



FAIRHAVEN SELECT BOARD AGENDA - **REVISED**

January 12, 2026 6:30 p.m.
Town Hall – 40 Center Street – Fairhaven

FAIRHAVEN TOWN CLERK
RCUD 2026 JAN 8 AM 10:15

The meeting can also be viewed on Channel 18 or on FairhavenTV.com

A. PUBLIC HEARINGS

FAIRHAVEN TOWN CLERK
RCUD 2026 JAN 8 PM 4:05

1. **6:30PM:** The purpose for this hearing is to consider approval for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc.

B. APPOINTMENTS AND COMMUNITY ITEMS

1. Consider Appointment: Zoning Board of Appeals, Associate Member: Cathy Melanson
2. **Consider Appointment: Capital Planning Committee: Patrick Carr**
3. Consider use of Community Preservation Act (CPA) Funds to create a Community Land Trust/Housing Trust

C. ACTION / DISCUSSION

1. Review Fiscal Year 2027 Budget Calendar
2. Fiscal Year 2027 Budget Forecast
3. Sign Series 27 Bond(s) through Trust (CWP-22-67/67-A) and Closing Certificate
4. Consider Modifying Non-Union Employee Personal Days and Vacation Benefit to be consistent with Clerical Collective Bargaining Agreement
5. Request to Appoint a Select Board Representative for a Hiring Panel for Tax Collector/Treasurer
6. Call Annual Town Meeting for Saturday, May 2, 2026
7. Open the Warrant for Annual Town Meeting
8. Citizen's Petition Due Date: Thursday, February 5, 2026

D. PUBLIC COMMENT

E. TOWN ADMINISTRATOR REPORT

F. BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

G. MINUTES

1. Accept the Select Board Open Session minutes of December 15, 2025
2. Accept the Select Board Executive Session minutes of December 15, 2025

H. CORRESPONDENCE

1. Email: Brock Cordeiro: Thank you-An Act to reduce incidence and death from pancreatic cancer
2. Emails: Michelle Costen: Community Land Trust & Smaller Homes; How's CLT's work?-The Basics; One Way Parking- & Safety/Blocking Rules Needed-; CPA misappropriations-; The Role of Community Land Trusts in Promoting Housing Equity – affordablehousingact.org; Prime Home ownership opportunity; The Select Board/ Urgent Needs/CPA funds
3. Letter: Massachusetts Municipal Association: Annual Town Report Contest

I. NEWS AND ANNOUNCEMENTS

The next regularly scheduled Select Board meeting: *Monday, January 26, 2026* at 6:30pm

J. EXECUTIVE SESSION

1. Pursuant to G.L. c. 30A, s. 21(a)(7) To comply with, or act under the authority of, G.L. c. 30A, s. 22, review Executive Session minutes of 10/14/2025, 10/27/2025, 11/24/2025, 12/1/2025 and 12/15/2025

K. ADJOURN

Log on or call 1-929-205-6099, Meeting ID: 894 8599 3911, Passcode: 330130

Subject matter listed in the agenda consists of items reasonably anticipated (by the Chair) to be discussed. Not all items listed may be discussed and other items not listed (i.e. urgent business not available at the time of posting) may also be brought up for discussion in accordance with applicable law.



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ANNOUNCEMENTS:

On March 28th, 2025, the bill to extend Open Meeting Law regulations governing remote participation has passed MA legislation and been signed by the Governor. This bill will allow remote and hybrid meeting options for public bodies through June 30, 2027.

Pursuant to an amendment to Town By-Law Chapter 50-13, all government meetings are available through web/video conference and are recorded.

This meeting is being recorded by the Government Access Channel. It will be replayed on Channel 18 and posted on FairhavenTV.com. Anyone intending to make an audio or video recording of this meeting should notify the Chair at this time.

Due to recent security breaches, Fairhaven TV has implemented a new protocol: Zoom camera video for all participants is disabled. If participants would like to speak or be recognized, click “raise hand” under “reactions”, and change your name to a full name to be unmuted. Thank you for your cooperation in protecting the integrity of Fairhaven government meetings.

- For anyone interested in volunteering, there are several vacancies on various boards committees and commissions. To see a complete list of the openings, please visit our website at www.fairhaven-ma.gov

A. PUBLIC HEARINGS

1. **6:30PM:** The purpose for this hearing is to consider approval for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc.

Suggested Motion:

“Move to (approve/not approve) the application for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc.”

Moved by __, Seconded by __, Any discussion on the motion. Vote

B. APPOINTMENTS AND COMMUNITY ITEMS

1. **Consider Appointment: Zoning Board of Appeals, Associate Member: Cathy Melanson** - There is one opening for an Associate Member on the Zoning Board of Appeals, the term would be through May, 2026 to complete the term of an Associate Member that resigned.

Suggested Motion(s):

“Move to (appoint/not appoint) Cathy Melanson as an Associate Member of the Zoning Board of Appeals for a term through May, 2026.”

Moved by, seconded by. Any discussion on the motion. Vote.

2. Consider Appointment: Capital Planning Committee: Patrick Carr

There are currently two openings on the Capital Planning Committee: one for an Open Space Representative and one for a Construction Representative, the previously appointed members in these positions did not submit reappointment requests in 2025.

Suggested Motion(s):

“Move to (appoint/not appoint) Patrick Carr as (Open Space Representative/Construction Representative) of the Capital Planning Committee for a term through May, 2026.”

Moved by, seconded by. Any discussion on the motion. Vote.

3. Consider Use of Community Preservation Act (CPA) Funds to Create a Community Land

Trust/Housing Trust - Michelle Costen will address the Select Board requesting the Town consider supporting the creation of a Land Trust to act as the agency that would seek funding to provide affordable housing in Fairhaven. Included in your Board packets is a document that provides guidance to starting a Land Trust created by the Massachusetts Land Trust Coalition for your reference. A source of funding Ms. Costen has mentioned in the past is Community Preservation Act (CPA) funds.

Suggested Motion(s):

“Move to _____.” Or “No motion necessary.”

Moved by, seconded by. Any discussion on the motion. Vote.

C. ACTION / DISCUSSION

- 1. Review Fiscal Year 2027 Budget Calendar** - The FY27 Budget and Town Meeting Calendar has been created abiding by the local budget bylaw. Once approved, the calendar will be distributed to Department Heads, the Finance and Capital Planning Committees. It outlines various deadlines and milestones.

Suggested Motion(s):

“I move to accept the Fiscal Year 2027 budget calendar (as presented/as amended).”

- 2. Fiscal Year 2027 Budget Forecast** - A FY27 Budget Forecast and supporting document prepared by Finance Director Anne Carreiro and Town Administrator Keith Hickey are included in your Board materials. As you will see on the forecast, based on the assumptions used, the FY27 operating budget has a \$1.662 million dollar deficit. The Town Administrator is seeking initial guidance from the Select Board regarding their opinion of a Prop. 2 ½ override. At the direction of the Town Administrator, Department Heads have submitted two separate budget requests for their departments FY27 budget, a level service budget and a budget with a bottom line no greater than their departments FY26 budget. The rationale for doing so is to inform the Select Board, Finance Committee and the public about the impact to town services if some sort of override is not approved.

Suggested Motion(s):

“No motion necessary.”

- 3. Sign Series 27 Bond(s) through Trust (CWP-22-67/67-A) and Closing Certificate** - Interim Treasurer Kerri King is requesting the Select Board to sign the Sewer Improvement Bond and closing certificate for two loans the Select Board approved from the Massachusetts Clean Water Trust on March 25, 2024.

Suggested Motion(s):

“Move to sign the necessary sewer improvement bond and closing certificate paperwork presented this evening.”

Moved by, seconded by. Any discussion on the motion. Vote.

4. **Consider Modifying Non-Union Employee Personal Days and Vacation Benefit to be consistent with Clerical Collective Bargaining Agreement** – Town Administrator Keith Hickey and Interim Human Resources Director Susan Roderiques is asking the Select Board to consider amending the non-union Personnel Policy to match the benefits offered in the latest clerical collective bargaining agreement. In the clerical CBA, the number of personal days was increased from three to four and add a new tier was added to the amount of vacation earned by an employee with twenty (20) years of service or more. The new tier provided employees with twenty or more years of tenure with thirty (30) vacation days annually. For consistency purposes, the Town Administrator is recommending non-union staff be offered the same personal day and vacation benefits.

Suggested Motion(s):

“Move the Select Board (approve/deny) the increase the number of annual personal days provided to non-union employees from three to four effective July 1, 2025. Further, the Board (approves/denies) the creation of a new vacation tier for employees with twenty years of service or more offering thirty days of vacation annually.”

Moved by, seconded by. Any discussion on the motion. Vote.

5. **Request to Appoint a Select Board Representative for an Interview Panel for Tax Collector/Treasurer**

Fairhaven’s current Tax Collector, Pam Bettencourt is retiring as of February 20, 2026. Advertising to fill the new Treasurer/Collector position has occurred and letters of interest have been received. The Town Administrator is seeking a Select Board member to participate in an interview panel with selected Department Heads to review the letters of interest and interview the candidates they selected. The panel is anticipated to meet during the weeks of January 12th and 19th to choose and interview the candidates.

Suggested Motion(s):

“Move to nominate Select Board member _____ to serve on the Collector/Treasurer interview panel.”

Moved by, seconded by. Any discussion on the motion. Vote.

6. **Call Annual Town Meeting for Saturday, May 2, 2026**

As is customary, the Select Board sets the date for the next Annual Town Meeting for the first Saturday in May.

Suggested Motion(s):

“Move to set the Annual Town Meeting date for Saturday, May 2, 2026.”

Moved by, seconded by. Any discussion on the motion. Vote.

7. **Open the Town Meeting Warrant for the 2026 Annual Town Meeting**

The Select Board opens the Annual Town Meeting Warrant to for warrant articles to be submitted and included on the Annual Town Meeting Warrant. Based on the Town Meeting scheduled adopted earlier

this evening, the Annual Town Meeting Warrant will close on Thursday, February 5th.

8. Citizen's Petition Due Date: Thursday, February 5, 2026

Citizen's Petitions can be submitted to the Town Clerk through 3:00pm on Thursday, February 5, 2026; petition forms are available at the Town Clerk's Office or online at <https://fairhaven-ma.gov/category/select-board/> and require ten signatures of registered Town of Fairhaven voters. Town Moderator Mark Sylvia is available to answer questions for anyone considering a citizen's petition; his contact information is on the Town Moderator page on the Town website.

Suggested Motion(s):

"No motion necessary."

D. PUBLIC COMMENT

E. TOWN ADMINISTRATOR REPORT

F. BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

G. MINUTES

1. Accept the Select Board Open Session minutes of December 15, 2025

Suggested Motion:

"Move to (accept/not accept) the open session minutes of December 15, 2025 (as presented/as amended)"

Moved by, seconded by. Any discussion on the motion. Vote

2. Accept the Select Board Executive Session minutes of December 15, 2025

Suggested Motion:

"Move to (accept/not accept) the executive session minutes of December 15, 2025 (as presented/as amended)"

Moved by, seconded by. Any discussion on the motion. Vote

H. CORRESPONDENCE

1. Email: Brock Cordeiro: Thank you-An Act to reduce incidence and death from pancreatic cancer
2. Emails: Michelle Costen: Community Land Trust & Smaller Homes; How's CLT's work? -The Basics; One Way Parking- & Safety/Blocking Rules Needed-; CPA misappropriations-; The Role of Community Land Trusts in Promoting Housing Equity – affordablehousingact.org; Prime Home ownership opportunity; The Select Board/ Urgent Needs/CPA funds
3. Letter: Massachusetts Municipal Association: Annual Town Report Contest

Suggested Motion:

"Move to (enter/not enter) the Select Board correspondence as listed into the record."

Moved by, seconded by. Any discussion on the motion. Vote

I. NEWS AND ANNOUNCEMENTS

The next regularly scheduled Select Board meeting: **Monday, January 26, 2026** at 6:30pm

J. EXECUTIVE SESSION

1. Pursuant to G.L. c. 30A, s. 21(a)(7) To comply with, or act under the authority of, G.L. c. 30A, s. 22, review Executive Session minutes of 10/14/2025, 10/27/2025, 11/24/2025, 12/1/2025 and 12/15/2025

K. ADJOURN



Monday, January 12, 2026

PUBLIC HEARING

6:30PM: The purpose for this hearing is to consider approval for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc.



Town of Fairhaven
Massachusetts
40 Center Street · Fairhaven, MA · 02719

MEMORANDUM

To: Select Board

From: Town Administrator Office

Date: 01/12/26

Re: Public Hearing: Approval of an Annual ALL Alcohol License

Dear Board Members,

The purpose of this public hearing is to consider approval for the *transfer of an Annual All Alcohol Retail Package Store License, Pledge of Collateral, and Pledge of Inventory from JCIR Fairhaven Corp., dba South Coast Wine and Spirits located at 355 Huttleston Ave to Shree Ashtavinayak Inc.

*Advertising is only needed for the transfer of license

Thank you for your consideration.

Sincerely,

Susan Rizzo

Fairhaven Neighborhood News

Ad proof

Contact Beth David with approval or changes: 508-979-5593 • Fax: 508-991-5580

**PLEASE
CHECK
YOUR AD
CAREFULLY**

Fairhaven Select Board Public Hearing

The Fairhaven Select Board will hold a Public Hearing on Monday January 12, 2026 at 6:30 p.m. at the Town Hall 40 Center Street, Fairhaven, MA. The purpose for this hearing is to consider approval for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc.

*Fairhaven Select Board:
Charles Murphy Sr., Andrew Romano, Natalie Mello,
Andrew Saunders, Keith Silvia
FNN: 12/18/25*

**The NeighbNews
is not responsible
for any errors
approved
by client.**

One week: 12/18/25
1x1.75", \$35/week



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

Fairhaven

1. TRANSACTION INFORMATION

☒ Transfer of License

☐ Alteration of Premises

☐ Change of Location

☐ Management/Operating Agreement

☒ Pledge of Inventory

☒ Pledge of License

☐ Pledge of Stock

☐ Other

☐ Change of Class

☐ Change of Category

☐ Change of License Type
(\$12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Applicant is purchasing the business assets and all alcoholic package store license issued to JCIR Fairhaven Corp. Applicant is seeking 1) approval of the transfer of the license, 2) approval of Sonalben Patel as Manager of Record, and 3) approval of pledge of license and inventory to Rockland Trust Company.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

TYPE

CATEGORY

CLASS

Off-Premises

§15 Package Store

All Alcohol

Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number

JCIR Fairhaven Corp.

FEIN

41-2426380

Entity Name

Shree Ashtavinayak Inc.

DBA

SouthCoast Wine & Spirits

Manager of Record

Sonalben Patel

Street Address

355 Huttleston Avenue, Fairhaven, MA 02719

Phone

(774) 202-0451

Email

srpatel09@gmail.com

Add'l Phone

Website

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

Retail premises located at 355 Huttleston Avenue, Fairhaven, MA, consisting of a single story building with two rooms (the main retail space and an office). There is one front entrance and two exits (one in front and one in rear). There is one bathroom in the back of the store. Premises contains 3,640 square feet of space on the one floor.

Total Sq. Footage

3,640

Seating Capacity

N/A

Occupancy Number

N/A

Number of Entrances

1

Number of Exits

2

Number of Floors

1



Monday, January 12, 2026

APPOINTMENTS AND COMMUNITY ITEMS

1. Consider Appointment: Zoning Board of Appeals, Associate Member: Cathy Melanson

(the open Associate Member is for a term through May, 2026 due to resignation)

2. **Consider Appointment: Capital Planning Committee: Patrick Carr**

(there are openings for One Open Space Representative and One Construction Representative, previously appointed members in these positions did not submit reappointment requests in 2025)

3. Consider use of Community Preservation Act (CPA) Funds to create a Community Land Trust/Housing Trust



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New submission from Volunteer Opportunities

1 message

Cathy Melanson Cathy Melanson <no-reply@jgpr.net>

Mon, Jan 5, 2026 at 2:36 PM

Reply-To: cathymelanson@yahoo.com

To: Selectboard@fairhaven-ma.gov

Full Name

Cathy Melanson

Address

110 Adams Street

Email

cathymelanson@yahoo.com

Phone

(508) 989-2289

How long have you been a Fairhaven resident?

66years

What Board(s) or Committee(s) are you interested in joining? What is your reason for joining?

Associate member of the ZBA

Have you attended a meeting of this Board or Committee?

Yes

Have you served or are you currently on any Town of Fairhaven Boards? If so, please indicate what Board and number of years

I served on the Planning Board, I am currently of the EDC and Capital Planning Committee.

Interests and Qualifications.

My interest is to serve the town I love and to continue to work for the betterment of Fairhaven. MY qualification is my years of experience on the planning board and working in the Planning Dept.

Consent

 I agree to the privacy policy.

New submission from Volunteer Opportunities

1 message

Patrick Carr Patrick Carr <no-reply@jgpr.net>

Fri, Jan 9, 2026 at 11:04 AM

Reply-To: [pj carr@a1crane.com](mailto:pjcarr@a1crane.com)

To: Selectboard@fairhaven-ma.gov

Full Name

Patrick Carr

Address

141 Pleasant Street

Email

[pj carr@a1crane.com](mailto:pjcarr@a1crane.com)

Phone

(508) 965-2306

How long have you been a Fairhaven resident?

45 years

What Board(s) or Committee(s) are you interested in joining? What is your reason for joining?

Capital Planning Committee
Construction Representative

Have you attended a meeting of this Board or Committee?

Yes

Have you served or are you currently on any Town of Fairhaven Boards? If so, please indicate what Board and number of years

Planning Board
Zoning Board of Appeals
Atlas Tack Working Group

Interests and Qualifications.

I have owned successful businesses and have been in a leadership roles for most of my adult life. I have comprehensive skills pertaining to budgeting and maintenance. I believe these are transferable skills that could be applied to this Capital Planning Committee position.

Consent

 I agree to the privacy policy.

Fwd: CPC Irresponsible Potential Appropriations for FY 2027-and the Law

1 message

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

From: **Michelle Costen** <michcosten@gmail.com>

Date: Thu, Jan 1, 2026 at 10:55 AM

Subject: CPC Irresponsible Potential Appropriations for FY 2027-and the Law

To: Keith Hickey <khickey@fairhaven-ma.gov>, Charlie Murphy <cmurphy@molifeinc.com>

Dear Kieth and Charlie,

I am reaching out to you both, to recognize a humanitarian injustice, that has been done to our hard working residents who offer vital services to our community, and to our long standing seniors. **We continue to be part of the problem of displacing people instead of being part of the solution. And we do have a Solution available to us. And have had one over the last 8 years especially.**

-After reviewing CPC responsibility's per the Massachusetts's General Law, and after doing a study of our 2018 Master Plan's recommendations and needs assessment for median priced homes, along with reviewing most recent Community Housing page 11 on the Community Preservation Plan of 2024

It is discovered that CPA funds are not being presented to the Select Board, based on *Needs /Priority assessments for FY 2027. (And in previous years as well). But my focus is on FY 2027 which goes to, with recommendations to TM April of 2026-*

-following is first sentence in the Massachusetts General law Chapter 44B section (b)1 that states that the Community Preservation Committee shall study the needs, Possibilities, Resources of the town- This law stating clearly the Call of duty for CPC members.

The words Shall Study is a command per this law, and the word Needs is placed first, to indicate what CPA funds are for. CPA funds are first for the fulfilling of our Towns Needs-

-Please seriously note that the CPC has missed the mark again in 2025 with our CPA funds, and Needs Study was not done, or worse ignored.

It is established that our number one need is housing, and affordability, not just in this town, but nationally as well. —It is even stated on page 11 of 2024 CPA Plan which coordinates with our 2018 Fairhaven Master Plan.

How is it our Representative Mark Sylvia could run a campaign on the very fact of our Need for homes and rents that people could afford, and yet our CPC committee completely rejects the # 1 **Need** of the people, as demonstrated in recent CPA fund listing amounts for fiscal year 2027?

Is CPC presenting these recommendations to be supported by our SelectBoard? I Hope Not-Show piece fire trucks, pickle ball court resurfacing, and TH AC(\$700,000) takes precedence over Housing Crisis? Over a million dollars, What?

I reach out to the SelectBoard to not support these CPA recommendations for FY 2027, until further intelligent and serious discussion on Fairhaven's true NeedS and priorities, are more seriously considered and recognized. Along with Solutions that are available to us through the use of CPA funds.

Also according to the MG Law, 44B section B(1) CPC's are to

Not just publish in the News Paper but **Place Pubic Postings** for **two weeks** before a hearing. Where are the Public Postings made visible for the Public? Why not put out these public postings now in big letters like you do for Festivals in front of town Hall.

Also note my previous conversation with the CPC chair were not welcomed, and I was blocked from speaking at a CPC meeting in October, which indicated to me that there was absolutely no interest in how the public may be of help in determining Public Needs and Creative Possibilities, in the CPA recommendations process. CPA funds by law is a public process -

Last but not least, here is an excerpt from the community housing page 11, written right on The CPA plan 2024, which states —*the high cost of housing continues to be a major concern of Massachusetts residents. There was a polling conducted in 2022 a survey on the economic concerns of voters and the cost of housing and living were their primary issues.*

Recent national polling in 2025 has also concurred with past years polling on housing crisis. It is all over the News Media, and even Face the Nation brought it up on their last episode of 2025-

What the heck? Do the CPC members realize what they are doing? I know they're volunteers, but if they're not smart enough to handle a Study Assessment that is staring them right in the face, then they should not be on the CPC board, because they're hurting the chances for the hard working, educated, beautiful people in this town who are needing housing and to afford housing-The opportunities, that can come through CPA funding.

Thank you Kieth and Charlie for having ears that hear and eyes to see.

Michelle Costen
Fairhaven Advocate



MASSACHUSETTS
LAND TRUST
COALITION

Starting a Land Trust in Massachusetts

Many communities across the Commonwealth have come together in search of tools to protect land from development. In many communities, residents can work with their city or town government to do this work. In others, there is a perception that a non-municipal entity is needed to acquire, hold and manage parks and/or conservation lands. Local land trusts generally form when volunteers feel that their city/town, the State and/or existing regional or statewide land trusts aren't doing enough, aren't doing it well, or aren't doing it fast enough. In some cases, the issue is that a municipality is having trouble finding an organization to hold a Conservation Restriction on open space acquired with Community Preservation Act funding, and is interested in seeing a local organization fill that void.

Creating and sustaining a new non-profit organization that will have perpetual responsibility for land is a serious undertaking. Since non-profit land trusts have no tax-levy authority, they work extremely hard to raise the money to sustain themselves and meet their perpetual stewardship obligations. Before you begin, it would behoove you to approach existing land trusts that may serve your region to see whether they might be able to better address needs you see in your community – and how you might be able to help them do that. That said, every community is unique, and there may be reasons to move forward.

Forming a land conservation trust provides the legal entity needed to buy and/or accept donations of land and conservation restrictions. Forming and sustaining a land trust is not easy. Because stewardship of conservation land is a commitment ***in perpetuity***, founders must understand the long-term need for considerable financial and human resources, and the need to enlist others to take over these responsibilities when they themselves move on.

There are many resources available to individuals and groups considering this sobering but worthy endeavor. The Massachusetts Land Trust Coalition (www.massland.org) and Land Trust Alliance (www.lta.org) may be available to offer advice. Likewise, existing land trusts may be able to share their experience and advice. (For a list of land trusts in Massachusetts see <https://massland.org/land-trusts/list>.)

Perhaps first on your essential reading list is [Land Trust Standards and Practices](#), a document that summarizes best practices in the field of non-profit land conservation. Also see other documents in our resource library under the heading "Starting a Land Trust."

Complied below are resources related to founding a non-profit of any type:

The Mass Nonprofit Network has valuable information specific to Massachusetts about starting a nonprofit organization:

<http://www.massnonprofitnet.org/nonprofit-resources/starting-a-nonprofit/>

Internal Revenue Service - General tax information for charitable organizations
www.irs.gov/charities-non-profits/charitable-organizations

Internal Revenue Service - Circular on Tax Exempt Status www.irs.gov/pub/irs-pdf/p557.pdf

Internal Revenue Service - Application for Recognition of Exemption
www.irs.gov/charities-non-profits/application-for-recognition-of-exemption

Internal Revenue Service - Exemption Requirements
www.irs.gov/charities-non-profits/charitable-organizations/exemptionrequirements-section-501c3-organizations

Massachusetts - Articles of Organization forms
www.sec.state.ma.us/cor/corpdf/c156ds202950c11316.pdf

Federal filing requirements: <https://www.irs.gov/charities-non-profits/exempt-organizations-required-filings>

Massachusetts filing requirements: <https://www.mass.gov/service-details/frequently-asked-questions-about-charitable-organizations>

Massachusetts forms:
<https://www.mass.gov/service-details/non-profit-organizations-public-charities-forms>



Monday, January 12, 2026

ACTION / DISCUSSION

1. Review Fiscal Year 2027 Budget Calendar
2. Fiscal Year 2027 Budget Forecast
3. Sign Series 27 Bond(s) through Trust (CWP-22-67/67-A) and Closing Certificate
4. Consider Modifying Non-Union Employee Personal Days and Vacation Benefit to be consistent with Clerical Collective Bargaining Agreement
5. Request to Appoint a Select Board Representative for a Hiring Panel for Tax Collector/Treasurer
6. Call Annual Town Meeting for Saturday, May 2, 2026
7. Open the Warrant for Annual Town Meeting
8. Citizen's Petition Due Date: Thursday, February 5, 2026

FY27 Budget/Town Meeting Calendar

Milestone	Deadline
Capital Budget Instructions Distributed	Monday, December 1, 2025
Capital Budget Project Requests Due	Wednesday, December 10, 2025
Operating Budget Instructions Distributed	Monday, December 22, 2025
Department Operating Budget Requests Due	Friday, January 9, 2026
Select Board calls Annual Town Meeting and opens the warrant	Monday, January 12, 2026
Town Administrator Presents Budget Calendar to Select Board	Monday, January 12, 2026
Town Administrator/Asst. Town Administrator of Finance Present Forecast	Monday, January 12, 2026
School Superintendent Submits Recommended DRAFT Budget to School Committee	Wednesday, January 14, 2026
School Superintendent Submits DRAFT Recommended budget to Town Administrator	Friday, January 16, 2026
Departments & School meet with Budget Team to Review Budget Requests	Monday January 12, 2026 - Wednesday January 22, 2026
Capital Planning Comm. Submits Prioritized Capital Budget Requests to Town Administrator	Tuesday, January 20, 2026
Town Administrator Presents Recommended Operating Budget to Select Board and Finance Comm.	Monday, January 26, 2026
Select Board/Finance Committee Conducts Joint Hearings on Operating and Capital Budgets	Thursday, January 29, 2026 - Friday, March 6, 2026
Citizen Petition Articles Submission Deadline	3:00 p.m. Thursday, February 5, 2026
Departments/Boards to Submit Warrant Article Requests	Thursday, February 5, 2026
School Superintendent Submits Detailed DRAFT Recommended Budget to School Committee	Wednesday, March 18, 2026
Warrant for Annual Town Meeting Closes / Select Board Signs Warrant	Monday, March 23, 2026
Select Board Vote on Operating and Capital Budgets	Monday, March 23, 2026
Finance Committee Finalizes Operating and Capital Budgets	by Thursday, March 26, 2026
Warrant and Finance Committee Report sent to the printer	Tuesday, March 31, 2026
Proposed Motions Finalized	Friday, April 10, 2026
Warrant Book & Finance Committee Report Distributed to Town Meeting Members	Friday, April 10, 2026
School Committee Receives and Considers Voting on FINAL DRAFT Budget	Wednesday, April 15, 2026
Town Meeting Run-through with Department Heads	Thursday, April 23, 2026
Town Clerk Posts "legal" Warrant (on or before)	Friday, April 24, 2026
Precinct Meetings and Preview (including orientation for new Town Meeting Members)	Thursday, April 30, 2026
Annual Town Meeting	Saturday, May 2, 2026
Town Clerk Posts election Warrant (on or before)	Tuesday, May 19, 2026
Annual Town Election	Tuesday, June 9, 2026
revised 1/7/2026	



Tel: (508) 979-4023

Town of Fairhaven
Massachusetts
 40 Center Street · Fairhaven, MA · 02719
www.fairhaven-ma.gov

Select Board
Charles K. Murphy, Sr., Chairman
Andrew Romano, Vice Chairman
Natalie A. Mello, Clerk,
Keith Silvia
Andrew B. Saunders

Town Administrator/
Keith R. Hickey

MEMO

DATE: January 9, 2026

TO: Select Board

FROM: Keith R. Hickey, Town Administrator
 Anne Carreiro, Finance Director

RE: FY27-FY31 Fiscal Year Projections

Attached to this memo are two documents:

1. A spreadsheet entitled Revenue and Expenditure Projections for Fiscal Years 2027 – 2031.
2. A spreadsheet entitled FY2027 Expenditure Projection that details the \$3,031,916 anticipated expenditure increase included in the FY27 projection. The anticipated increase equates to a 4.93% annual increase in spending.

The revenue assumptions used in the projections include:

- a. A 5-year average for new growth. New growth may be more than the average due to the Department of Revenue completing their every five-year tax value certification.
- b. Net Cherry Sheet revenues reflect a 5.7% annual increase based on the past average.
- c. Local receipts increasing .07427% annually based on past average increases.
- d. Indirect charge revenues increasing 2.5% annually.
- e. Available Fund revenues increased annual by 1.0%.

Department heads submitted two budgets on Friday, January 9th. The first budget funds department costs based on current services provided. The second budget is a level funded budget from FY26 with an explanation of the departmental services that will be impacted by the level funded budget. Anne and I will be meeting with the senior staff over the next couple of weeks to review and adjust budgets prior to our FY27 recommended budget presentation on January 26th.

If you have questions regarding any of the materials included with this agenda item, please contact me prior to Monday evening. Doing so will allow sufficient time for any necessary research to be completed so that responses can be provided at the Select Board meeting.

REVENUE & EXPENDITURE PROJECTION FOR FISCAL YEARS FY27-FY31

LOCAL RECEIPTS REMAIN CONSTANT, NO SIGNIFICANT REVENUE LOSS

PROJECTIONS

	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>
REVENUE:						
Tax Levy for FY - 00 -						
Prior Year Levy Limit	\$34,476,372	\$35,760,042	\$37,056,511	\$38,385,391	\$39,747,494	\$41,143,650
Amended FY 00 Growth	\$1,440	\$0	\$0	\$0	\$0	\$0
Add FY - 00 - 2.5%	\$861,945	\$894,001	\$926,413	\$959,635	\$993,687	\$1,028,591
Add FY - 00 - New Growth	\$420,285	\$402,468	\$402,468	\$402,468	\$402,468	\$402,468
	5 Year Average	5 Year Average	5 Year Average	5 Year Average	5 Year Average	5 Year Average
Add FY - 00 - Override	\$0	\$0	\$0	\$0	\$0	\$0
FY - 00 - Levy Limit	\$35,760,042	\$37,056,511	\$38,385,391	\$39,747,494	\$41,143,650	\$42,574,709
Add FY - 00 - Debt Excl.	<u>\$715,775</u>	<u>\$693,239</u>	<u>\$492,845</u>	<u>\$475,064</u>	<u>\$461,815</u>	<u>\$447,269</u>
FY - 00 - Maximum Allowable	\$36,475,816	\$37,749,749	\$38,878,236	\$40,222,558	\$41,605,265	\$43,021,978
State Aid for FY - 00 -						
		Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase
		5.70%	5.70%	5.70%	5.70%	5.70%
Cherry Sheet Receipts						
<i>A (less Charges & Offset Items)</i>	\$12,903,718	\$12,977,269	\$13,051,240	\$13,125,632	\$13,200,448	\$13,275,690
School Construction Aid	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FY - 00 - State Aid	\$12,903,718	\$12,977,269	\$13,051,240	\$13,125,632	\$13,200,448	\$13,275,690
Local Receipts/Income for FY - 00 -						
		Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase
		0.7427%	0.7427%	0.7427%	0.7427%	0.7427%
Local Receipts	<u>\$9,209,233</u>	<u>\$9,277,630</u>	<u>\$9,346,535</u>	<u>\$9,415,952</u>	<u>\$9,485,884</u>	<u>\$9,556,336</u>
FY - XXXX - Local Receipts/Income	\$9,209,233	\$9,277,630	\$9,346,535	\$9,415,952	\$9,485,884	\$9,556,336
Indirect Charges-Enterprise Funds						
		Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase
		2.50%	2.50%	2.50%	2.50%	2.50%
Indirect Charges	<u>\$1,434,607</u>	<u>\$1,470,472</u>	<u>\$1,507,234</u>	<u>\$1,544,915</u>	<u>\$1,583,538</u>	<u>\$1,623,126</u>
Indirect Charges-Enterprise Funds	\$1,434,607	\$1,470,472	\$1,507,234	\$1,544,915	\$1,583,538	\$1,623,126
Other Available Funds for						
		Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase
		1.00%	1.00%	1.00%	1.00%	1.00%
Wage & Salary Reserve	\$0	\$0	\$0	\$0	\$0	\$0
Gift-Animal Shelter	\$15,000	\$15,150	\$15,302	\$15,455	\$15,609	\$15,765
Waterways Fund	\$52,000	\$52,520	\$53,045	\$53,576	\$54,111	\$54,653
Ambulance RR for Appropriation	\$1,625,000	\$1,641,250	\$1,657,663	\$1,674,239	\$1,690,982	\$1,707,891
Subdivision Mgt Fees	\$10,000	\$10,100	\$10,201	\$10,303	\$10,406	\$10,510
Social Day-COA RR for Appropriation	\$30,000	\$30,300	\$30,603	\$30,909	\$31,218	\$31,530
Wetlands Conservation	\$7,000	\$7,070	\$7,141	\$7,212	\$7,284	\$7,357
Gift Tourism	\$0	\$0	\$0	\$0	\$0	\$0
Other Available Funds (Internal Transfers)	\$0	\$0	\$0	\$0	\$0	\$0
Other Available Funds	<u>\$1,739,000</u>	<u>\$1,756,390</u>	<u>\$1,773,954</u>	<u>\$1,791,693</u>	<u>\$1,809,610</u>	<u>\$1,827,706</u>
TOTAL REVENUE SOURCES	<u>\$61,762,374</u>	<u>\$63,231,511</u>	<u>\$64,557,198</u>	<u>\$66,100,750</u>	<u>\$67,684,744</u>	<u>\$69,304,836</u>
EXPENDITURE:						
		Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase	Percentage Increase
		4.93%	4.93%	4.93%	4.93%	4.93%
General Fund Budget Expense	\$61,462,374	\$64,494,290	\$67,673,858	\$71,010,180	\$74,510,982	\$78,184,373
Anticipated Increase in Appropriations		\$3,031,916	\$3,179,568	\$3,336,321	\$3,500,802	\$3,673,391
Abatements & Exemptions	<u>\$300,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>
TOTAL BUDGET EXPENSE	<u>\$61,762,374</u>	<u>\$64,894,290</u>	<u>\$68,073,858</u>	<u>\$71,410,180</u>	<u>\$74,910,982</u>	<u>\$78,584,373</u>
TOTAL EXCESS (DEFICIT)	<u>\$0</u>	<u>-\$1,662,779</u>	<u>-\$3,516,660</u>	<u>-\$5,309,430</u>	<u>-\$7,226,237</u>	<u>-\$9,279,537</u>

Town of Fairhaven

FY2027 Expenditure Projection

Estimated increases:

Salaries:

Town salaries (see below)	495,839.06	
School salaries (see below)	<u>801,538.59</u>	
		1,297,377.64

Operating expenses:

Town (FY26 = \$6,039,548 x 2.5%)	150,988.70	
School (FY26 = \$5,816,102 x 2.5%)	<u>145,402.55</u>	
		296,391.25

Fixed Costs:

Voke & Bristol Aggie (est increase 6.75% of FY26)	200,000.00	
Retirement increase from FY26 approp	202,585.00	
Health 15% increase of FY26 approp	816,750.00	
Unemploy estimate	50,000.00	
Town insur 12% increase of FY26 approp	150,000.00	
Medicare tax 1.45% of salary increase above	<u>18,812.00</u>	
		1,438,147.00

Total estimated expense increase from FY26 budget **3,031,915.89**

Detail:

Town Salaries:

FY26 salaries before COLA	14,016,206.00		(warrant bk, pg 31-Grand Total)
FY 26: COLA = 1% as of 1/1/26	<u>x 1.005</u>		(est. calc using .5% for full yr)
	14,086,287.03	70,081.03	estimated increase
<u>FY 27:</u> 1% 7/1/26 & 1% 1/1/27	<u>x 1.015</u>		(est calc using 1.5% for full year)
	14,297,581.34	211,294.31	estimated increase
Step increases 2.5% (60% of ees)	<u>x 60%</u>		(quick calc using estimate)
	8,578,548.80		
Step increases 2.5%	<u>x .025</u>		
	214,463.72	<u>214,463.72</u>	estimated increase
		495,839.06	Town est Salary increase

School Salaries:

FY26 Budgeted amount in Vadar	19,840,064.00		
FY27: 2% COLA as of 7/1/26	<u>x 1.02</u>		
	20,236,865.28	396,801.28	
Lane increases 5% (40% of ees)	<u>x 40%</u>		
	8,094,746.11		
Lane increases 5%	<u>x .05</u>		
	404,737.31	<u>404,737.31</u>	
		801,538.59	School est Salary increase



Kerri King <kking@fairhaven-ma.gov>

Fairhaven CWP-22-67 /67-A--Series 27 Logistics

Burgess, Sam <Sam.Burgess@troutman.com>

Tue, Dec 9, 2025 at 6:02 PM

To: "acarreiro@fairhaven-ma.gov" <acarreiro@fairhaven-ma.gov>

Cc: "kking@fairhaven-ma.gov" <kking@fairhaven-ma.gov>, "Manley, Richard" <Richard.Manley@troutman.com>

Hi Anne—

I'll be working with Rick Manley on the Town's upcoming Series 27 bond(s) through the Trust (CWP-22-67 /67-A). Nice to meet you! (I don't have Lisa's email and can't seem to find it on the Town's website—would it be possible for you to forward you have a moment?)

We'll be pulling together the closing documents this month to send to you via email for execution. The Select Board previously approved the issuance of the bond(s) in connection with this loan, so the Board won't need to take a vote this time around, but they will need to sign the bond(s) and closing certificate, so I wanted to give you a heads up on that. Lisa will also need to sign both documents as Treasurer, and the Town Clerk will need to sign the certificate.

As for timing, we'll need the documents signed/sealed and returned to us no later than Thursday, January 15.

We'll be in touch later this month with the closing documents. Please let us know if you have any other questions in the meantime.

Thanks!

Sam

Sam Burgess**Associate**

Direct: 617.239.0135

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Town of Fairhaven
Massachusetts
Office of the Selectmen
40 Center Street
Fairhaven, MA 02719

Tel: (508) 979-4023
Fax: (508) 979-4079

January 6, 2025

TO: Select Board

FROM: Human Resources/Susan Roderiques

CC: Keith Hickey

Re: Consideration of Aligning benefits for Non-Union Employees

Dear Select Board:

The purpose of this memo is to request the Select Board's consideration of adjusting certain benefits for non-union employees to be in line with those negotiated for employees covered by a collective bargaining agreement effective July 1, 2025.

One recommendation is to increase the number of personal days provided to non-union employees from three (3) to four (4). The second consideration is under Section 27.0 Vacation; add another tier to "time employed" and "length of vacation." The addition would be "After twenty years, length of vacation 30 days each year."

Historically, the Town has sought to maintain reasonable consistency between union and non-union benefits where feasible, particularly when changes are modest and support organizational equity. Mirroring this provision would help ensure fairness, reduce potential morale concerns, and reinforce the Town's commitment to being a competitive and supportive employer. The proposed alignment would have minimal fiscal impact, as personal days are limited in number and do not result in additional wage costs. However, the benefit to employee engagement and retention may be significant, particularly in the current competitive labor market.

I respectfully request that the Select Board consider approving the adjustment to the non-union personnel policy to reflect updates recently negotiated for clerical employees.



Monday, January 12, 2026

TOWN ADMINISTRATOR REPORT



Town of Fairhaven

Report of the Town Administrator

January 12, 2026

Financial Updates

- The Capital Planning Committee has begun reviewing the FY27-FY31 Capital Improvement Plan. Their recommendation is will be provided to me by January 20th.
- The Harbormaster was awarded a \$1 million grant to fund the majority of the Union Wharf improvements. In addition, there is \$230,000 from a prior state grant and \$140,000 from ARPA funds that will be used for the repairs. The remaining amount of \$280,000 will need to be funded locally. A source has not been identified at this moment.

Project Updates

- There are no project updates.

Personnel Update

- I have completed final interviews with the two finalists for the Assessor position. I will have a recommendation for the Select Board's consideration at the January 26th Board meeting.
- The Interview Committee for the Tax Collector/Treasurer position will be reviewing the resumes during the week of January 19th. I hope to have a recommended candidate for Select Board consideration as early as January 26th.

Miscellaneous Updates

- I have signed a Fee Agreement with the law firm Harrington Heep to perform the Planning Board investigation. Harrington Heep was referred to me by the Town's labor counsel, Mead, Talerman and Costa. I will forward their anticipated timeline once I receive it.



Monday, January 12, 2026

MINUTES

1. Accept the Select Board Open Session minutes of December 15, 2025
2. Accept the Select Board Executive Session minutes of December 15, 2025



FAIRHAVEN SELECT BOARD

G 1

Meeting Minutes *December 15, 2025*

Present: Charles Murphy Sr., Andrew Romano, Natalie A. Mello, Keith Silvia, Andrew B. Saunders, Keith R. Hickey and Anne Carreiro

Mr. Murphy opened the Select Board meeting at 6:00pm

A moment of silence was observed to honor the lives lost, to hold the injured in our thoughts, and to stand in solidarity with the Brown University community during this time of profound grief and shock. May this moment reflect our shared compassion and our hope for healing and peace.

EXECUTIVE SESSION

Motion: Mr. Saunders motioned to enter Executive Session Pursuant to G.L. c. 30A, s. 21(a)(6) to consider the purchase, exchange, lease or value of real property where the chair declares that an open session would have a detrimental effect on the negotiating position of the Select Board; and G.L. c. 30A, s. 21(a)(7) to comply with, or act under the authority of, the Public Records Law, G.L. c. 4, s. 7(26) (Fairhaven Wind and privileged written legal opinion regarding same) AND to return to open session. Ms. Mello seconded. Roll Call Vote. Mr. Saunders, Ms. Mello, Mr. Murphy, Mr. Romano and Mr. Silvia in favor. The motion passes unanimously (5-0-0).

Meeting adjourned to Executive Session from 6:04pm to 7:01pm

APPOINTMENTS AND COMMUNITY ITEMS

Update on the Oxford School Weathervane

Mr. Murphy reviewed the update that Dave Darmofal submitted about the Oxford School weathervane which was obtained by the Livesey Club, restored and rededicated when placed on the Livesey Club Building. Mr. Murphy thanked Mr. Darmofal, the students at Greater New Bedford Regional Vocational Technical High School (GNBRVTHS) who assisted with the copper work and the other volunteers who gave their time to the restoration project. Mr. Romano added that John Medeiros was also part of the efforts to obtain and restore the weathervane.

Update on the Paul Revere Bell

Doug Brady addressed the Board and provided an update about the Paul Revere Bell and cupola project (*Attachment A*). He thanked Keith Silvia, the many volunteers and the GNBRVTHS students for their help with the project. The bell is housed in Town storage and will be ready for installation on the east side of Town Hall once the retaining wall project is done.

Use of Town Hall: Department of Fine Arts and Historical Society: Author Charles Slack:

Friday, April 24, 2026 from 5:00 pm to 9:00 pm

Art Curator Mark Badwey addressed the Board about the request for the use of Town Hall for a talk by author Charles Slack about his book *Liberty's Last Crisis*. The Board clarified with Mr. Hickey, as a Town Department there would be no rental or custodian fee assessed.

Motion: Mr. Saunders motioned to approve the Department of Fine Arts and Historical Society's request to use the Town Hall on Friday, April 24, 2026 from 5:00 pm to 9:00 pm. As a Town department, there is no rental or custodial fee. Ms. Mello seconded. The motion passed unanimously (5-0-0).

Consider Appointment: Historical Commission, Associate Member:

Nils Isaksen, Gary Lavalette, Patrick Carr, Matthew Paulson

Mr. Romano addressed the Board about the direction the Board would take and whether to appoint up to six additional members considering recent turnover on the Historical Commission, what the maximum number of members should be and whether the Commission wanted the number of members expanded. Brief discussion ensued and the consensus was that if it is permissible to appoint up to six and there was interest from people willing to volunteer, then the Board should consider it.

Nils Isaksen and Patrick Carr addressed the Board individually regarding their application, interest and qualifications to join the Historical Commission as well as examples of volunteering for various Town projects. Gary Lavalette and Matt Paulson were unable to attend to address the Board.

The Board asked clarifying questions about each candidate's role with other projects and/or boards and the work of the Historical Commission. Mr. Romano asked to clarify the role of the Historical Commission and the Protecting Society. Ms. Mello said she understood it, the Historical Commission had some oversight on the buildings used by the Protecting Society but not the Protecting Society itself. Brian Messier addressed the Board via zoom and said that he resigned from the Protecting Society to avoid potential conflict.

Motion: Mr. Silvia motioned to take all four candidates that showed interest. Mr. Saunders seconded.

Discussion on the motion, Ms. Mello asked if the motion could be amended and the Board vote on each applicant individually. Mr. Saunders said he would need to abstain from Mr. Carr. Mr. Murphy said he would need to abstain from one of the members also due to a previous Select Board vote.

On the Motion: Mr. Silvia motioned to take all four candidates that showed interest. Mr. Saunders seconded. The motion failed (0-5-0) All opposed.

Motion: Mr. Saunders motioned to appoint Nils Isaksen as an Associate member of the Historical Commission for a term through May, 2026. Mr. Saunders seconded. The motion passed (4-1-0) Mr. Romano opposed.

Motion: Mr. Silvia motioned to appoint Gary Lavalette as an Associate member of the Historical Commission for a term through May, 2026. No second on the motion. The motion failed.

Motion: Mr. Silvia motioned to appoint Patrick Carr as an Associate member of the Historical Commission for a term through May, 2026. Mr. Murphy seconded.

Discussion on the motion, Ms. Mello said she would be voting against Mr. Carr despite the things he has been involved helping the Town with and their historic properties, his behavior on some of the boards and committees speaks loudly; past behavior is indicative of future behavior.

On the Motion: Mr. Silvia motioned to appoint Patrick Carr as an Associate member of the Historical Commission for a term through May, 2026. Mr. Murphy seconded. The motion failed (2-2-1) Mr. Romano and Ms. Mello opposed, Mr. Saunders abstained.

Mr. Carr addressed the Board and asked Ms. Mello to give examples.

Mr. Saunders recused himself and exited the Banquet Room.

Ms. Mello said it is based on observations of past behavior that should not continue on other boards and commissions. Brief discussion ensued about accepting volunteers who want to give their time; it's not personal. Mr. Romano added he was voting no on all tonight.

Mr. Saunders returned to the Banquet Room.

Motion: Mr. Saunders motioned to appoint Matthew Paulson as an alternate member of the Historical Commission for a term through May, 2026. Ms. Mello seconded. The motion passed (4-1-0) Mr. Romano opposed.

PUBLIC COMMENT

Nils Isaksen addressed the Board regarding Mr. Carr and the vote; Mr. Carr does a lot for the Town; his attitude is on other departments and he is always willing to loan his equipment and help with projects.

Erin Carr of 177 Main Street addressed the Board, she thanked Mr. Isaksen for his comments and said she hoped this Board would step up to its leadership responsibility, put ego aside and extend an olive branch. Associate members have no voting rights and contribute life and work experience.

ACTION / DISCUSSION

Consider Proposal for the Establishment of a Full-Time, Embedded Mental Health Clinician

Chief Daniel Dorgan and Lieutenant Kevin Swain addressed the Board with a proposal for a full-time, embedded Mental Health Clinician (*Attachment B*).

Discussion ensued regarding current practices, partnerships with other departments and agencies, the use of opioid litigation funds and projected availability of those funds, benefits of outreach with an embedded clinician, gaps created by the lack of state fully funding necessary programs, other considerations for the use of opioid funds and including in the motion “using opioid funds” to indicate it is not from the General Fund.

Motion: Mr. Saunders motioned to establish a full-time Mental Health Clinician position within the Fairhaven Police Department funded from opioid settlement funds. Ms. Mello seconded. The motion passed unanimously (5-0-0).

Consideration of Amended Speed Limits, One Way Traffic, Heavy Truck Exclusions and Intersection Safety Improvements

The Board tabled this item to coordinate with Public Works to attend. Mr. Hickey said that the Board’s packet online has a lot of information, any questions, please forward to him.

License/Permit Renewals for 2026

Mr. Murphy reviewed each license/permit category for renewal and asked the Board to identify any holds or items for discussion in each category (List, *Attachment C*).

Liquor Licenses

Fort Phoenix Post 2892, Veterans of Foreign Wars of USA, 109 Middle Street has surrendered their license due to the sale of the property and the new owner not being eligible for a Veterans license and pursuing a transfer of license from a different establishment, this will be removed from the motion.

Mr. Saunders said he would abstain from number 32, Courtyard Restaurant, 270 Huttleston Avenue.

Brief discussion on number 15, Sivalai Thai Cuisine, 130 Sconticut Neck Road; the licensee is renewing because a transfer cannot be completed at this time with the new owner, operating as The Money Tree, is not eligible to apply for the liquor license transfer and is not utilizing the license.

Motion: Mr. Saunders motioned to approve the liquor licenses contingent on inspections and taxes paid for the businesses listed as numbers 1 - 21, 23 - 31 and 33-38 under Liquor Licenses (*Attachment C*). Ms. Mello seconded. The motion passed unanimously (5-0-0).

Motion: Ms. Mello motioned to approve the liquor license contingent on inspections and taxes paid for Courtyard Restaurant, 270 Huttleston Avenue. Mr. Romano seconded. The motion passed (4-0-1) Mr. Saunders abstained.

Pouring License

Motion: Mr. Saunders motioned to approve the pouring license contingent on inspections and taxes paid for Fairhaven Meadows LLC/Nasketucket Bay Vineyard, 237 New Boston Road. Ms. Mello seconded. The motion passed unanimously (5-0-0).

Car Dealer License

Motion: Mr. Saunders motioned to approve the Car Dealer licenses contingent on inspections and taxes paid for the businesses listed as numbers 1 - 13 under Car Dealer Licenses (*Attachment C*). Ms. Mello seconded. The motion passed unanimously (5-0-0).

Car Repair License

Mr. Saunders said he would abstain from number 2, A-1 Crane Company, 86-88 Middle Street

Motion: Mr. Saunders motioned to approve the Car Repair licenses contingent on inspections and taxes paid for the businesses listed as numbers 1 and 3 - 13 under Car Repair Licenses (*Attachment C*). Ms. Mello seconded. The motion passed unanimously (5-0-0).

Motion: Ms. Mello motioned to approve the Car Repair licenses contingent on inspections and taxes paid for A-1 Crane Company, 86-88 Middle Street. Mr. Romano seconded. The motion passed (4-0-1) Mr. Saunders abstained.

Common Victualler License

Brief discussion on the spelling of number 32, it should be Mirasol's. The scriveners' error will be cared for in the motion and the license will reflect the correct spelling of Mirasol's. Mr. Romano asked if number 18, Mystic Café, 398 Main Street should be listed and why the Rescue Café, 414 Main Street was not listed. The Licensing Clerk will review both questions and follow up.

Motion: Mr. Saunders motioned to approve the Common Victualler licenses contingent on inspections and taxes paid for the businesses listed as numbers 1 - 38 under Common Victualler Licenses (*Attachment C*). Ms. Mello seconded. The motion passed unanimously (5-0-0).

Lodging House License

Motion: Mr. Saunders motioned to approve the Lodging House license contingent on inspections and taxes paid for Kopper Kettle Guest House, 41 Huttleston Avenue and Delano Homestead Bed & Breakfast, 39 Walnut Street. Ms. Mello seconded. The motion passed unanimously (5-0-0).

Private Livery License

Motion: Mr. Saunders motioned to approve the Private Livery license for Elite Transportation, 1 Deerfield Lane. Ms. Mello seconded. The motion passed unanimously (5-0-0).

TOWN ADMINISTRATOR REPORT

Mr. Hickey reviewed his Town Administrator report (*Attachment D*)

- Mr. Hickey added that the Rogers Grammar School is officially on the National Register.
- The Veterans Office worked with volunteers on "Wreaths Across Fairhaven." To honor those who served, wreaths were placed at all Fairhaven cemeteries.
- Merry Christmas to all

The Board asked for an update on open staff positions. Mr. Hickey said the interview panel is reviewing applications and will schedule interviews. The Planner posting is in process and interim work is being discussed with the Town of Rochester.

Mr. Romano wished Mr. Hickey a "happy birthday"

BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

Mr. Saunders had no meetings to report on.

Ms. Mello reported:

- The Historical Commission met and has invited Mr. Hickey to their January meeting
- The Library has an upcoming December meeting

Mr. Murphy reported:

- The Sister City Committee has a future meeting
- Lagoa had a table at the Olde Tyme holiday event with brochures
- Happy Hanukkah, Happy Kwanza, Merry Christmas and Happy New Year
- The Polar Plunge will take place at 10:00m on January 1, 2026 at Fort Phoenix

Mr. Romano reported:

- SRPEDD met and discussed the Swansea Route 103 study and an age friendly mobility study.
- The mobility study scores the distances seniors have to bus stops and beyond and Fairhaven's score was the lowest rated.
- Congratulations to the Fairhaven Blue Devils
- The Belonging Committee has not met and did have a table at Olde Tyme holiday and a display showing all holidays

Mr. Silvia had no meetings to report on.

MINUTES

Motion: Mr. Saunders motioned to accept the Open Session minutes of December 1, 2025 as amended with the spelling of "Tasca". Ms. Mello seconded. The motion passed unanimously (5-0-0).

Motion: Mr. Saunders motioned to accept the Executive Session minutes of December 1, 2025. Ms. Mello seconded. The motion passed unanimously (5-0-0).

CORRESPONDENCE

Michelle Costen emails dated November 27, 2025 and December 5, 2025. (*Attachment E*)

Motion: Mr. Saunders motioned to enter the Select Board correspondence as listed into the record. Ms. Mello seconded. The motion passed unanimously (5-0-0).

NEWS AND ANNOUNCEMENTS

- The next meeting will be on Monday, January 12, 2026 at 6:30pm.

Closing Thought:

As we close tonight's meeting, we do so mindful of the tragic events at Brown University and the loss of two innocent students, with others still recovering from their injuries. Our thoughts remain with their families, friends, and the entire university community. May we leave here grounded in compassion, unity, and a shared commitment to care for one another in the days ahead and let the season remind us of all we have accomplished together and inspire us to enter the new year with a renewed sense of kindness and purpose.

Meeting adjourned at 8:56pm

ATTACHMENTS

- A. Revere Bell Presentation
- B. Embedded Mental Health Clinician Proposal
- C. 2026 License/Permit Renewals
- D. Town Administrator Report
- E. Correspondence: Michelle Costen emails dated November 27, 2025 and December 5, 2025

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

Accepted on ____



Monday, January 12, 2026

CORRESPONDENCE

1. Email: Brock Cordeiro: Thank you-An Act to reduce incidence and death from pancreatic cancer
2. Emails: Michelle Costen: Community Land Trust & Smaller Homes; How's CLT's work?-The Basics; One Way Parking- & Safety/Blocking Rules Needed-; CPA misappropriations-; The Role of Community Land Trusts in Promoting Housing Equity – affordablehousingact.org; Prime Home ownership opportunity; The Select Board/ Urgent Needs/CPA funds
3. Letter: Massachusetts Municipal Association: Annual Town Report Contest

THANK YOU - An Act to reduce incidence and death from pancreatic cancer (H.2432)

1 message

Brock N. Cordeiro <bncordeiro@comcast.net>

Tue, Dec 9, 2025 at 10:04 PM

I write to thank you for being one of the at least twenty-three municipalities across the Commonwealth who submitted letters of support to the Chairs of the Joint Committee on Health Care Financing in support of H.2432, *An Act to reduce incidence and death from pancreatic cancer*.

I am overjoyed to report that the House Committee Health Care Financing, echoing the previous vote by the Joint Committee on Public Health, voted to favorably recommend that the bill ought to pass and referred H.2432 to the House Committee on Ways & Means! The fate of our bill now rests in the hands of the Committee's Chair, Rep. Aaron Michlewitz. It is my hope that our momentum will continue for successful action in that committee, the full floor vote, and over to the Senate.

The legislation's new found success, finally breaking through the logjam that it found itself in the legislative sessions of 2021-2022 & 2023-2024 is in no small part due to your support! Those cities and towns that are known to have taken action include: Belchertown, Brimfield, Brockton, Dartmouth, East Bridgewater, Essex, Fairhaven, Georgetown, Leverett, Ludlow, Millbury, Monson, New Bedford, Plainfield, Rochester, Sturbridge, Townsend, Wareham, Warren, Westport, West Tisbury, Whately & Winchendon.

This development is timely as November was Pancreatic Cancer Awareness Month, once again officially proclaimed by the Governor, and World Pancreatic Cancer Day 2025 was Thursday, November 20.

Tragically, Massachusetts lost the Honorable Representative Ann-Margaret Ferrante of Gloucester, to pancreatic just days before the House Clerk reported our exciting news. We continue to mourn the loss of the Honorable Rep. Carol Doherty of Taunton, who lost her battle with pancreatic cancer earlier this year.

As we recently celebrated Thanksgiving, I wanted to say thank you for being part of our team. As we walk confidently through this holiday season and into the New Year, I am heartened by this new reason for joy and hope.

Sincerely,

Brock N. Cordeiro
Chair, Special Legislative Commission to Study Pancreatic Cancer
Co-Author of *An Act to reduce incidence and death from pancreatic cancer*
Volunteer, Pancreatic Cancer Action Network - Boston Affiliate
Legislative Ambassador, American Cancer Society Cancer Action Network of Massachusetts
15 Sagamore Drive
Dartmouth, MA 02748-1261
508-264-1600
BNCordeiro@comcast.net

Community Land Trust & Smaller Homes

1 message

Michelle Costen <michcosten@gmail.com>

Fri, Dec 12, 2025 at 10:15 AM

To: buildingcommissioner@fairhaven-ma.gov

Cc: Charlie Murphy <cmurphy@molifeinc.com>, Keith Hickey <khickey@fairhaven-ma.gov>, ksylvia2@yahoo.com, Mark Sylvia <msylvia11@comcast.net>, selectboard@fairhaven-ma.gov, stevebouley <stevebouley@comcast.net>

Hi Rick,

I know you're a very busy man.

I've been keeping busy as well, trying to help on a volunteer basis, how our community can move forward with *Nice Affordable Homes* under \$450,000, that will keep people in their homes, help them grow equity, no high rent increases, to help make it sustainable living, especially for those people who offer vital services to the community and for our seniors too. All this, while providing yearly revenue for the town.

We can do this through a non profit Community Land Trust with the help of CPA funds, as one consideration for funding sources, meant for community needs.

I spoke with a developer about building small homes, who told me that building smaller homes for under \$450 is very doable. We can build possibly three or four smaller homes on an acre of land, maybe more depending on its feasibility & zone code-

I have more information that I can share with you on non profit Community Land Trust And how they work. Where the town would still be able to receive tax revenue from each home built on top of the community/town owned land. , If you're interested in hearing more, let me know.

I believe this would be the way to maintain our Fairhaven Charm and Culture as a unique community, while at the same time providing sustainable affordable living, for people, especially those people, who offer vital services to our community, and for our first time homebuyers and seniors.

I also believe we could find the optimal land we need, right here, for this kind of small home community developments.

What do you think?

Ps side note, has anyone ever considered reaching out to Tabor Academy to see if Roger's School could be a viable annex for Tabor Academy. We certainly have the right environment for this type of school, and it would keep Roger school as an educational property. And elevate the town of Fairhaven's educational public facing.

Very Kindly Yours,

Michelle Costen
Fairhaven Advocate
508 564 3086

How's CLT's work?-The Basics

1 message

michelle costen <michcosten@gmail.com>

Fri, Dec 12, 2025 at 1:08 PM

To: buildingcommissioner@fairhaven-ma.gov

Cc: selectboard@fairhaven-ma.gov, Keith Hickey <khickey@fairhaven-ma.gov>, Mark Sylvia <msylvia11@comcast.net>, stevebouley <stevebouley@comcast.net>, Amy Hart <ahart@fairhaven-ma.gov>, Charlie Murphy <cmurphy@molifeinc.com>

Hi Rick,
Something to review between now and January.

I'm sending you the basics on how CLT's work and how they can benefit all of us who live here in Fairhaven. These are just the basics to give a general understanding of the principles behind it.

I will follow up with you in January to bring this to public meeting.

The video I'm sending you will be very helpful. If for some reason you can't open it please let me know.

I will be bringing more fact finding information to you in January.

<https://m.youtube.com/watch?v=Jpr0Wsh0UPM>

Hi Rick,

I'm sending you an introduction link on how CLT's work And benefit the town, along with how it will help create a healthy tax revenue for our town. We can follow up In January. And see if we can really get the ball moving on this In 26-

A question that may be asked.

-Does a community land trust still offer tax revenue benefits to the Town while providing affordable homes for our median income earners, Who offer vital services to the community, seniors, and first time homebuyers?

Yes it sure does, a **Community Land Trust (CLT)** can still provide tax revenue benefits to the local town. Here's how it works:

Property Tax Contributions

While CLTs often focus on middle income affordable housing and community development, the land owned by the trust is typically exempt from property taxes. However, homes built on this land are taxed, contributing to the local tax base. These homes could be actually lower In monthly payments, than entry level apartment living, With unending rent increases.

Increased Property Values

By providing median income affordable housing options, CLTs can lead to an overall increase in neighborhood property values. Rather than apartment buildings, with rent increases, and this result in higher property taxes collected from other properties in the area.

-small homes keep the charm in the suburban Neighborhood. While remaining Financially sustainable For the homeowners.

Economic Development

CLTs often spur local economic development by increasing the population of residents at a reasonable controllable rate, who can contribute to local businesses and services, indirectly benefiting the town's tax revenues. And without too quickly inundating small towns with too many people at once as in multi apartment living, causing traffic concerns and unsustainable high rent increases. We want to grow with stable numbers of growth, that is controllable, so that if any foreseen issues from increase in population occur, it can be handled as we go. Such as traffic issues on our roads Hitting us too quickly.

Local Investment

CLTs can attract public and private investments, grants, and funding for local infrastructure improvements, which can further enhance the town's revenue through various economic activities.

Overall, while the direct tax benefits may vary based on specific local laws and regulations, Community Land Trusts can greatly contribute positively to a town's tax revenue in indirect ways also.

And to Note: CLT's offer an elevated public face, that fits in perfectly with the unique charm and culture of our town.

This too would contribute to a very healthy sustainable cash flow.

I also think this would drive in places like Trader Joe's and Whole Foods stores and people from other towns coming to spend their money here.

We are in a town that believes in healthy living and lifestyles. We are generally considered the next phase up from apartment living in cities, to where we can step into a median, priced Home of our own, and begin to be our own wealth

builders and grow equity together as a Community.

That's it for now, As the holidays are coming, and we can regroup in January!

Yours truly,
Michelle Costen
Fairhaven Advocate
508 564 3086

One Way Parking- & Safety/Blocking Rules Needed-

1 message

michelle costen <michcosten@gmail.com>

Mon, Dec 15, 2025 at 11:30 AM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>

To : Kieth Hickey Town Administrator,

Hello Mr Hickey,

After reviewing the town report, I had realized you mentioned discussions about one way parking. That maybe a good idea.

However, I am sending you a couple of photos of people parking to close to other vehicles, and blocking other vehicles/driveways-which happens frequently now, on our streets.

If changes are made for one way parking

Rules to one way parking will need to be applied With fines, If people will not follow the rules. To prevent safety and chaos on the streets. See photos below-

-First, I would like to say that we have a neighbor across the street from us. He is one single person and he has 4 vehicles, two of which he keeps on the side of my property. Utility Workers have had to park in front of my driveway when working on the lines because these cars are always parked there and no one's home to move them. I have a picture of that.

-He has tenants that live upstairs from him who had 2 vehicles, one that was being repossessed, that was also left on the side of my property for eight months without ever being moved. And was finally forced to be moved when road work was being done. Finally after 8 months a tow truck came to haul that car away.

Also the neighbors directly across the street have two other people that moved in with them last year, and her boyfriend sleeps there now too. This has added 3 more vehicles to the side of our property, Even though currently they have space in their driveway for another car. Needlessly cluttering up the streets. And at times making it very difficult for us to get out of our driveway-

-Last year we had a plow come and all 7 of these cars were parked along side of my house and my daughter and I were blocked in our driveway with a snow wall of heavy thick snow. My daughter was late for work and I had to call for help to be able to get out of our driveway.

I'm telling you all this because if we're going to have one way parking, we need to have ordinances that protect us from the situations that I'm describing above. After reading the laws about blocking driveways, I had read that cars should be about 15 to 20 feet away from end of driveways so snow plows can get in and have a place to put the snow and not block people in their driveways. Also, there is laws that people are not supposed to leave abandoned cars For more than 48 hours on the streets. God forbid someone needed a fire truck or ambulance in that space and could not move the abandoned car.

I do agree we may now need one way parking on certain streets. But we need to have safety and Blocking consideration rules, that residents take seriously, to go along with it.

Michelle Costen

2 attachments



IMG_0486.jpeg
645K



IMG_0485.jpeg
538K

CPA misappropriations-

1 message

michelle costen <michcosten@gmail.com>

Fri, Dec 19, 2025 at 11:51 AM

To: Charlie Murphy <cmurphy@molifeinc.com>, selectboard@fairhaven-ma.gov

To the Chairman of the SelectBoard, Mr. Murphy, and to the Clerk of our SelectBoard, Mr. Saunders,

You both, and the rest of the Select Board, are the town of Fairhaven's Watchmen. In all rightful respect, Voters of Fairhaven should not have to be watchmen over the watchmen.

I'm sending recent meeting minutes And a list from the CPC committee.

I was horrified to find out the large amounts of our Community Preservations tax dollars going towards more frivolous needs for the town, over the last 8 years, *things* that could have waited, and were placed over & above our critical needs for Housing affordability & sustainability initiatives.

As I was reviewing the meeting minutes, I also recognized that there were no active Plans or Correspondences through the years, with the PB on *Viable* ways with using our CPA funds *creatively*, in order to Start providing Homes, for the hard-working moderate income earners and for people who provide us with vital services, and for seniors on fixed budgets.

Our representative Mark Sylvia even ran his campaign, acknowledging our Housing needs. And yet here we are, when having the opportunity to be creative with OUR Community Preservation Funds for housing, we decide to use thousands and thousands of dollars towards frivolous less important things, over the last 8 years.

This is a humanitarian crime & overlooked failure with our CPA fund appropriations, which needs to be seriously addressed in 2026 from the start of the year.

2 years ago I stood at the podium, speaking to the Planning Board about seniors living in their cars, that I personally met and spoke with. One particular woman who worked 20 years as a Mattapoisett Town clerk.

So many people & families kicked out of their rental homes due to extravagant rent increases, that their budgets could not manage.

—I have spoken with many people over the last couple of years who are in such dire circumstances because of the cost of housing. They can't even reach a few hundred bucks to fix their cars because the majority of their income is going towards housing cost. Struggling with childcare cost, and the price of groceries. But mainly everyone has said to me, if housing cost's were more affordable, then there would be a much better ease on their financial crisis. We all know this is a no-brainer to figure out. But who out there is really addressing the problem? And more importantly, really actively doing something about it.

Nothing hurts my soul more than seeing so many good people kick to the curb. While developers concentrate on building large homes that cost \$750,000 and up, and continue to displace beautiful & good people.

-It was acknowledged in our final 2018, 2040 Master Plan, 8 years ago, the need for housing.

-We also had a Fairhaven polling done in 2022, And people listed their # 1 need as housing. This is actually written right on CPA Appropriations Report, I sent you last month.

Please tell me that you agree with me, that working people being sheltered and having homes to live in, they can afford, come before resurfacing Pickleball courts for over \$400,000, and before restoring firetrucks as a showpiece for over \$300,000 and before giving over \$300,000 to private entities for maintenance, whose affiliates have over \$1 billion in reserve. The list of less important material things that could've waited until housing was back to a normal standard, goes on.

Instead, we make people wait for housing, instead of making material things wait. I'm gonna repeat that, Instead, we made people wait. We appropriate funds that put material things before The real needs of the people.

Tufts University did an analytical report on the appropriations of CPA funds. They discovered the same thing I did. CPA funding is being misappropriated in many of our local towns, and could've been used to help get us out of a housing affordability crisis.

Please tell me that we're not spending \$700,000 for air conditioning at the town hall, when working people and seniors still don't even have a roof over their head. The list goes on, to many items that could have waited until we normalized our housing stock needs. And we could've done that over the last eight years. We could've purchased Small lots and parcels, and started building small homes that people could afford through housing initiatives ,along with providing more reasonable rent initiative programs. And we could have done it through CPA funding, especially over the last eight years.

I can't Believe that no one thought about putting CPA funds into a Housing Trust, to begin creating *Active* ways to provide more housing that is affordable. *(And why didn't we ban short term rentals when they were way over our cap amounts of 120, per the bylaw, which were set too high to begin with, during a housing crisis.*

Whether anyone wants to admit it or not, STR's took way too much of our housing stock and displaced many people). And I would let President Trump know that too. We can't blame immigration on our high housing cost and shortages.-I will be writing a letter to President Trump about that also.

I know we can't cry over spilled milk, but I'm crying inside, because I can't believe of such a failure usage with CPA funds and how everyone has overlooked a real genuine humanitarian need, with the solutions that were staring at you, and right in front of your face on a local level.

All this time we had money available, and we could've used the undesignated 60 to 70% over the last eight years of CPA funds, to meet the Real needs of the people.

When you look at the things, the CPA funding has gone towards over the last eight years, you will discover that we put material things, like pickleball court resurfacing, and show piece firetrucks, over the well being of hard working people who offer vital services to our community, and over seniors who have literally been forced to live in cars.

Ann Richards has failed us, and so has Mr. Lucas and the rest of the CPC Board for not having the intelligence to figure out how to use CPA funds to meet the REAL needs of the people. Never even responding to the 2022 polling cry of Fairhaven residents for housing. Did any of you do real research work? I think not.

Mr Murphy & Mr Saunders,

I pray that with the authority and intelligence invested in you both, that you do something *Active* about this. And to get together with our Representative Mark Sylvia, the Planning Board, and CPC Committee, and make it a serious commitment this year for 2026, that you will Right this Wrong.

Below is the link to the most current CPC list of potential appropriations. There are many more I could've attached here, but that would be too time-consuming for you. And I don't think you need that, because you can see a good percentage of the CPA funds has failed to go towards the real need for Creative Housing Initiatives.

<https://fairhaven-ma.gov/wp-content/uploads/2025/03/2025-12-10-Community-Preservation-Committee-Meeting-Agenda.pdf>

In God, I Trust, to Guide us all in doing the right thing.

Michelle Costen
Fairhaven Advocate

The Role of Community Land Trusts in Promoting Housing Equity • affordablehousingact.org

1 message

Michelle Costen <michcosten@gmail.com>

Tue, Dec 30, 2025 at 6:21 PM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>

Hi Kieth,

Thank you for your time this afternoon in discussing a most critical subject. Namely, Equitable Home Ownership Opportunities for our middle income earners, who offer vital services to our community, for our seniors, and residents who are ready to leave the nest, to embark on owning their first home. Bringing back the American Dream starter home for our next generation.

We can definitely do this through CLT's, and CPA funds..These are the two main elements that will help us achieve this.

Per our conversation, here is some very good information to elaborate further on Community Land Trust.

I think this would be very helpful and answer many questions you might have about Community Land Trust.

Keep in mind, each town can create their own formula for CLT's so they work towards meeting the specific needs and cultural visions that fit each town.

CLT's have been noted to be successful for making community's thrive. Brings revenue and stability into the town, and prevents the horrors of housing displacement of our Vital working middle class and seniors.

Several weeks ago I had asked via email if we could start a Community Land Trust/ Home Ownership Committee -and ask if this can become part of our next SB Agenda.

We have waited to long to address the housing/ shortage & affordability for our middle income earners. The situation- which was recognized in 2018 on our Master Plan for Fairhaven. And again, was the Fairhaven polling cry in 2022 which went completely ignored by our CPC and Planning boards. We need to catch up and really put this as top priority over many other material things that can wait.

Please see the link I have sent you.

Thank you,

Michelle Costen

<https://affordablehousingact.org/the-role-of-community-land-trusts-in-promoting-housing-equity/>

Prime Home ownership opportunity

1 message

michelle costen <michcosten@gmail.com>

Wed, Dec 31, 2025 at 11:42 AM

To: Charlie Murphy <cmurphy@molifeinc.com>, Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, ksilvia2@yahoo.com, Mark Sylvia <msylvia11@comcast.net>

A viable example That we could bring into reality. Through CLT, and CPA funding.

This property I'm sending you a photo of is on Washington Street and recently became available. It comes with an acre of property and another .36 piece of property connected to it that is separate. According to the realtor, I spoke with. With a huge house in the middle of it.

This would be a prime piece of property

To purchase with CPA funds and create an Adorable Fairhaven Village of smaller homes around it, and build condos inside the house itself.

The property would be under a community lands trust, but each condo and small home that is built would be for sale and offered to residents who offer vital services to the community, seniors, and first time homebuyers who live in the community.

I visited this home during an open house. It's huge, and I can imagine beautiful little condos being built within it. And wonderful small homes around it—the infrastructure and the electricity is already there to tie into-

It's set back enough to where I think you could create an amazing village that we could be proud of. And appears to be far enough away from a butters, and if we present it correctly, we can show how this would enhance and not detract from our neighborhoods. This would not be classified as affordable housing for low income, this would be for our middle income ranges, which make up most of Fairhaven. As you all know, low income can receive government assistance. Whereas the middle class income earners can't. But what I'm presenting to you would open the door for them to be able to own homes again and build equity.

I sent this to you because in many ways time is of the essence. We don't have a lot of land, but we do have land currently available to begin something like this, and we also have enough CPA funds in reserve that we can place into a housing trust as we get our ducks in the row, to make this happen.

Of course we would need our building commissioner to do a feasibility study, and we have other criteria to follow through with, but I just want you all to see Of how possible it is, especially with the leniency on zoning and land uses, due to fulfilling our housing crisis

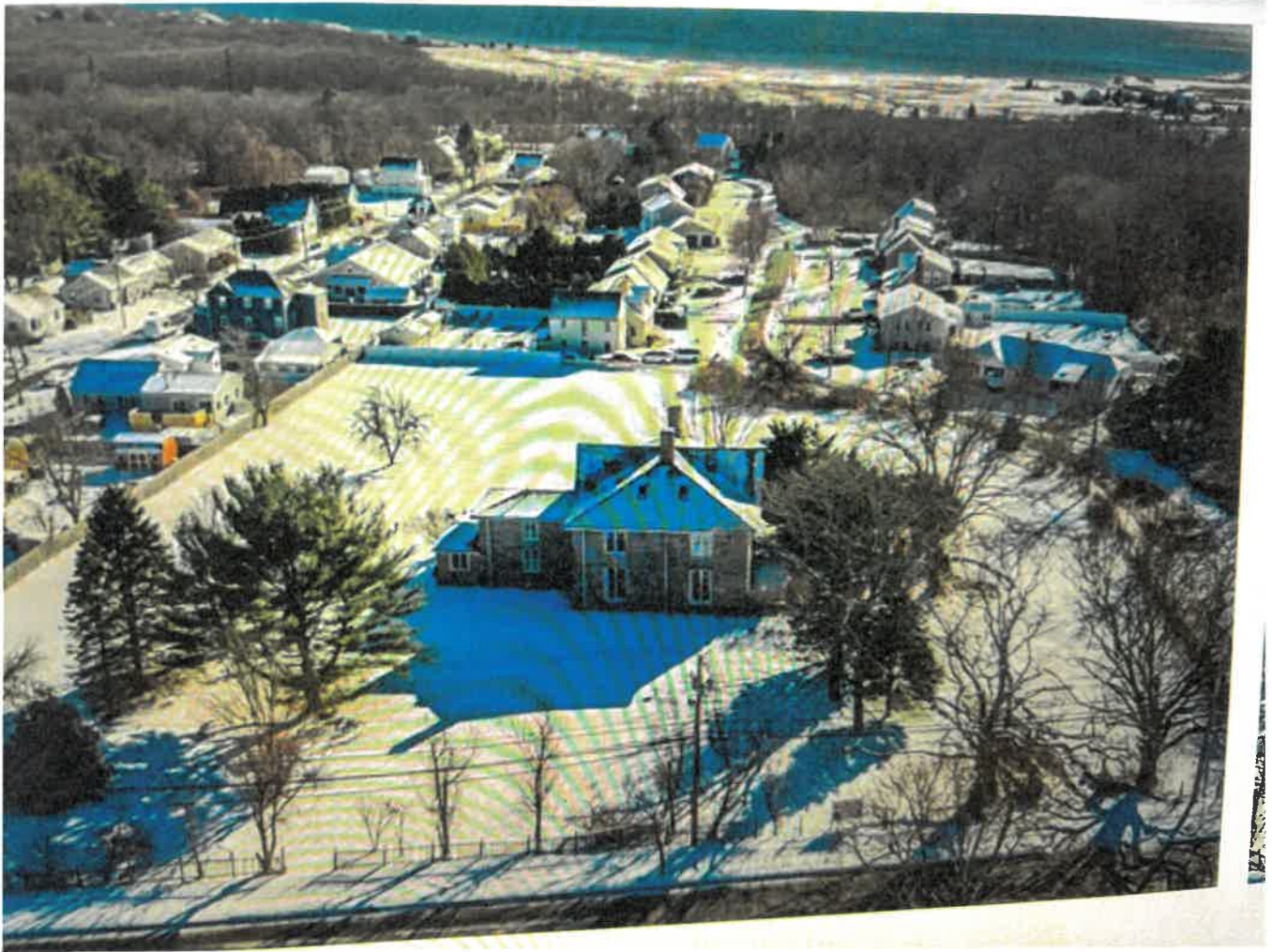
Needs especially for median income earners. They are the ones who have been left without for several years now, Which has caused a lot of displacement in Fairhaven.

I cannot stress enough, the urgency in concentrating and focusing on this situation at hand. And being active with achieving the comeback of the American Dream equitable home., through CLT's and CPA funding.

CPA laws offer flexibility when these funds are put into a Housing Trust -Please keep that in mind.

I know this has been a lot of information, but It really is a very simple and viable concept to understand. The difficult part is embracing it as a community. But I don't see why we wouldn't, embrace this -unless we have become completely selfish as a community of people. And I don't think that's the case at all. In my heart of hearts, I believe that Fairhaven would be the most likely to succeed with this housing model concept.

I sent you a visual presentation of small homes a few weeks ago, I can imagine those photos I sent you in a place like this, which has now become available on Washington Street. I will tell you when I was there at the open house I saw other people there who are interested, whom I think were developers. I do believe if a developer took this place it would be high cost and possibly unstable rent increases involved, Which is what we don't want in this particular model presentation that I have been sending you.



In God we Trust,

Muchelle

The Select Board/ Urgent Needs/CPA funds

1 message

michelle costen <michcosten@gmail.com>

Wed, Dec 31, 2025 at 12:24 PM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>, Mark Sylvia <msylvia11@comcast.net>

In Massachusetts, the Community Preservation Act (CPA) allows the Community Preservation Committee (CPC) to recommend projects for funding, but the Select Board does not have the authority to override these recommendations based solely on other needs. However, if the Select Board identifies a more urgent need, they may influence the allocation of funds, but this must align with CPA guidelines and community priorities. https://duckduckgo.com/?q=if+there+are+CPA+funds+in+the+state+of+Massachusetts+in+an+application+that+have+not+been+yet+approved+by+the+select+board+and+the+select+board+overrides+the+applications+because+of+a+more+serious+need+in+place+to+use+those+funds+and+housing+is+this+permissible+by+law&t=ddg_ios&atb=v508-1&ko=-1&ia=web&assist=true



Massachusetts
Municipal
Association

3 Center Plaza, Suite 610 Boston, MA 02108
617-426-7272 • 800-882-1498 • fax 617-695-1314
www.mma.org

December 15, 2025

Dear Amy,

On behalf of the Massachusetts Municipal Association, I am writing to thank your community for participating in the MMA's Annual Town Report Contest. Although we are very sorry that we cannot offer your community an award this year, we greatly appreciate your participation in the contest and your commitment to producing effective reports for your residents.

Again, we thank you for taking part in the contest and hope that you will do so again next year. We look forward to seeing you at our annual conference, [Connect 351](#). If you have any questions or ever need assistance, please do not hesitate to call us at any time.

Best wishes for a happy and healthy New Year!

Sincerely,

A handwritten signature in blue ink, which appears to read "Adam Chapdelaine".

Adam Chapdelaine
Executive Director & CEO



Monday, January 12, 2026

EXECUTIVE SESSION

Pursuant to G.L. c. 30A, s. 21(a)(7) To comply with, or act under the authority of, G.L. c. 30A, s. 22, review Executive Session minutes of 10/14/2025, 10/27/2025, 11/24/2025, 12/1/2025 and 12/15/2025