica Fidalgo requesting a Planning Board member participate as well.

#### **Miscellaneous Updates**

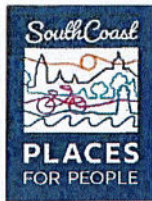
- Select Board Vice Chair Andrew Romano and I met with property owners of six properties at the end of Peirces Point Road regarding the proposed apartment complex proposed at the former G. Bourne Knowles property on Huttleston Ave. The property owners voiced their concerns about the size of the proposed project and the impact they believe it may have on their property. I am in the process of scheduling a meeting with the developers and Peirces Point residents to establish a dialog between the two parties.



**Monday, May 11, 2026**

**CORRESPONDENCE**

1. South Coast Places for People: Re: Main Street and Middle Street One-Way Flow Assessments-Comments
2. Emails: Michelle Costen: Ref SB meeting 4/27/26-Education; Fwd: The cake is in the oven
3. Email: Elizabeth Khoury: Converting Main Street to one way



April 28, 2026

To: Fairhaven Select Board

cc: Keith Hickey, Town Administrator, Jessica Fidalgo, Planning Board Chair, Cathy Melanson, Economic Development Committee Chair

Re: Main Street & Middle Street One-Way Flow Assessment — Comments

Dear Members of the Select Board,

SouthCoast Places for People is a volunteer movement of people working to make our neighborhoods more connected and vibrant. We recently reviewed the study commissioned by the Fairhaven Department of Public Works to assess the conversion of Main Street and Middle Street to one-way streets. We offer the following comments to help the Town weigh the recommendations in this study against the values put forth in its Master Plan and the broader goal of safe and productive streets.

While this study was commissioned by the Department of Public Works rather than directed by the Select Board, Planning Board, or Economic Development Committee, its scope aligns with the Town's 2017 Master Plan, which called for evaluation of traffic flow on these corridors. With that evaluation now completed, the question is whether a one-way conversion advances or undermines the Town's broader vision for the Center.

**The Town's Vision Statement, put forth in the Master Plan, emphasizes preserving Fairhaven's "unique history and built and natural characteristics."** The area addressed in this study is at the heart of Fairhaven's historic village, and the streetscape here undoubtedly embodies that character. Like any great historic town center, this area is quirky and can appear "messy" on paper. This is a feature, not a bug. **Converting these streets to one-way prioritizes vehicle throughput at the expense of the slow, two-directional, human-scaled pattern that defines a historic New England downtown.** Two-way streets are also widely understood to support local business visibility, with storefronts seen by traffic in both directions throughout the day.

The Town's Master Plan identifies the priority of **becoming a more walkable community.** Fairhaven Center already has a high degree of walkability, and with new, popular businesses opening in this area recently, the Center is becoming more vibrant. One-way conversions are widely known to increase vehicle operating speeds, directly working against walkability. Higher vehicle speeds in this area will make it a less pleasant and less safe place to walk, let alone drive.

We have a significant technical concern with this study. The study is premised on a 30 mph statutory speed for these streets. This is incorrect. **The statutory speed for these corridors**

(and all thickly settled areas of town) is **25 mph**, as established by Town Meeting and a unanimous vote of the Select Board in 2018. This discrepancy is significant, as it changes both the sight distance requirements referenced and the implications of the speed data. Most significantly, the observed 85th percentile speeds (28-30 mph) are *over* the legal speed limit, not consistent with it. The study notes that current speeds are held down by the friction of two-way operation. Removing that friction will likely push vehicle speeds to higher levels.

The study identifies additional ways to address speeding and sightline obstacles along these streets, including daylighting and adding curb extensions at key intersections. **These design-based approaches address the documented safety problems directly, without the speed and character impacts of one-way conversions.** They should be evaluated as the primary remedy first. If the Town does ultimately move forward with any change of this scale, a clear plan for monitoring speeds and crashes post-implementation — with a commitment to reverse course if outcomes worsen — should be part of the adoption.

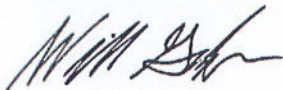
Although constructing and maintaining streets falls under the purview of Public Works, any plan that will clearly impact the economic viability, historic character, and quality of life of the Town Center **ought to be driven by the vision and values set forth by the Select Board and Planning Board.** We respectfully suggest that the Planning Board and the Economic Development Committee review this proposal and be involved in setting priorities for any such proposals in the future.

In summary, we're asking that the Town:

1. Direct TEC to revise the existing analysis using the correct 25 mph statutory speed.
2. Refer this (and any similar) proposal to the Planning Board and Economic Development Committee.
3. Evaluate the study's identified design-based alternatives, like daylighting, curb extensions, and parking restrictions at sight-triangle locations, before pursuing one-way conversion.
4. Include a speed and crash monitoring plan for any change that is adopted.

SouthCoast Places for People appreciates the efforts of the Department of Public Works and the Town to improve our streets. We realize it is an exceedingly difficult task to balance the many needs of the community with very finite resources. We are happy to discuss further and look forward to being part of the process of making Fairhaven's streets safer and more economically productive.

Will Gardner



Founder  
SouthCoast Places for People

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## **-Ref SB meeting 4/27/26 -Education**

1 message

**michelle costen** <michcosten@gmail.com>  
To: selectboard@fairhaven-ma.gov

Mon, Apr 27, 2026 at 11:41 PM

To Ms Mello, and to the Elected Select-

As per your comments at last nights meeting-

-I can appreciate that you value education, so do I, and very much so.

-However, I know people who have worked very hard for their education. Went through grade school, high school, and college. They did all the right things-

—They earned their precious and very expensive degrees, and yet they're still living at home because they cannot find a place to afford to live, where they can also start a decent savings, or purchase a home of their own.

—What good is all that work towards education, if it can't also be used to step into an independent life?

—I work with young girls in college, and they all say the same thing to me, that they'll never be able to have a home of their own.

—They don't even see it as a possibility like we did, when we were younger.

—Last night I spoke with a young lady who just received her PhD. She's looking desperately to find a Home that she can afford and grow her life and family in. A Home that she can invest in, and grow equity too.

—Equity is a very important commodity for families to have. —Emergencies arise, and many other reasons why we need to have equity and not be subject to landlords and exorbitant rents that increase every year, for the rest of our lives.

—Stop and think of this, really think of it. What good is an education if you can't take yourself further into a more independent life? What do our children have to look forward to, that we had growing up?

—Let's be pragmatic, how valuable is education for our children today, if they can't leave the nest?

—Sure, they may love the services that they will be able to provide with their education, But let's face it, at the end of the day, you're not going to wanna be going home to your parents house at the age of 35-

-Per the words of a young educated women that I spoke with last night.

Let's hope town meeting will vote in a Municipal Housing Trust Fund this weekend -

Michelle Costen

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## Fwd: The cake is in the oven

1 message

**michelle costen** <michcosten@gmail.com>

Sun, May 3, 2026 at 8:02 AM

To: selectboard@fairhaven-ma.gov, "Patrick J. Carr" <pj carr@a1crane.com>, Jessica Fidalgo <jessica.wilder13@yahoo.com>, ksilvia2@yahoo.com

Regards,

Michelle Costen

----- Forwarded message -----

From: **michelle costen** <michcosten@gmail.com>

Date: Sun, May 3, 2026 at 7:59 AM

Subject: The cake is in the oven

To: Mark Sylvia <msylvia11@comcast.net>, Charlie Murphy <cmurphy@molifeinc.com>

Hi Mark,

I hope you will keep an eye on the cake -we don't want to burn it.

- I realized after yesterday's meeting, that the part where people are not understanding, is that the Municipal Housing Trust Fund, gives us an opportunity not just to preserve the housing we have, but more importantly, to **Create** Affordable Home Ownership Opportunities, that we don't have.
- It became apparent to me that the part that both the Finance Dept, and the TM members are not understanding about the Housing Trust, is the Municipal Co-Creative part of the Trust.
- It's hard to understand something that has not yet been Collaborated upon and Created. Which is why I wanted to just begin with adopting the Chapter, as a starting point and Create- from there. Adopting the statue was the starting point to create an Affordable home ownership initiative.
- Having that particular Statue in place, which supports the Creation for affordable home ownership, would have shown the State how serious we are about providing affordable, living for our town.
- unfortunately, when people hear affordable housing, they immediately think low income and more drain on our taxes and community.
- However, Creating Affordable Home Ownership Opportunities for the middle income residents, will do just the opposite. It will create a robust cash flow for the town, and give an opportunity for more people to grow equity And have stable monthly payments.
- whereby, just more apartments, will do the exact opposite.
- Building single-family homes fits into a small single family Homer culture and what the residents were asking for eight years ago in the 2040 master plan.

The Big question yesterday was, where will the funds come from?

—I thought that at least the finance department understood that the housing trust fund works directly with CPA funds initially. I thought Mr. Hickey would've explained that to them.

— I know a way to get this started without having to borrow money. And just using CPA funds as the initial funding point. - I went over this with Mr. Hickey, but he has not shared that information with any one, and I'm not sure why?

Out of the four categories for CPA funds being, Preservation,, Historic, Recreation, and Housing—The only 1 category of the 4, that will give us the greatest financial return and State fund in flow , is in the creation of Affordable Home Building- especially on land that we already own-

The State gives back financial incentives and increased funding, When local towns put forth the effort in putting people in affordable home living.

To Provide affordable home ownership for our local towns, brings a revenue return to both State and local government. And it keeps people placed, rather than displaced and or moving out of Massachusetts.

Tufts University Center of Policy did an analytical study on CPA funds and how they are not being used for the best financial advantage for local towns, especially during a housing crisis. That study was done in 2023 But even after that study was done there, haven't been enough legislators or representatives to really take a look at it and make changes. Tufts was exactly right, and yesterdays meeting proved it when \$95,000 to make a fire truck look pretty, at a time when we still have a housing crisis, In my estimation, it's very telling as to why we are in a deficit-

Please I Mark if you really are concerned and care about our housing situation in Fairhaven, please review this analytical study that was done by Tufts Center for State Policy on Housing Trust and CPA funds, and pass this information along to our finance department - they may find this information very helpful. And it may open up their eyes and expand their awareness-

—The finance department really could learn some new ways, on how to bring cash flow back into the town through Affordable Home building opportunities-

[https://media.wbur.org/wp/2023/06/06-07GBREB\\_CPA\\_Report.pdf](https://media.wbur.org/wp/2023/06/06-07GBREB_CPA_Report.pdf)

I hope this helps - and that it's not too late-

Michelle

Regards,

Michelle Costen

## Converting Main Street to one way

1 message

Elizabeth Khoury <sweetlizzieats@gmail.com>

Mon, May 4, 2026 at 4:26 PM

To: selectboard@fairhaven-ma.gov

Cc: Will Gardner <southcoastplacesforpeople@gmail.com>

To whom this may concern,

I am writing as the owner of Sweet Lizzie's Bake Shop to express my concern regarding the proposed change to convert our street from a two-way street to a one-way street.

As a small business, we rely heavily on ease of access, visibility, and convenience for our customers. Changing the traffic flow may create confusion, limit accessibility, and reduce the natural flow of pass-by traffic that supports not only my business but others along the street. Many of our customers make quick, spontaneous stops, and any added difficulty in reaching us could discourage those visits.

Additionally, a one-way street could impact parking availability and overall traffic patterns in ways that may unintentionally harm local businesses that are already working hard to serve the community.

I respectfully ask that the town carefully consider the potential economic impact on small businesses before moving forward with this proposal. We value our place in the community and hope to continue serving residents without added barriers.

Thank you for your time and consideration

Sincerely,  
Elizabeth Khoury  
Sweet Lizzie's Bake shop