



FAIRHAVEN SELECT BOARD AGENDA

June 8, 2026 6:30 p.m.

Town Hall – 40 Center Street – Fairhaven

The meeting can also be viewed on Channel 97 or on FairhavenTV.com

A. PUBLIC COMMENT

B. APPOINTMENTS / COMMUNITY ITEMS

1. Sidewalk Street Lamp Project Update and Request for Approval: Phase II at Millicent Library
2. Appointment Request: Cultural Council: Jennifer Paulino
3. Appointment Request: Lagoa Friendship Pact Committee: Charles Murphy Sr.
4. Event Request: Run to Remember, 5k walk/run: October 25, 2026
5. Event Request: Fairhaven Turkey Trot, 5k walk/run: November 26, 2026

C. ACTION / DISCUSSION

1. Consider Release of Agreement and Voluntary Covenants on Former G. Borne Knowles Site
2. Consider Renaming Union Wharf in Honor of Senator William Q. "Biff" MacLean Jr.
3. Consider Designating the Harbormaster and Building Commissioner as Authorized Signatories for Chapter 91

D. TOWN ADMINISTRATOR

E. MINUTES

1. Accept the Open Session minutes of May 26, 2026

F. CORRESPONDENCE

1. Emails: Michelle Costen: 2-40 cars; Drug Treatment Center; Fairhaven's Got Pride
2. Fairhaven Contributory Retirement Board: Cost-of-Living-Adjustment Public Hearing notice

G. NEWS AND ANNOUNCEMENTS

1. The Select Board will meet for election results and candidate statements on *Tuesday, June 9, 2026* at 8pm
2. The next scheduled Select Board meeting will be on *Monday, June 15, 2026* at 6:30pm

H. BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

I. ADJOURN

FAIRHAVEN TOWN CLERK
ROUD 2026 JUN 4 AM 10:52

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 the MA legislature 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 97 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.

A. PUBLIC COMMENT

B. APPOINTMENTS / COMMUNITY ITEMS

1. Sidewalk Street Lamp Project Update and Request for Approval: Phase II at Millicent Library. Nils Isaksen will update the Board on Phase II of the Sidewalk Street Light Project outside the Millicent Library. Mr. Isaksen is seeking approval to install a total of six decorative street lights, two each on Center, Walnut and William Streets from the Board.

Included in your Board materials is an aerial photo that identifies the location of the six street lights, a photo of the Millicent Library with the streetlights superimposed and a spec sheet of the proposed light.

Suggested Motion:

“Move to (approve/not approve) approve the installation of six street lights in the town right of way around the Millicent Library as presented this evening.”

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

2. **Appointment Request: Cultural Council: Jennifer Paulino.** - The Fairhaven Cultural Council is an appointed board whose function is to award grant funding to local individuals and programs that provide cultural opportunities and support the growth of the arts and humanities in our community. The Fairhaven Cultural Council has two open seats, terms are for three years.

Suggested Motion:

“Move to (appoint/not appoint) Jennifer Paulino to the Cultural Council for a 3-year term.”

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

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.

3. **Appointment Request: Lagoa Friendship Pact Committee: Charles Murphy Sr.** - Mr. Murphy has been liaison to Lagoa for several years and is seeking to continue to serve the Town and this committee as an appointed member.

Suggested Motion:

“Move to (appoint/not appoint) Charles Murphy Sr. to the Lagoa Friendship Pact Committee for a 1-year term.”

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

4. **Event Request: Run to Remember, 5k walk/run: October 25, 2026.** - LCpl Matthew R. Rodriguez was a lifelong Fairhaven resident who was killed in action in Afghanistan on Dec. 11, 2013. In 2014, the LCpl Matthew R. Rodriguez Memorial Foundation was established to serve the community with the same patriotism, honor and dedication that Matthew demonstrated in service to our country. The Foundation has held this 5k annually over the last few years as part of their efforts and the Board’s packet includes a letter describing other details about the Foundation and their mission. Organizers will coordinate with Fairhaven Police, Fire and Public Works on requirements or conditions needed.

Suggested Motion:

“Move to (approve/not approve) the event request for the Run to Remember 5K on October 25, 2026 contingent upon any conditions from Police, Fire and Public Works.”

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

5. **Event Request: Fairhaven Turkey Trot, 5k walk/run: November 26, 2026.** - The Greater New Bedford Track Club is seeking approval to hold their annual Turkey Trot, 5k walk/run on Thanksgiving. The 5k collects canned goods and funds to support the Shepherd’s Pantry in Acushnet. Other details about the event are in the Board’s packet. Organizers will coordinate with Fairhaven Police, Fire and Public Works on requirements or conditions needed.

Suggested Motion:

“Move to (approve/not approve) the event request for the Fairhaven Turkey Trot, 5k walk/run on November 26, 2026 contingent upon any conditions from Police, Fire and Public Works.”

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

C. ACTION / DISCUSSION

1. **Consider Release of Agreement and Voluntary Covenants on Former G. Borne Knowles Site.** - This item was continued from the Board’s May 26, 2026 meeting. When completing additional deed research, the new owner of the former G. Bone Knowles property found the property has a Voluntary Covenant for Development recorded at the Registry of Deeds that was related to a former development proposal to construct 50 condominiums. The Covenant limited development on the property to 50 condominium units. While the proposed condo development did not proceed, the Covenant remains in place. In researching why, the Covenant was placed on the property, a Planning Board member at the time the condominium development was proposed indicated that the developer/land owner agreed to place the Covenant to appease opponents who were concerned that a second phase could occur increasing the number of condos above 50 units.

The developer of the proposed Friendly 40B is requesting the Town release the Covenant to expand the options to redevelop the property. In consultation with counsel, the Select Board and Planning Board can vote to release the Covenant allowing the property to be redeveloped in a manner consistent with current Town bylaws. A copy of the Covenant and legal opinion is included in the Board materials.

At the May 26th meeting, there were some concerns raised about existing wetlands on the property to be developed. The Conservation Commission Chair and Conservation Agent presented information supporting two existing portions of the property that were protected for conservation purposes and was looking for verification those portions of the property would be undisturbed. After meeting with the developer, their engineer, the Conservation Commission Chair, Conservation Agent and Town Administrator, the developer confirmed they were aware of the two areas of the property that were protected for conservation purposes and their proposed site plan did not disturb those areas in any way. A second question was asked about whether a 40B is required to comply with local wetland bylaws. A 40B project is required to comply with the State Wetland Act. If the local wetland bylaw is more restrictive, the developer would need to request a waiver of the local bylaw. As this point, it is not known if a waiver of the local wetland bylaw will be necessary.

Suggested Motions:

“I move to determine that release of the Agreement and Voluntary Covenant for Development recorded at Book 8257, Page 132 is in the best interests of the Town and to approve the Release of Agreement and Voluntary Covenant for Development dated _____ provided by _____.

OR

“I move to determine that release of the Agreement and Voluntary Covenant for Development recorded at Book 8257, Page 132 is not in the best interests of the Town and to deny the Release of Agreement and Voluntary Covenant for Development dated _____ provided by _____.”

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

2. **Consider Renaming Union Wharf in Honor of Senator William Q. “Biff” MacLean Jr.** - Select Board member Saunders has submitted a request for Select Board to consider naming the Town-owned Union Wharf after the late Senator William “Biff” Q. MacLean Jr. in recognition of his longstanding contributions to Fairhaven, his family's historic connection to Union Wharf through MacLean’s Seafood, and his distinguished record of public service and community involvement. The request asserts that the proposed dedication meets the criteria outlined in the Town's Dedication Policy.

Suggested Motion:

“Move to (approve/not approve) renaming Union Wharf to MacLean’s Wharf.”

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

3. **Consider Designating the Harbormaster and Building Commissioner as Authorized Signatories for Chapter 91.** - This item was tabled at the Board’s April 27, 2026 meeting. MassDEP administers the regulatory provisions of the Massachusetts Public Waterfront Act, commonly called Chapter 91. The act regulates the use of coastal and inland waterways to protect access, fishing, fowling, and navigation rights. Municipalities use it to review waterfront projects, enforce public access, and to permit projects such as docks and waterfront structures.

Suggested Motion:

“Move to (designate/not designate) the Harbormaster and Building Commissioner as the Authorized Signatories for Chapter 91 for the Town of Fairhaven.”

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

D. TOWN ADMINISTRATOR

E. MINUTES

1. Accept the Open Session minutes of May 26, 2026

Suggested Motion:

“Move to (accept/not accept) the open session minutes of May 26, 2026 (as presented/as amended)”

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

F. CORRESPONDENCE

1. Emails: Michelle Costen: 2-40 cars; Drug Treatment Center; Fairhaven’s Got Pride
2. Fairhaven Contributory Retirement Board: Cost-of-Living-Adjustment Public Hearing notice

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

G. NEWS AND ANNOUNCEMENTS

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2. The next scheduled Select Board meeting will be on *Monday, June 15, 2026* at 6:30 pm

H. BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

I. ADJOURN



June 8, 2026

APPOINTMENTS AND COMMUNITY ITEMS

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3. Appointment Request: Lagoa Friendship Pact Committee: Charles Murphy Sr.
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5. Event Request: Fairhaven Turkey Trot, 5k walk/run: November 26, 2026

5. Consider existing light poles to remain.

● LAMP LOCATION



Location	Label	Dimensions	Mounting	Height	Notes	Manufacturer	LED Watt	Beam Spread	Color Temperature
1	1	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K
2	2	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K
3	3	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K
4	4	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K
5	5	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K
6	6	4' x 4'	Standard	10'	100' x 100' x 100'	Generic LED	100	40°	5000K

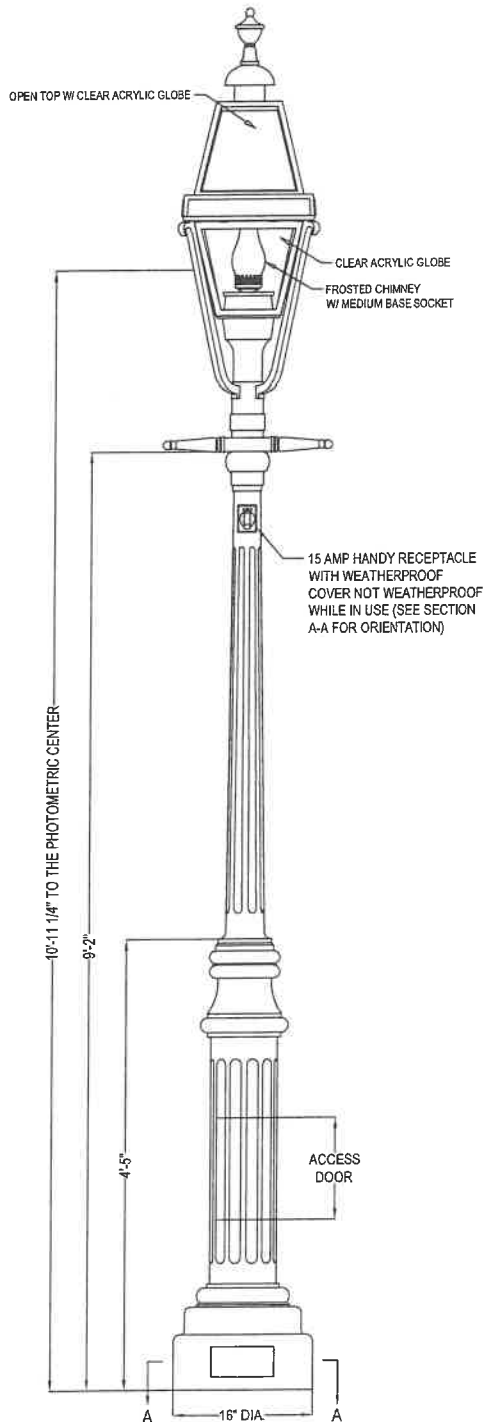


Project: Center St, William St, Walnut St - Streetlighting Phase B - C
 Location: Fairhaven, MA

Project No: 1709002
 Drawing No: 2000
 Date: 10/29/2024



This drawing is property of Spring City Electrical Mfg. Co. and is issued to the recipient with the understanding that it shall not be copied, duplicated, passed on to unauthorized parties, nor used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.



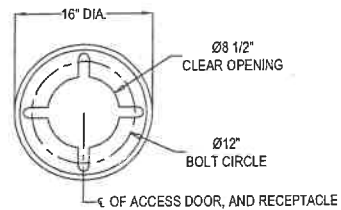
LUMINAIRE SPECIFICATIONS

STYLE: JEFFERSON
 HEIGHT: 50 1/4"
 WIDTH: 15 3/8" SQUARE
 MATERIAL: CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
 GLOBE:
 UPPER: CLEAR ACRYLIC
 LOWER: CLEAR ACRYLIC
 FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
 LAMPING: 40 WATT LED SYSTEM
 VOLTAGE: ELECTRONICALLY WIRED FOR 120-277 VOLTS
 COLOR TEMP: 2700K (INCANDESCENT)
 DISTRIBUTION: TYPE III REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)
 MODIFIER: MEDIUM BASE SOCKET INSIDE FROSTED CHIMNEY
 CATALOG NO.: ALMJFF-IN0SD-LE040-EVX-2G3-27-CR3-YPLO-YPLO-FJF-CMF-CU

LAMP POST SPECIFICATIONS

STYLE: HANCOCK INTERNAL WITH LADDER REST
 HEIGHT: 9'-2"
 BASE: 16" DIAMETER
 MATERIAL: 1 PIECE, CAST DUCTILE IRON PER A536-84 GRADE 65-45-12
 FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
 ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
 GROUND PROVISIONS: DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
 ANCHOR BOLTS: (4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT)
 BOLT PROJECTION: 3" REQUIRED
 TENON: 2 7/8" DIA. X 3" HIGH (ABOVE LADDER REST)
 CATALOG NO.: DPSNHC-16-9.17-LR-TN2.88-3.00-LR-SXWN-CU
 POST: 323/1NW
 ANCHOR BOLTS: 323/1NW

QUANTITY 7 COMPLETE ASSEMBLIES REQUIRED
 PER S.O. # 022642



SECTION A-A
 N.T.S.



Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE JEFFERSON LED LUMINAIRE ATOP THE HANCOCK DUCTILE IRON LAMP POST		
OPPORTUNITY	TOWN HALL - FAIRHAVEN, MA 022642		
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	N.S.B.	06-08-2022	LP-33736

New submission from Volunteer Opportunities

1 message

Jennifer Paulino Jennifer Paulino <no-reply@jgpr.net>
Reply-To: jennibposh@gmail.com
To: Selectboard@fairhaven-ma.gov

Tue, May 5, 2026 at 7:44 PM

Full Name

Jennifer Paulino

Address

[17 Weeden Road](#)

Email

jennibposh@gmail.com

Phone

(774) 707-4544

How long have you been a Fairhaven resident?

4 years

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

I am interested in joining the Fairhaven Cultural Council. I am looking to be of service in town and there are two open seats on the cultural council. I love the idea of choosing projects to provide opportunities for creativity to benefit the residents of Fairhaven.

Have you attended a meeting of this Board or Committee?

No

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

I have never served on any boards in town.

Interests and Qualifications.

I currently work in the non-profit sector and am responsible for a significant amount of tracking and working with government entities and agencies to ensure contract specifications are upheld. I am working on a master's degree in public administration and am invested in bettering the community through public services. I have been part of the grant-writing and RFR process. I have thrown large events and functions and am great at finding creative solutions. My family would tell you I'm a homesteader and do a lot of things in the old ways. I make a lot of bread and am known for bake sales and selling homemade soap and crochet at the NFOAM at Livsey Park.

Consent

I agree to the privacy policy.

New submission from Volunteer Opportunities

1 message

Charles Murphy Sr Charles Murphy Sr <no-reply@jgpr.net>

Sun, May 24, 2026 at 1:23 AM

Reply-To: cmurphy@molifeinc.com

To: Selectboard@fairhaven-ma.gov

Full Name

Charles Murphy Sr

Address

43 Daniel Street

Email

cmurphy@molifeinc.com

Phone

(774) 930-5226

How long have you been a Fairhaven resident?

On and off since birth.

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

I would like to apply for the Lagoa Friendship Pact Committee. I was on the Selectboard when I went to Portugal to sign the agreement for a sister city. I have had the honor of being a part of the committee as a representative of the Selectboard, though I have never been a voting member. I would like to be a part of this committee and continue to establish the relationship with Portugal and Fairhaven.

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

Yes, many boards for the past 38 years.

Interests and Qualifications.

Portuguese culture and Heritage.

Consent

I agree to the privacy policy.



The LCpl Matthew R. Rodriguez Memorial Foundation

PO Box 358
Raynham Center, MA 02768
TheSmilingWarrior.org

May 5, 2026

Select Board Members
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

Dear Members of the Select Board:

On behalf of the LCpl Matthew R. Rodriguez Memorial Foundation, we respectfully request your approval to hold the 2026 LCpl Matthew Rodriguez *Run to Remember* 5K in Fairhaven, Massachusetts, on Sunday, October 25, 2026, beginning at 9:00 a.m.

The LCpl Matthew R. Rodriguez Memorial Foundation was established in 2014 as a registered 501(c)(3) nonprofit organization. Our mission is to serve the community with the same patriotism, honor, and dedication that Matthew demonstrated in service to the United States of America.

Since our founding, the Foundation has proudly supported numerous community and veteran-centered initiatives, including maintenance and improvements to the LCpl Matthew Rodriguez Playground at the New Bedford Regional Airport; hosting "Winterfest," a free community event held in appreciation of Fairhaven's continued support; sponsoring a wounded veteran in her pursuit of becoming a 2018 United States Paralympian; assisting another wounded veteran in obtaining a new wheelchair; supporting local families with funeral expenses; awarding more than \$10,000 in scholarships; and donating picnic tables and Adirondack chairs to parks throughout Massachusetts that honor local heroes killed in action during post-9/11 conflicts.

Our most recent 5K event, held in 2024, welcomed approximately 200 registered participants and was both well organized and positively received by runners, volunteers, spectators, and community members alike.

For the 2026 event, we anticipate a similar level of participation. The proposed 3.2-mile route is as follows:



The LCpl Matthew R. Rodriguez Memorial Foundation

PO Box 358

Raynham Center, MA 02768

TheSmilingWarrior.org

Start: Fort Phoenix State Reservation

- Head north on Green Street
- Turn left onto Church Street
- Turn right onto Main Street
- Turn right onto Bridge Street
- Turn right onto Green Street
- Turn left onto Center Street
- Turn right onto Pleasant Street
- Turn right onto Church Street
- Turn left onto Green Street

Finish: Fort Phoenix State Reservation

Please find attached a map outlining the proposed race route.

Upon approval of the event, the Foundation will obtain a one-day liability insurance policy to ensure appropriate coverage for all race activities.

We respectfully ask for your support of this meaningful community event, which honors Matthew's sacrifice while allowing the Foundation to continue giving back to the community that has shown such unwavering support to his family over the years.

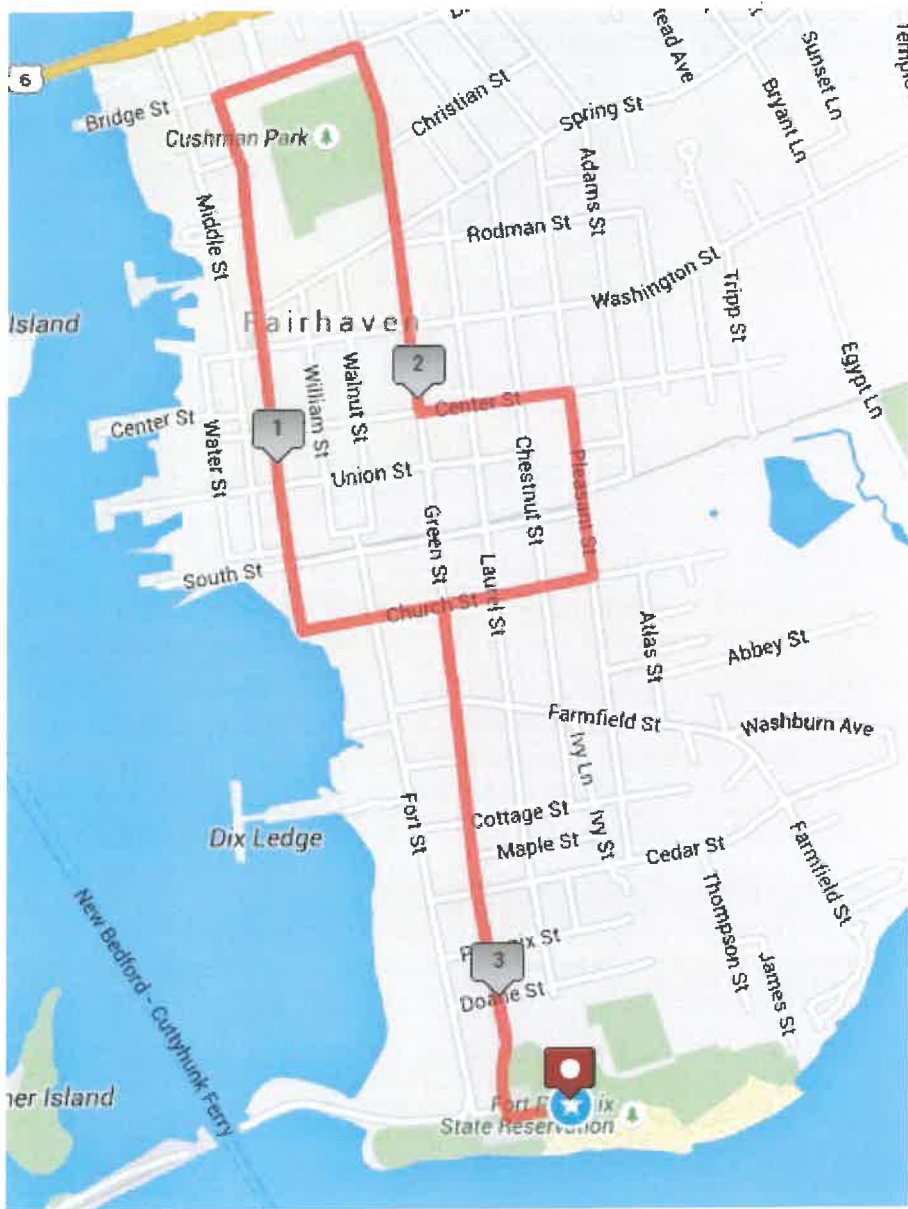
Should you have any questions or require additional information regarding the LCpl Matthew Rodriguez Run to Remember 5K, please contact Race Director and Foundation President Lauren Webber at 774-306-6372 or via email at lauren@thesmilingwarrior.org.

Thank you for your time and consideration.

Sincerely,

Lauren S. Webber
Race Director and Foundation President
LCpl Matthew R. Rodriguez Memorial Foundation

Enclosure: Proposed 5K Route Map



Greater New Bedford Track Club
Meg Rogers, President
Cell: 508-542-4436
Email: meglynereogers@gmail.com



Topic: 2025 Fairhaven Turkey Trot

Dear Fairhaven Select Board,

The Fairhaven Turkey Trot Race Committee is seeking permission to hold a 5k walk and run in the town of Fairhaven on Thanksgiving morning, November 26, 2026. The 5k run collects canned goods and funds for the Shepherd's Pantry of Acushnet. The race also provides donations to Southeastern Massachusetts Educational Collaborative (SMEC), United Way of Greater New Bedford's Hunger Commission, and the Greater New Bedford Track Club for their support of this event. All four organizations are 501c3 non-profits. Last year, we had over 1,000 participants and GNBTC distributed nearly \$32,000 in funds.

The event begins at 8:00 A.M so that there is limited traffic on the road. The event concludes, with clean up, before 9:30 A.M. The race course starts on Greene Street near Cushman Park. The course travels south down Green to the Fort and then north on Fort Street eventually continuing on Main St, Bridge and then ending on the track at Cushman Park. For safety purposes, we request a police detail with officers and cruisers. Along the course we have volunteers at intersections to ensure runners stay on course and aware of any dangers with traffic. A "sweep" rider on a bike also follows the final participants.

In order to have the least impact on the neighborhood and residents, we no longer have a DJ with music at the SMEC building and do the national anthem at Cushman Park, away from residences. We encourage participants to carpool and utilize the SMEC parking lot to again limit our impact on the neighborhood. Volunteers along the course and at Cushman Park make sure any trash and debris is collected before we depart.

The race committee will seek out all necessary permits from parks and the DPW. We hope to continue the tradition of the Fairhaven Turkey Trot.

Sincerely,

Meg Rogers
GNBTC President



June 8, 2026

ACTION / DISCUSSION

1. Consider Release of Agreement and Voluntary Covenants on Former G. Borne Knowles Site
2. Consider Renaming Union Wharf in Honor of Senator William Q. "Biff" MacLean Jr.
3. Consider Designating the Harbormaster and Building Commissioner as Authorized Signatories for Chapter 91



Town of Fairhaven
Massachusetts
Office of the Select Board and
Town Administrator
40 Center Street · Fairhaven, MA · 02719

MEMORANDUM

Re: Consider Release of Agreement and Voluntary Covenants on Former G. Borne Knowles Site

When completing additional deed research, the new owner of the former G. Bone Knowles property found the property has a Voluntary Covenant for Development recorded at the Registry of Deeds that was related to a former development proposal to construct 50 condominiums. The Covenant limited development on the property to 50 condominium units. While the proposed condo development did not proceed, the Covenant remains in place.

The developer of the proposed Friendly 40B is requesting the Town release the Covenant to expand the options to redevelop the property. In consultation with counsel, the Select Board and Planning Board can vote to release the Covenant allowing the property to be redeveloped in a manner consistent with current Town bylaws.

Legal opinion:

From: Heather C. White <hwhite@petrinilaw.com>

Sent: Wednesday, May 20, 2026 12:24:17 PM

To: Keith Hickey <khickey@fairhaven-ma.gov>

Subject: RE: restrictive covenant PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Keith,

As we discussed, I recommend requesting that the owner/developer provide you with a form of release for the Select Board and Planning Board to sign. It should include a statement that each board has determined that the release of the restrictive covenant is in the best interests of the Town. It will need to be recorded in the registry of deeds, so the board members' signatures will need to be notarized.

If you would like, I am available to review the release once the developer has provided it. Assuming it is in proper form, the motion for each board could be as follows:

I move to determine that release of the Agreement and Voluntary Covenant for Development recorded at Book 8257, Page 132 is in the best interests of the Town and to approve the Release of Agreement and Voluntary Covenant for Development dated _____ provided by _____.

EXHIBIT "C"

TOWN MEETING VOTE



**Town of Fairhaven
Town Clerk's Office**

Town Hall · 40 Center Street · Fairhaven, MA 02719

REMOTE ADJOURNED ANNUAL TOWN MEETING – MONDAY, JUNE 14, 2021
WALTER SILVEIRA AUDITORIUM – ELIZABETH HASTINGS MIDDLE SCHOOL
TOWN MEETING MEMBERS PRESENT 192 – QUORUM REQUIRED 40

ARTICLE 54: CITIZENS PETITION - REZONE PORTIONS OF 267 HUTTLESON AVENUE





By 2/3rds vote, the town voted as amended, an article for the Rezone of the following described property Portions of 267 Huttleson Avenue from (Existing Zoning) Multi-family to Proposed Zoning: Business

AMENDMENT: This zoning change becomes effective only after the following requirements are met, a covenant is drawn that declares all areas cited Conservation Restricted in the sitemap attached to this proposal be protected perpetuity by being designated Conservation Restricted Area by the petitioner filed with the MA, D.E.P. and said CR in Place.

A TRUE COPY, ATTEST:


LINDA FREDETTE - ACTING TOWN CLERK

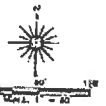
LEGEND

-  SUBJECT PROPERTY (33.76 ACRES TOTAL)
-  WETLAND BOUNDARY LINE
-  PROPOSED CONSERVATION RESTRICTION AREA (33.26 ACRES TOTAL)
-  PROPOSED ZONING TO BUSINESS A (9.91 ACRES TOTAL)



IN WITNESS WHEREOF, I, THE SAID SURVEYOR, HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT FAIRHAVEN, MASSACHUSETTS, ON THE 15TH DAY OF APRIL, 2014.

Joseph J. Gauthier
 J. Gauthier
 MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10777



CONSERVATION RESTRICTION PLAN 287 HITTLESTON AVE. FAIRHAVEN, MASSACHUSETTS G. BOURNE AND LESLIE KNOWLES FAIRHAVEN, MASSACHUSETTS		SCALE: 1" = 50' DATE: 1/21/14 BY: AIB CHECKED BY: RLP
DATE: 04/15/14 SHEET NO.: 3 OF 2 PROJECT NO.: 03350001	PREPARED BY: DATE: 04/15/14 CHECKED BY: RLP	DATE: 04/15/14 SHEET NO.: 3 OF 2 PROJECT NO.: 03350001

186-04

186-04

EXHIBIT B

Reduced Copy of Plan of Premises

For official full-size plans see Bristol County S.D. Registry of Deeds in Plan Book 186, Page 64.

EXHIBIT A

Legal Description of Premises

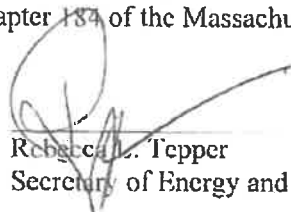
The land in Fairhaven, Bristol County, Commonwealth of Massachusetts described as follows:

The land containing 6.2 acres, more or less, shown as "Conservation Restriction Area 'C'" as shown on a plan entitled "Conservation Restriction Plan, 267 Huttleston Ave., Fairhaven, Massachusetts, prepared for G. Bourne and Leslie Knowles Fairhaven, Massachusetts", Date: January 2, 2024, Scale: 1"=60', prepared by Prime Engineering, Inc., consisting of two sheets and recorded in the Bristol County Southern District Registry of Deeds in Plan Book 186, Page 64, a reduced copy of which plan is attached hereto as Exhibit B; and

APPROVAL OF SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS OF
THE COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby approves the foregoing Conservation Restriction from G. Bourne Knowles Co., Inc., to the Town of Fairhaven, acting by and through its Conservation Commission, in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

Dated: June 28, 2024


Rebecca L. Tepper
Secretary of Energy and Environmental Affairs

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss:

On this 28 day of June, 2024, before me, the undersigned notary public, personally appeared Rebecca L. Tepper and proved to me through satisfactory evidence of identification which was Personal Knowledge to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My Commission Expires:

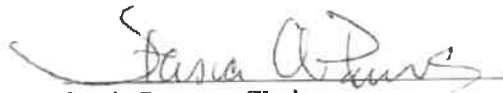


Sheri R. Widdis
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
March 27, 2031


APPROVAL OF TOWN OF FAIRHAVEN SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Fairhaven, Massachusetts, hereby certify that at a public meeting duly held on June 24, 2024, the Select Board voted to approve in the public interest the foregoing Conservation Restriction from Leslie P. Knowles to the Town of Fairhaven, acting by and through its Conservation Commission pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws.

TOWN OF FAIRHAVEN SELECT BOARD:


Stasia Powers, Chair


Charles K. Murphy, Sr., Vice-Chair


Andrew Saunders

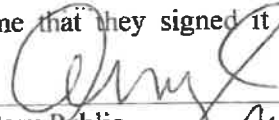

Keith Silvia

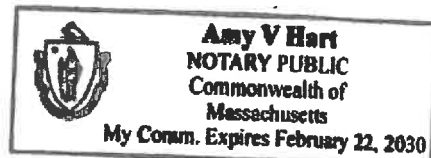

Andrew Romano

THE COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss:

On this 24 day of June 2024, before me, the undersigned notary public, personally appeared Stasia Powers, Charles Murphy, Andrew B. Saunders, Keith Silvia, and Andrew Romano, and proved to me through satisfactory evidence of identification which was personally known to be the persons whose names are signed on the proceeding of attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public Amy V Hart
My Commission Expires: 2/22/2030



**ACCEPTANCE OF CONSERVATION RESTRICTION BY TOWN OF FAIRHAVEN
CONSERVATION COMMISSION**

We, the undersigned, being a majority of the Conservation Commission of the Town of Fairhaven, Massachusetts, hereby certify that at a public meeting duly held on June 17, 2024, the Conservation Commission voted to approve and accept the foregoing Conservation Restriction from Leslie P. Knowles Inc. pursuant to Section 32 of Chapter 184 and Section 8C of Chapter 40 of the Massachusetts General Laws and do hereby accept the foregoing Conservation Restriction.

TOWN OF FAIRHAVEN CONSERVATION
COMMISSION:

Karen F. Isherwood
Karen Isherwood, Vice-Chair

Jake Galary
Jake Galary

Carrie Hawthorne
Carrie Hawthorne

Ronnie Medina
Ronnie Medina

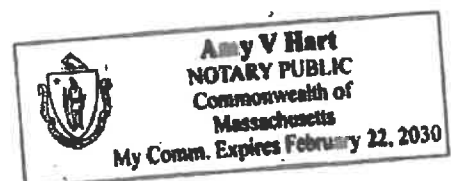
Anthony Coulo
Anthony Coulo

THE COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss:

On this 24 day of June, 2024, before me, the undersigned notary public, personally appeared Karen Isherwood, Jake Galary, Carrie Hawthorne, Ronnie Medina, Anthony Coulo, and proved to me through satisfactory evidence of identification which was personally known to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Amy V Hart
Notary Public
My Commission Expires: 2/22/2030



WITNESS my hand and seal this 17th day of JUNE, 2024




Leslie P. Knowles

THE COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss:

On this 17th day of JUNE 2024, before me, the undersigned notary public, personally appeared Leslie P. Knowles and proved to me through satisfactory evidence of identification which was personal knowledge to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose





Notary Public MARC R. DESHAIES
My Commission Expires: Sept. 28, 2029

Approval of Select Board

Approval of the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

F. The following exhibits are attached and incorporated herein:

Exhibit A: Legal Description of Premises

Exhibit B: Reduced Copies of Recorded Plans of Premises

Exhibit C: Town Vote Requiring Conservation Restriction

XVI. MISCELLANEOUS

A. Pre-existing Public Rights

Approval of this Conservation Restriction pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws by any municipal officials and by the Secretary, is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

B. Release of Homestead

The Grantor attests that there is no residence on or abutting the Premises (including areas excluded from the Premises) that is occupied or intended to be occupied as a principal residence by a spouse, former spouse, or children of the grantor, or a spouse, former spouse, or children of a beneficiary of the trust, if Premises is owned by a trust.

C. Subordination

The Grantor shall record at the applicable registry of deeds or shall register in the applicable land court registry district simultaneously with this Conservation Restriction all documents necessary to subordinate any mortgage, promissory note, loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

D. Executory Limitation

If Grantee shall cease to exist or to be qualified to hold conservation restrictions pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, or to be qualified organization under 26 U.S.C. 170(h), and applicable regulations thereunder, if applicable, and a prior assignment is not made pursuant to Paragraph VII, then Grantee's rights and obligations under this Conservation Restriction shall vest in such organization as a court of competent jurisdiction shall direct pursuant to the applicable Massachusetts law and with due regard to the requirements for an assignment pursuant to Paragraph VII.

E. Prior Encumbrances

This Conservation Restriction shall be in addition to and not in substitution of any other restrictions or easements of record affecting the Premises.

The following signature pages are included in this Grant:

Grantor - Leslie P. Knowles

Grantee Acceptance - Town of Fairhaven Conservation Commission

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

XIV. GENERAL PROVISIONS

A. Controlling Law

The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction

Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in order to affect the Purposes and the policy and purposes of Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the Purposes that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability

If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement

This instrument sets forth the entire agreement of the Grantor and Grantee with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Restriction, all of which are merged herein.

XV. BASELINE DOCUMENTATION REPORT

The Conservation Values, as well as the natural features, current uses of, and existing improvements on the Premises, such as, but not limited to, trails, woods roads, structures, meadows or other cleared areas, agricultural areas, and scenic views, as applicable, are described in a Baseline Documentation Report ("Baseline Report") prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other documents and on file with the Grantee and included by reference herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, (iii) is intended to serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein, and (iv) may be supplemented as conditions on the Premise change as allowed over time. Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant in addition to the Baseline Report.

3. affect the qualification of this Conservation Restriction as a “qualified conservation contribution” or “interest in land” under any applicable laws, including 26 U.S.C. Section 170(h), and related regulations;
4. affect the status of Grantee as a “qualified organization” or “eligible donee” under any applicable laws, including 26 U.S.C. Section 170(h) and related regulations, and Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws;
5. create an impermissible private benefit or private inurement in violation of federal tax law, as determined by an appraisal, conducted by an appraiser selected by the Grantee, of the economic impact of the proposed amendment;
6. alter or remove the provisions described in Paragraph VI (Termination/Release/Extinguishment);
7. cause the provisions of this Paragraph XI to be less restrictive; or
8. cause the provisions described in Paragraph VII.C (Running of the Benefit) to be less restrictive

B. Amendment Approvals and Recording

No amendment shall be effective unless documented in a notarized writing executed by Grantee and Grantor, approved by the Town of Fairhaven and by the Secretary in the public interest pursuant to Section 32 of Chapter 184 of the Massachusetts General Laws, and recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XII. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the Massachusetts General Laws have been obtained, and it has been recorded in the applicable registry of deeds or registered in the applicable land court registry district.

XIII. NOTICES

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Leslie P. Knowles.
954 Smith Neck Road
South Dartmouth, Massachusetts. 02748

To Grantee: Town of Fairhaven Conservation Commission
40 Center Street
Fairhaven, Massachusetts 02719

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee not less than twenty (20) days prior to the effective date of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Conservation Restriction. If the Grantor fails to reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, then the Grantee may record, in the applicable registry of deeds, or registered in the applicable land court registry district, and at the Grantor's expense, a notice of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

B. Grantor's Liability

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

IX. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within sixty (60) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance or non-compliance with any obligation of the Grantor contained in this Conservation Restriction.

X. NON-MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Conservation Restriction following the terms set forth in Paragraph VII.C to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner.

XI. AMENDMENT

A. Limitations on Amendment

Grantor and Grantee may amend this Conservation Restriction only to correct an error or oversight, clarify an ambiguity, maintain, or enhance the overall protection of the Conservation Values, or add real property to the Premises, provided that no amendment shall:

1. affect this Conservation Restriction's perpetual duration;
2. be inconsistent with or materially impair the Purposes;

Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in accordance with Paragraph VI.B. and Paragraph VI.C. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

VII. DURATION and ASSIGNABILITY

A. Running of the Burden

The burdens of this Conservation Restriction shall run with the Premises in perpetuity and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments

The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction. The Grantor, on behalf of itself and its successors and assigns, appoints the Grantee its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit

The benefits of this Conservation Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except when all of the following conditions are met:

1. the Grantee requires that the Purposes continue to be carried out;
2. the assignee is not an owner of the fee in the Premises;
3. the assignee, at the time of the assignment, qualifies under 26.U.S.C. 170(h), and applicable regulations thereunder, if applicable, and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the Massachusetts General Laws; and
4. the assignment complies with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

VIII. SUBSEQUENT TRANSFERS

A. Procedure for Transfer

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from natural causes beyond the Grantor's control, including but not limited to fire, flood, weather, climate-related impacts, and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

V. PUBLIC ACCESS

This Conservation Restriction does not grant any right of access to the general public in over or upon the Premises.

VI. TERMINATION/RELEASE/EXTINGUISHMENT

A. Procedure

If circumstances arise in the future that render the Purposes impossible to accomplish, this Conservation Restriction can only be terminated, released, or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Secretary of Energy and Environmental Affairs of the Commonwealth of Massachusetts, or successor official ("Secretary"), and any other approvals as may be required by Section 32 of Chapter 184 of the Massachusetts General Laws.

B. Grantor's and Grantee's Right to Recover Proceeds

If any change in conditions ever gives rise to termination, release, or extinguishment of this Conservation Restriction under applicable law, then Grantee, on a subsequent sale, exchange, or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds in accordance with Paragraph VI.C., subject, however, to any applicable law which expressly provides for a different disposition of the proceeds, and after complying with the terms of any gift, grant, or funding requirements. The Grantee shall use its share of any proceeds in a manner consistent with the Purposes or the protection of the Conservation Values.

C. Grantee's Receipt of Property Right

Grantor and Grantee agree that the conveyance of this Conservation Restriction gives rise to a real property right, immediately vested in the Grantee, for the purpose of enforcing this Conservation Restriction, but does not entitle Grantee, upon extinguishment, release, or termination, to any proceeds received by the Grantor from the subsequent sale, exchange, or involuntary conversion of the Premises. Any proceeds that result from any such extinguishment, release, or termination will be distributed only after complying with the terms of any gift, grant, or other funding requirements.

D. Cooperation Regarding Public Action

1. Enforcement. The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain compensatory relief, and equitable relief against any violations, including, without limitation, injunctive relief and relief requiring restoration of the Premises to its condition prior to the time of the injury (it being agreed that the Grantee will have no adequate remedy at law in case of an injunction). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction.
2. Notice and Cure. In the event the Grantee determines that a violation of this Conservation Restriction has occurred and intends to exercise any of the rights described herein, the Grantee shall, before exercising any such rights, notify the Grantor in writing of the violation. The Grantor shall have thirty (30) days from receipt of the written notice to halt the violation and remedy any damage caused by it, after which time Grantee may take further action, including instituting legal proceedings and entering the Premises to take reasonable measures to remedy, abate or correct such violation, without further notice. Provided, however, that this requirement of deferment of action for thirty (30) days applies only if Grantor immediately ceases the violation and Grantee determines that there is no ongoing violation. In instances where a violation may also constitute a violation of local, state, or federal law, the Grantee may notify the proper authorities of such violation.
3. Reimbursement of Costs and Expenses of Enforcement. Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including counsel fees) incurred by the Grantee in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a survey by a Massachusetts licensed professional land surveyor and to have the boundaries permanently marked.

C. Non-Waiver

Enforcement of the terms of this Conservation Restriction shall be at the sole discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

D. Disclaimer of Liability

By acceptance of this Conservation Restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws, and regulations, or acts not caused by the Grantee or its agents.

E. Acts Beyond the Grantor's Control

The exercise of any Permitted Acts and Uses under Paragraph III.B. shall be in compliance with all applicable federal, state, and local laws, rules, regulations, zoning, and permits, and with the Constitution of the Commonwealth of Massachusetts. The inclusion of any Permitted Act or Use requiring a permit, license or other approval from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit, license, or other approval should be issued.

E. Notice and Approval

1. Notifying Grantee. Whenever notice to or approval by Grantee is required, Grantor shall notify or request approval from Grantee, by a method requiring proof of receipt, in writing not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question, unless a different time period is specified herein. The notice shall:
 - a. Describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity;
 - b. Describe how the proposed activity complies with the terms and conditions of this Conservation Restriction, and will not materially impair the Purposes and/or Conservation Values;
 - c. Identify all permits, licenses, or approvals required for the proposed activity, and the status of any such permits, licenses, or approvals; and
 - d. Describe any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the Purposes and Conservation Values.
2. Grantee Review. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within sixty (60) days of receipt of Grantor's request. Grantee's approval shall only be granted upon a showing that the proposed activity will minimize impacts to the Conservation Values and will not materially impair the Purposes and/or Conservation Values. Grantee may require Grantor to secure expert review and evaluation of a proposed activity by a mutually agreed upon party.
3. Resubmittal. Grantee's failure to respond within sixty (60) days of receipt shall not constitute approval of the request. Grantor may subsequently submit the same or a similar request for approval.

IV. INSPECTION AND ENFORCEMENT

A. Entry onto the Premises

The Grantor hereby grants to the Grantee, and its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction.

B. Legal and Injunctive Relief

- a. Trail Maintenance. Conducting routine maintenance of trails, which may include widening trail corridors up to 16 feet in width overall;
 - b. New Trails. With prior written approval of the Grantee, constructing new trails or relocating existing trails, provided that any construction or relocation results in trails that conform with the width limitations above;
 - c. Trail Features. With prior written approval of the Grantee, constructing bog bridging, boardwalks, footbridges, railings, steps, culverts, benching, cribbing, contouring, or other such features, together with the use of motorized equipment to construct such features;
7. Signs. Constructing, installing, maintaining, and replacing signs and informational kiosks with respect to the Permitted Acts and Uses, the Purposes, the Conservation Values, trespass, public access, identity and address of the Grantor, sale of the Premises, the Grantee's interest in the Premises, boundary and trail markings, any gift, grant, or other applicable source of support for the conservation of the Premises;
 8. Motorized Vehicles. Using motor vehicles for Permitted Acts and Uses of the Premises. Using motorized mobility assistance devices by persons with mobility impairments; and using other motorized vehicles by persons with mobility impairments for nature observations and educational activities, provided however that the manner of such motorized vehicle use is approved in advance by the Grantee. Using motor vehicles consistent with any easement existing at the time of conveyance of this Conservation Restriction.
 9. Outdoor Passive Recreational and Educational Activities. Fishing, canoeing and other non-motorized boating, activities in Naskatucket and Robbins Creek adjacent to Parcel 3 as shown on the plan in Exhibit B and nature observation, nature and educational walks and outings, outdoor educational activities, and other non-motorized outdoor recreational and educational activities;
 10. Maintenance of the existing graveled areas and road systems located on the Premises with like kind materials, but not further expansion or relocation of such areas or roads; and

C. Site Restoration

Upon completion of any Permitted Acts and Uses, any disturbed areas shall be restored substantially to the conditions that existed prior to said activities, including with respect to soil material, grade, and vegetated ground cover.

D. Compliance with Permits, Regulations, Laws

10. Adverse Impacts to Stone Walls, Boundary Markers. Disrupting, removing, or destroying stone walls, granite fence posts, or any other boundary markers;
11. Residential or Industrial Uses. Using the Premises for residential or industrial purposes; and
12. Inconsistent Uses. Using the Premises for commercial purposes that are inconsistent with the Purposes or that would materially impair the Conservation Values, or for any other uses or activities that are inconsistent with the Purposes or that would materially impair the Conservation Values.

B. Permitted Acts and Uses

Notwithstanding the Prohibited Acts and Uses described in Paragraph III.A., the Grantor may conduct or permit the following acts and uses on the Premises, provided they do not materially impair the Purposes and/or Conservation Values. In conducting any Permitted Act and Use, Grantor shall minimize impacts to the Conservation Values to ensure any such impairment thereto is not material.

1. Vegetation Management. Maintaining vegetation, including pruning, trimming, cutting, and mowing, and removing brush, all to prevent, control, and manage hazards, disease, insect, or fire damage, and/or in order to maintain the condition of the Premises as documented in the Baseline Report (see Paragraph XV.);
2. Non-native, Nuisance, or Invasive species. Removing non-native, nuisance, or invasive species, interplanting native species, and controlling species in a manner that minimizes damage to surrounding, non-target species and preserves water quality;
3. Composting. Stockpiling and composting stumps, trees, brush, limbs, and similar biodegradable materials originating on the Premises;
4. Natural Habitat and Ecosystem Improvement. With prior written approval of the Grantee, conducting measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, ecosystem function, or rare or endangered species including planting native trees, shrubs, and other vegetation;
5. Archaeological Investigations. Conducting archaeological activities, including without limitation archaeological research, surveys, excavation and artifact retrieval, but only in accordance with an archaeological field investigation plan, which plan shall also address restoration following completion of the archaeological investigation, prepared by or on behalf of the Grantor and approved in advance of such activity, in writing, by the Massachusetts Historical Commission State Archaeologist (or appropriate successor official) and by the Grantee. A copy of the results of any such investigation on the Premises is to be provided to the Grantee;
6. Trails. Maintaining and constructing trails as follows:

The Grantor will not perform or allow others to perform the following acts and uses which are prohibited on, above, and below the Premises:

1. Structures and Improvements. Constructing, placing, or allowing to remain any temporary or permanent structure including without limitation any building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, graveled area, roads, sign, fence, gate, billboard or other advertising, antenna, utilities or other structures, utility pole, tower, solar panel, solar array, conduit, line, septic or wastewater disposal system, storage tank, or dam;
2. Extractive Activities/Uses. Mining, excavating, dredging, withdrawing, or removing soil, loam, peat, gravel, sand, rock, surface water, ground water, or other mineral substance or natural deposit, or otherwise altering the topography of the Premises;
3. Disposal/Storage. Placing, filling, storing, or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, tree and other vegetation cuttings, liquid or solid waste or other substance or material whatsoever;
4. Adverse Impacts to Vegetation. Cutting, removing, or destroying trees, shrubs, grasses or other vegetation;
5. Adverse Impacts to Water, Soil, and Other Features. Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, natural habitat, archaeological conservation, or ecosystem function;
6. Introduction of Invasive Species. Planting or introducing any species identified as invasive by the Massachusetts Invasive Plant Advisory Group or identified as invasive in such recognized inventories as the Massachusetts Introduced Pests Outreach Project, the Northeast Aquatic Nuisance Species Panel, or other such inventories, and any successor list as mutually agreed to by Grantor and Grantee;
7. Motor Vehicles. Using, parking, or storing motorized vehicles, including motorcycles, mopeds, all-terrain vehicles, off-highway vehicles, motorboats or other motorized watercraft, snowmobiles, launching or landing aircraft, or any other motorized vehicles, acknowledging that vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) may have a legal right to enter the Premises;
8. Subdivision. Subdividing or conveying a part or portion of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), it being the Grantor's and Grantee's intention to maintain the entire Premises under unified ownership;
9. Use of Premises for Developing Other Land. Using the Premises towards building or development requirements on this or any other parcel;

This Conservation Restriction is defined in and authorized by Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws and otherwise by law. The purposes of this Conservation Restriction (“Purposes”) are to ensure that the Premises will be maintained in perpetuity in its natural, scenic, or open condition and to prevent any use or change that would materially impair the Conservation Values (as defined below).

Permit Requirement This Conservation Restriction is required by Article 54 of the Town of Fairhaven Annual Meeting of June 24, 2021, which allowed the rezoning of portions of 267 Huttleston Avenue in Fairhaven, Bristol County, Massachusetts from Multi-Family Use to Business Use, a true copy of said vote is attached hereto as Exhibit “C”.

The Conservation Values protected by this Conservation Restriction include the following:

- **Open Space.** The Premises contributes to the protection of the scenic and natural character of the Town of Fairhaven and the protection of the Premises will enhance the open-space value of these and nearby lands.
- **Wildlife Habitat Protection.** The conservation of the Premises will contribute to the protection of the habitat of a variety of wildlife and wetland species.
- **Floodplain.** The majority of the Premises lies within the 100-year floodplain of Nasketucket Bay as shown on FEMA Panel #2500500413G effective 7/6/2021 for the Town of Fairhaven. The protection of this floodplain will ensure the continued availability of this flood storage area during major storm events.
- **Water Quality Protection:** The preservation of the natural and undisturbed environment south of the Town of Fairhaven Bike Trail will provide for ground water recharge and protection of this wetland resource area.
- **Protection of Nasketucket River Basin Embayment:** The conservation of Premises which is a part of the Nasketucket River embayment system from development will promote water quality in Nasketucket Bay and ultimately Buzzards Bay.
- **Wetlands.** The wetlands on the Premises provide valuable habitat for a diverse array of wildlife species as well as provide the many other public benefits of wetlands protection recognized by the Commonwealth of Massachusetts (Section 40 of Chapter 131 of the Massachusetts General Laws).
- **Consistency with Local Governmental Conservation Policy.** The Premises lie adjacent to upland and wetland ecosystems that will benefit from the protection and conservation of the Premises that is consistent with the Town of Fairhaven’s Open Space and Recreation Plan which seeks to protect the town’s wetlands resources and scenic landscape areas.

III. PROHIBITED and PERMITTED ACTS AND USES

A. Prohibited Acts and Uses

GRANTOR: Leslie P. Knowles
GRANTEE: Town of Fairhaven Conservation
Commission
ADDRESS OF PREMISES: s/s of Huttleston Avenue,
Fairhaven, Massachusetts
FOR GRANTOR'S TITLE SEE: Bristol County SD
Registry of Deeds at Book 2397, Page 80

GRANT OF CONSERVATION RESTRICTION

I. STATEMENT OF GRANT

LESLIE P. KNOWLES of 954 Smith Neck Road, South Dartmouth, Massachusetts 02748 being the owner of the Premises as defined herein, constituting all of the owners of the Premises as defined herein, for herself and her successors and assigns (the "Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grant, with **QUITCLAIM COVENANTS**, to **Town of Fairhaven**, a municipal corporation existing in Bristol County, Massachusetts, with its office at 40 Center Street, Fairhaven, Massachusetts acting by and through its Conservation Commission by authority of Section 8C of Chapter 40 of Massachusetts General Laws and its permitted successors and assigns ("Grantee"), for consideration of less than Ten (10.00) Dollars , **IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES**, the following Conservation Restriction on land located in the Town of Fairhaven, Bristol County, Massachusetts containing approximately 6.2 acres, more or less ("Premises"), which Premises is more particularly described in Exhibit A attached hereto and included herein and shown in the attached reduced copy of the survey plan attached hereto as Exhibit B, all of which are attached hereto and included herein.

II. PURPOSES:

Southern Bristol Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 11077
Document Type	: RESTR
Recorded Date	: June 28, 2024
Recorded Time	: 12:42:11 PM
Recorded Book and Page	: 15027 / 133
Number of Pages(including cover sheet)	: 24
Receipt Number	: 191288
Recording Fee	: \$105.00

Southern Bristol Registry of Deeds
Sherrilynn M. Mello, Register
25 N 6th Street
New Bedford, MA 02740
508-993-2603
www.NewBedfordDeeds.com

Exterior Information

Table with exterior details: Type (C18 - Office Build), Stry Hght (1.5 - 1.5 Story), (Liv) Units (0), Found (WD - Wood), P. Wall (SHNG - Wood Shingle), Roof Str (GBL - Gable/Hip), Roof Cvr (WS - WoodShingle), Bld Name.

Condo Information

Table with condo details: Location, Tot Units, Floor, % Own, Name.

Comments

FALMOUTH FERRY SERVICE TICKET OFFICE BLDG

Sketch



General Information

Table with general info: Grade (C - 3 1.0), Year Blt (1939), Eff Yr (1995), Alt LUC, Juris, Con Mod.

Bath Features

Table with bath features: Full Bath, Add Full, 3/4 Bath, Add. 3/4, 1/2 Bath, Add. 1/2, Other Fix.

Res Breakdown

Table with res breakdown: Floor, No. Unit, Rooms, Bdrms, Bld Total, Prcl Total.

Remodeling

Table with remodeling items: Exterior, Interior, Add., Kitchen, Bath, Plumb, Electric, Heating, General.

Other Features

Table with other features: Kitchens, Add Kit., Fireplaces, WS Flues.

Calc Ladder

Table with calculation ladder: Base Rate, Size Adj, Con Adj, Adj Prc, Grade Ft., Other Feat, NBH Mod, NBC Infl, LUC Ft., Adj Tot (RCM), Depr %, Depr, Depr'd Total, Juris Ft., Spec. Features, Lump Sum, Final Total, Override Val, Assmnt Ft., Assessed Val, Total \$/SF, Undepr \$/SF.

Interior Information

Table with interior details: Avg Ht / Ft, P. Int Wall (DW - Drywall), Sec Int Wall (PLY - PlyPanel), Partition, P. Floor (CPT - Carpet), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage, Electric, Insulation, Int Vs Ext, Heat Fuel (N - NONE), Heat (NONE), # Heat Sys, Heated %, AC %, Sol HW %, Ctrl Vac %, Com Wall %, Sprink %.

Depreciation

Table with depreciation: Phys Con (AV - Average), Functional, Economic, Special, Override, Total.

Comparable Sales

Table with comparable sales: Rtnng, Parcel ID, Type, Sale Date, Price, Avg Rtnng, Ind Val.

Sub Areas

Table with sub areas: Code, Desc, Net Area, Gross A., F. Area, Sz Adj A., Rate AV, Undepr Val, Building Totals, Parcel Totals.

Alt Areas

Table with alt areas: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Special Features / Yard Items

Table with special features: Code, Desc, A, Y/S, Qty, Size, Qual, Con, Year, Unit Prc, D/S, Depr %, LUC, Ft., NBC, Ft., Juris, Ft., Appr Val, Assessed.

Image



47C 06 012 002
MAP SECTION PARCEL LOT

47C 06 012 002
Parcel ID Building Location 278 SCRANTON AVE

Falmouth, MA

Card: 1 of 2 Total Card Total Parcel
APPR 8,463,100 / 8,678,000
USE + IMP 8,463,100 / 8,678,000
USE LAND 0 / 0
ASSESSED 8,463,100 / 8,678,000

PROPERTY LOCATION

278 SCRANTON AVE
 FALMOUTH, MA 02540

OWNERSHIP

ACME FALMOUTH MA LLC
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540

PREVIOUS OWNER

FALMOUTH HOLDING LLC
 278 SCRANTON AVE
 FALMOUTH, MA 02540-3401

NARRATIVE DESCRIPTION

This parcel contains 1.94699 AC of land mainly classified as MARINA with an Office/Whse building built about 1940, having primarily COMP SHNGLE Exterior and 40,200 Square Feet, with 1 Commercial Unit.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1	Dis 1 Falmouth		.00000
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1 M		
F. Haz	Zone 2		
Topo	Zone 3		
Street	HX		
Traffic			
Exempt			

LAND SECTION (384)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
384	MARINA		1	84,811		SF	Prime Site	1		61	61	80W	1								5,173,500		0	0.00000		1	5,173,500	
Total AC/HA				1.95	Total SF/SM			84,811.00		Parcel LUC		384 - MARINA	P. NBC Desc		80WATERFRON	Tot	5,173,500	Spl Credit	0.00	Tot	5,173,500							

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
384	2,340,100	949,500	1.95	5,173,500	8,463,100
Building Total		2,340,100	949,500	1.95	5,173,500
Parcel Total		2,377,700	1,126,800	1.95	5,173,500
Source		0 - Mkt Adj Cost	Tot Val SF/Bld	210.52	Tot Val SF/Prcl
					213.95

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	384	2,377,700	1,126,800	1.94699	5,173,500	8,678,000	8,678,000	2026/LDS 12/17/25 12:08:41	12/17/2025
2025	FV	384	1,693,600	1,126,800	1.94699	4,961,400	7,781,800	7,781,800	2025/LDS 01/17/25 2:03:22	01/17/2025
2024	FV	384	1,348,600	1,126,800	1.94699	4,495,000	6,970,400	6,970,400	Year End Roll	12/28/2023
2023	FV	384	1,186,200	1,126,800	1.94699	3,901,300	6,214,300	0	Year End Roll	12/29/2022
2022	FV	384	1,025,500	1,196,100	1.94699	3,392,400	5,614,000	5,614,000	Year End Roll	12/21/2021
2021	FV	384	1,025,500	1,196,100	1.94699	3,010,800	5,232,400	5,232,400	Year End Roll	12/09/2020
2020	FV	384	1,025,400	1,196,100	1.94699	3,010,800	5,232,300	5,232,300	Year End Roll	11/20/2019
2019	FV	384	989,500	1,196,100	1.94699	3,010,800	5,196,400	5,196,400	Year End Roll	12/03/2018
2018	FV	384	989,500	890,500	1.94699	2,926,000	4,806,000	4,806,000	Year End Roll	11/16/2017
2017	FV	384	953,500	841,400	1.94699	2,926,000	4,720,900	4,720,900	Year End Roll	11/22/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
FALMOUTH HOLDING LLC	36585-214	QC	09/25/2024	11,800,000	No		V	
FANEUIL ADVISORS INC TRUSTEE	08807-0084		09/30/1993	1,100,000	No		G	
FALMOUTH MARINE INC	08748-0177		08/26/1993	1,200,000	No		L	
	03293-0280		05/28/1981	650,000	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
03/24/2023	CEP-23-0782	Comm Express	75,000		O	CEXP	Remove existing win	
11/07/2022	G-22-2489	Gas Permit			O	GAS	Installation of 2 high	
11/07/2022	P-22-2490	Plumbing			O	PLUM	Installation of 2 boiler	
11/01/2022	E-22-2155	Electrical			O	ELEC	boiler	
10/12/2022	CEP-22-2744	Comm Express	95,000		O	CEXP	Siding with tyvek and	
09/25/2021	2021-500631onlin			01/01/1900	O		EXPRESS ALT ONL	
01/28/2021	2021-0681			01/01/1900	O		Store 3000 gallons of	
11/28/2018	2018-024007			01/01/1900	O		Falmouth Marine Box	
11/08/2018	2018-023572			01/01/1900	O		Replace sprinkler he	
10/05/2018	2018-022753			01/01/1900	O		UA# Install 100 a	
03/05/2018	2018-017373			01/01/1900	O		Store 3,000. gals. of	

ACTIVITIES

Date	Result	By
11/25/2025	ADD	Jennifer Gleason
07/18/2025	PI	BM
01/08/2003	3	DA
10/15/2002	1	DA
05/07/2002	7	JJ
02/06/2001	7	JJ
02/06/1998	7	JJ

LEGAL DESCRIPTION

Lot Size
Total Land
Land Unit Type

Property ID: 23804

CATALIS
 ADVANCING GOVERNMENT
 ENGAGING CITIZENS



User Account
Falmouth
GIS Coord 1
GIS Coord 2
Insp Date
07/18/2025
Print Date / Time
1/24/2026 9:50 am
Last Date / Time
5/15/24 11:18 pm
apro

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
384
Assessor Map

46B 01 007 000
MAP SECTION PARCEL LOT

46B 01 007 000
Parcel ID Building Location 145 FALMOUTH HEIGHTS RD

Falmouth, MA

Card: 3 of 4 Total Card Total Parcel
 APPR 15,200 / 19,057,800
 USE + IMP 15,200 / 19,057,800
 USE LAND 0 / 0
 ASSESSED 15,200 / 19,057,800

PROPERTY LOCATION

145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540

OWNERSHIP

ACME MACDOUGALLS MA LLC
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
384	15,200	0	0.00	0	15,200
Building Total	15,200	0	0.00	0	15,200
Parcel Total	4,965,100	1,059,100	4.91	13,033,600	19,057,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	3.16	Tot Val SF/Prcd	278.78

LEGAL DESCRIPTION

PARENT LOTS 46B01 007 000 46B01
 008 001 THRU 004

Lot Size
Total Land
Land Unit Type

CATALIS
 ADVANCING GOVERNMENT
 ENGAGING CITIZENS.



PREVIOUS ASSESSMENTS

Property ID: 21713

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	384	4,965,100	1,059,100	4.90507	13,033,600	19,057,800	19,057,800	2026/LDS 12/17/25 12:08:41	12/17/2025
2025	FV	384	4,769,700	1,059,100	4.90507	12,499,400	18,328,200	18,328,200	2025/LDS 01/17/25 2:03:22 F	01/17/2025
2024	FV	384	4,839,800	989,400	4.90507	11,324,200	17,153,400	17,153,400	Year End Roll	12/28/2023
2023	FV	384	4,250,900	989,400	4.90507	9,828,600	15,068,900	0	Year End Roll	12/29/2022
2022	FV	384	3,898,500	1,017,500	4.90507	8,546,600	13,462,600	13,462,600	Year End Roll	12/21/2021
2021	FV	384	3,530,500	1,017,500	4.90507	7,585,100	12,133,100	12,133,100	Year End Roll	12/09/2020
2020	FV	384	3,383,400	1,017,500	4.90507	7,585,100	11,986,000	11,986,000	Year End Roll	11/20/2019
2019	FV	384	3,230,500	1,017,500	4.90507	7,585,100	11,833,100	11,833,100	Year End Roll	12/03/2018
2018	FV	384	3,193,600	826,400	4.90507	7,371,400	11,391,400	11,391,400	Year End Roll	11/16/2017
2017	FV	384	3,140,700	787,700	4.90507	7,371,400	11,299,800	11,299,800	Year End Roll	11/22/2016

PREVIOUS OWNER

MACDOUGALLS CAPE COD
 MARINE SERVICE INC
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540-3565

NARRATIVE DESCRIPTION

This parcel contains 4.90507 AC of land mainly classified as MARINA with an AccessoryBld building built about 1950, having primarily Wood Shingle Exterior and 4,804 Square Feet, with 1 Commercial Unit.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MACDOUGALLS CAPE COD	35953-177	QC	08/23/2023	15,555,384	No		U	
	03554-0115		09/10/1982	781,923	No			LOTS I THRU 4 3554/115' 82
	03547-0312		08/31/1982	381,540	No			
	21220-5700		01/01/1974	0	No		N	

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 Falmouth		.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1 M		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
11/24/2025	ADD	Jennifer Gleason
10/02/2024	SALE	Bruce Cabral
04/27/2015	7	TF
07/11/2008		TF
07/08/2008	PI	JJ
06/22/2007	PI	JJ

User Account
FALMOUTH HEIGHTS
GIS Coord 1
GIS Coord 2
Insp Date
10/02/2024
Print Date / Time
1/23/2026 2:57 pm
Last Date / Time
5/15/24 10:23 pm
apto

USER DEFINED

PriorD1a
PriorD2a
PriorD3a
PriorD1b
PriorD2b
PriorD3b
PriorD1c
PriorD2c
PriorD3c
384
Assessor Map

LAND SECTION (384)

LUC	LUC Desc	Alt %	Fl	# Units	Depth	U. Type	L. Type	Fl	Base V.	Unit Prc	Adj Prc	NBC	Fl	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Fl	Assessed	Notes
384	MARINA		1	0		SF	Prime Site	1		61	0	80W	1								0		0	0.00000		1	0	
Total AC/HA				4.91		Total SF/SM				213,665.00	Parcel LUC384 - MARINA				P. NBC Desc: 80WATERFRON						0	Spl Credit			0.00	Tot	0	

46B MAP 01 SECTION 007 PARCEL 000 LOT

46B 01 007 000 Parcel ID Building Location 145 FALMOUTH HEIGHTS RD

Falmouth, MA

Card: 1 of 4 Total Card 16,596,900 / 19,057,800
 APPR 16,596,900 / 19,057,800
 USE + IMP 0 / 0
 USE LAND 16,596,900 / 19,057,800
 ASSESSED 16,596,900 / 19,057,800

PROPERTY LOCATION
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
384	2,504,200	1,059,100	4.91	13,033,600	16,596,900
Building Total	2,504,200	1,059,100	4.91	13,033,600	16,596,900
Parcel Total	4,965,100	1,059,100	4.91	13,033,600	19,057,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	542.21	Tot Val SF/Prol	278.78

LEGAL DESCRIPTION

PARENT LOTS 46B01 007 000 46B01
 008 001 THRU 004

Lot Size
 Total Land
 Land Unit Type



OWNERSHIP
 ACME MACDOUGALLS MA LLC
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540

PREVIOUS ASSESSMENTS

Property ID: 21713

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	384	4,965,100	1,059,100	4.90507	13,033,600	19,057,800	19,057,800	2026/LDS 12/17/25 12:08:41	12/17/2025
2025	FV	384	4,769,700	1,059,100	4.90507	12,499,400	18,328,200	18,328,200	2025/LDS 01/17/25 2:03:22	01/17/2025
2024	FV	384	4,839,800	989,400	4.90507	11,324,200	17,153,400	17,153,400	Year End Roll	12/28/2023
2023	FV	384	4,250,900	989,400	4.90507	9,828,600	15,068,900	0	Year End Roll	12/29/2022
2022	FV	384	3,898,500	1,017,500	4.90507	8,546,600	13,462,600	13,462,600	Year End Roll	12/21/2021
2021	FV	384	3,530,500	1,017,500	4.90507	7,585,100	12,133,100	12,133,100	Year End Roll	12/09/2020
2020	FV	384	3,383,400	1,017,500	4.90507	7,585,100	11,986,000	11,986,000	Year End Roll	11/20/2019
2019	FV	384	3,230,500	1,017,500	4.90507	7,585,100	11,833,100	11,833,100	Year End Roll	12/03/2018
2018	FV	384	3,193,600	826,400	4.90507	7,371,400	11,391,400	11,391,400	Year End Roll	11/16/2017
2017	FV	384	3,140,700	787,700	4.90507	7,371,400	11,299,800	11,299,800	Year End Roll	11/22/2016

PREVIOUS OWNER
 MACDOUGALLS CAPE COD
 MARINE SERVICE INC
 145 FALMOUTH HEIGHTS RD
 FALMOUTH, MA 02540-3565

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MACDOUGALLS CAPE COD	35953-177	QC	08/23/2023	15,555,384	No		U	
	03554-0115		09/10/1982	781,923	No			LOTS I THRU 4 3554/115 82
	03547-0312		08/31/1982	381,540	No			
	21220-5700		01/01/1974	0	No		N	

NARRATIVE DESCRIPTION
 This parcel contains 4.90507 AC of land mainly classified as MARINA with a Warehousing building built about 2006, having primarily Prefin Metal Exterior and 30,610 Square Feet, with 1 Commercial Unit, 4 Half Baths.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
02/27/2024	E-24-0401	Electrical				ELEC	Wire 2 Replacement	
10/14/2022	CEP-22-2809	Comm Express	21,871		0	CEXP	remove and replace	
11/29/2021	2021-6979			01/01/1900	0		To store 10,000 gals	
02/19/2021	2021-1229			01/01/1900	0		1st flr: 3 dryers	
09/18/2019	2019-030987			01/01/1900	0		Replace lighting w/ e	
06/19/2018	2018-020225			01/01/1900	0		McDougall's Box 131	
09/02/2016	160-05505	NewConstruct	0		0		B Gas 1st flr - furnace	
04/26/2016	160-02795	NewConstruct	0		0		FIRE FLAMMABLE/C	
12/08/2015	150-6973	NewConstruct	250,000		0		B Commercial Renov	
07/30/2015	150-4249	NewConstruct	0		0		B Electrical Install ter	
04/30/2015	150-2140	NewConstruct	0		0		ELECTRICAL Replac	

ACTIVITIES

Date	Result	By
11/24/2025	ADD	Jennifer Gleason
10/02/2024	SALE	Bruce Cabral
04/27/2015	7	TF
07/11/2008		TF
07/08/2008	PI	JJ
06/22/2007	PI	JJ

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 Falmouth		00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1 M		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

LAND SECTION (384)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed/Notes
384	MARINA		1	213,664.84		SF	Prime Site	1		61		80W	1								13,033,600		0	0.00000		1	13,033,600
Total AC/HA				4.91	Total SF/SM				213,665.00	Parcel LUC 384 - MARINA				P. NBC Desc				80WATERFRON	Tot	13,033,600	Spl Credit	0.00	Tot				13,033,600

User Account
 FALMOUTH HEIGHTS
 GIS Coord 1
 GIS Coord 2
 Insp Date
 10/02/2024
 Print Date / Time
 1/23/2026 2:57 pm
 Last Date / Time
 5/15/24 10:23 pm
 apro

USER DEFINED
 PriorID1a
 PriorID2a
 PriorID3a
 PriorID1b
 PriorID2b
 PriorID3b
 PriorID1c
 PriorID2c
 PriorID3c
 384
 Assessor Map



NEED FOR AGE RESTRICTED AND AFFORDABLE HOME OWNERSHIP

- **According to the 2020-2024 Census ACS, 48.9% of renters or 893 households in Fairhaven are rent burdened, meaning they are paying more than 30% of their income on housing costs.**
- **According to the 2020-2024 Census ACS, 20.6% of renters or 377 of the 893 households in Fairhaven are severely rent burdened, meaning they are paying more than 50% of their income on housing costs**

- GENERAL NOTES:**
- EXISTING TOPOGRAPHY AND SURFACE FEATURES ARE FROM AERIAL MAPPING, DATED DECEMBER 15, 2004.
 - PROPERTY LINE INFORMATION IS FROM A PROPERTY LINE SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
 - TOPOGRAPHIC ELEVATIONS REFER TO NGVD29.

RECORD OWNERS
 G. BOURNE KNOWLES & CO., INC.
 P.O. BOX 311
 FAIRHAVEN, MA 02719

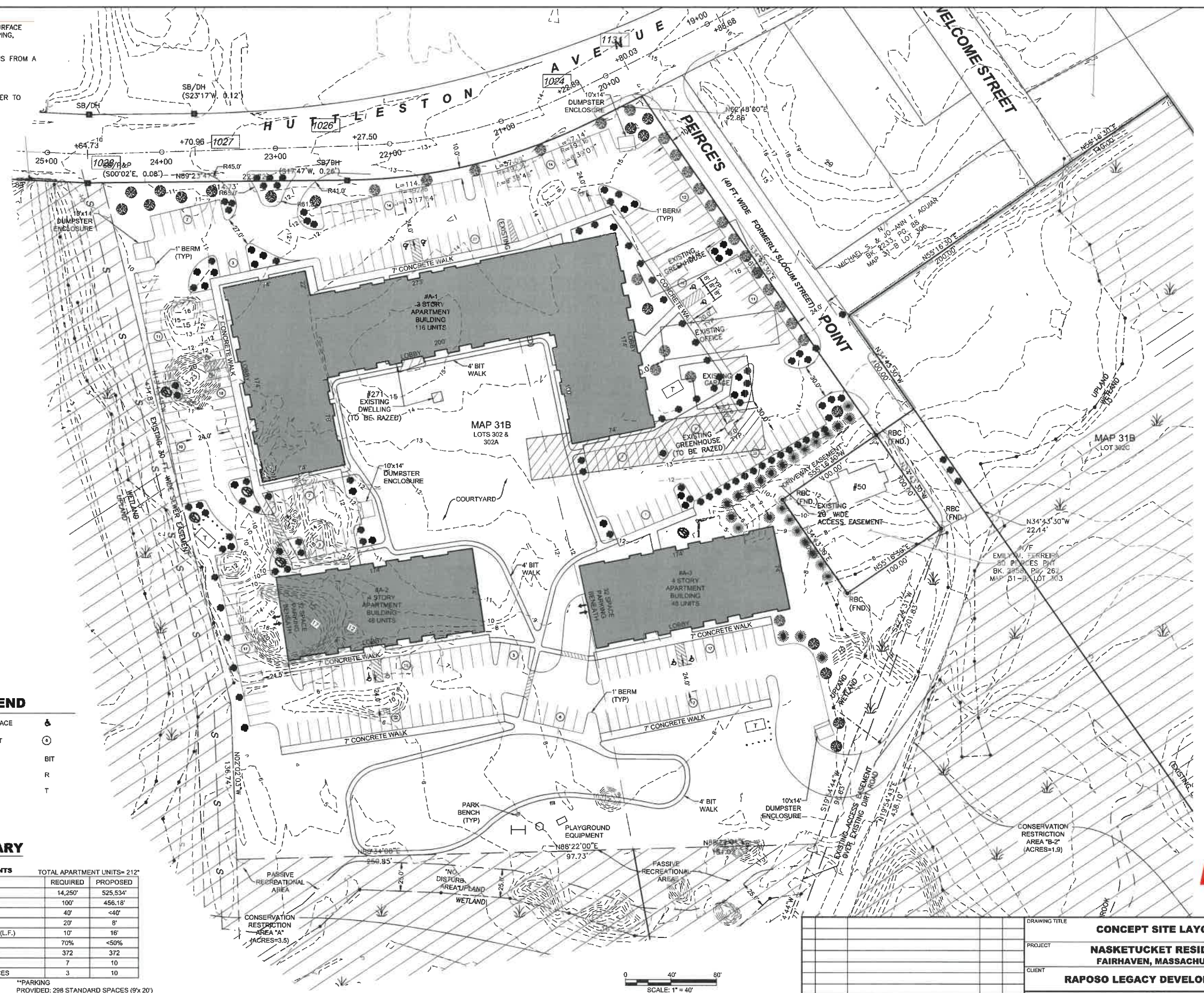
LESLIE P. KNOWLES
 954 SMITH NECK ROAD
 SOUTH DARTMOUTH, MA 02748

DEED REFERENCES
 DEED BOOK 1565, PAGE 905
 DEED BOOK 2127, PAGE 128
 DEED BOOK 2397, PAGE 80

PLAN REFERENCES
 PLAN BOOK 32, PAGE 41
 PLAN BOOK 34, PAGE 9
 PLAN BOOK 77, PAGE 17
 PLAN BOOK 90, PAGE 69
 PLAN BOOK 124, PAGE 43
 PLAN BOOK 185, PAGE 44
 1925 STATE HIGHWAY ALTERATION NO. 2240
 (MA D.O.T.)

ASSESSOR'S REFERENCE
 MAP 31B, LOTS 302, 302A, AND 302C

ZONING DISTRICT
 BUSINESS (B)



LEGEND

- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- BITUMINOUS
- RAMP
- TRANSFORMER PAD

ZONING SUMMARY

BUSINESS (B)
ZONING DISTRICT REQUIREMENTS

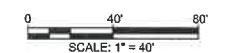
CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.) "UPLAND"	14,250'	525,534'
MIN. FRONTAGE (L.F.)	100'	456.18'
MAX. BUILDING HEIGHT (L.F.)	40'	<40'
MIN. FRONT YARD SETBACK (L.F.)	20'	8'
MIN. SIDE & REAR YARD SETBACK (L.F.)	10'	16'
MAX. LOT COVERAGE %	70%	<50%
PARKING SPACES**	372	372
TOTAL HANDICAP SPACES	7	10
VAN ACCESSIBLE HANDICAP SPACES	3	10

TOTAL APARTMENT UNITS= 212*

*APARTMENTS PROVIDED: 22 THREE BEDROOM, 138 TWO BEDROOM, 52 ONE BEDROOM, 212 TOTAL UNITS

**PARKING PROVIDED: 298 STANDARD SPACES (8'x20'), 64 PARKING GARAGE SPACES, 10 HANDICAP (8'x20'), 372 TOTAL PARKING SPACES

DRAFT



DRAWING TITLE		CONCEPT SITE LAYOUT-D		SCALE:	1" = 40'
PROJECT		NASKETUCKET RESIDENCES FAIRHAVEN, MASSACHUSETTS		DATE:	4/8/2026
CLIENT		RAPOSO LEGACY DEVELOPMENT, LLC.		DRAWN BY:	ATB
DESIGNED BY:		---		CHECKED BY:	RJR
APPROVED BY:		---		DESIGNED BY:	---
APPROVED BY:		---		CHECKED BY:	RJR
APPROVED BY:		---		APPROVED BY:	RJR
REV	DATE	DESCRIPTION	BY	APP.	



P.O. BOX 1088
 330 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004

SHEET NO. **1 OF 1**
 PROJECT NO. 33720101

GENERAL NOTES:

- EXISTING TOPOGRAPHY AND SURFACE FEATURES ARE FROM AERIAL MAPPING, DATED DECEMBER 15, 2004.
- PROPERTY LINE INFORMATION IS FROM A PROPERTY LINE SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
- TOPOGRAPHIC ELEVATIONS REFER TO NGVD29.

RECORD OWNERS
 G. BOURNE KNOWLES & CO., INC.
 P.O. BOX 311
 FAIRHAVEN, MA 02719

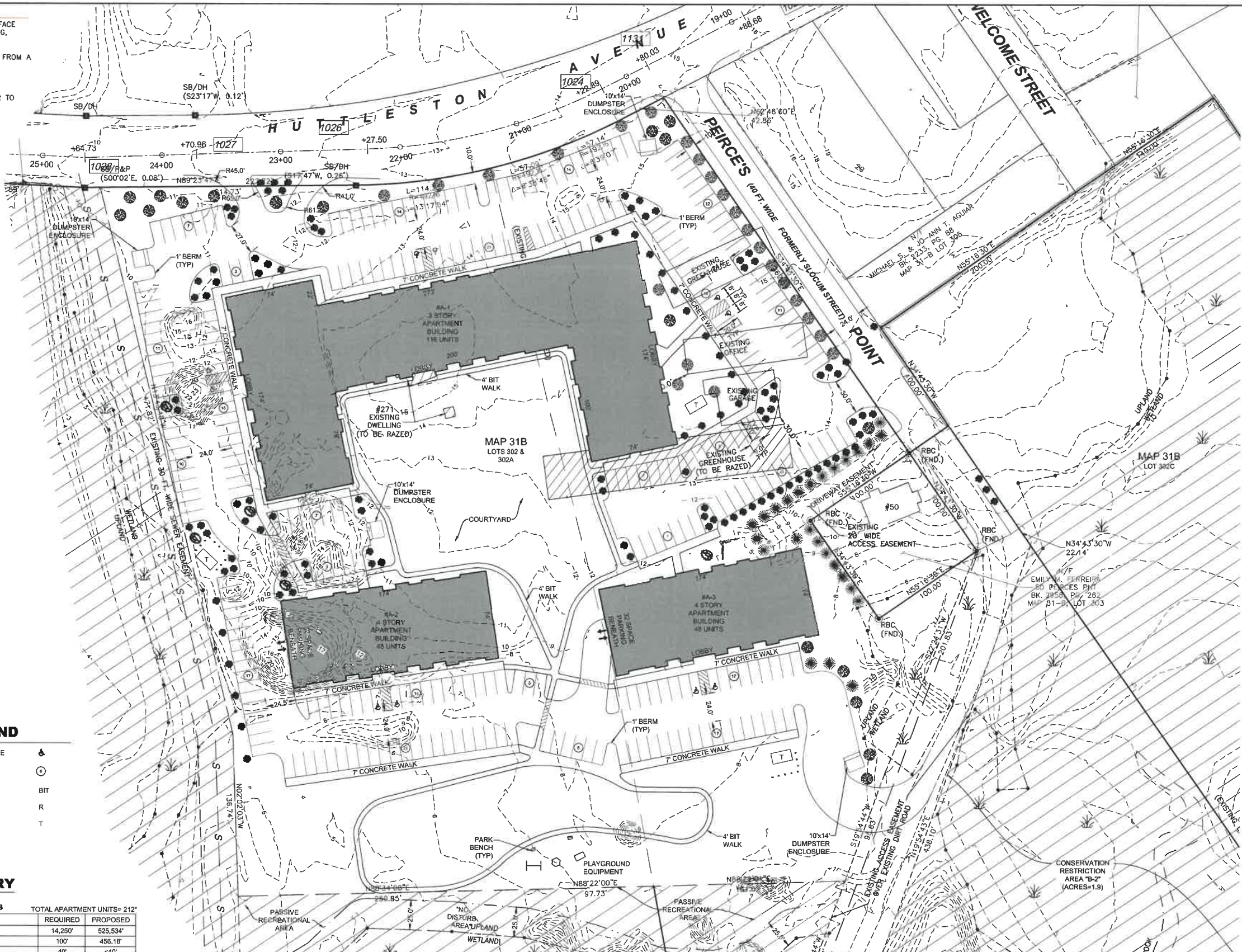
LESLIE P. KNOWLES
 954 SMITH NECK ROAD
 SOUTH DARTMOUTH, MA 02748

DEED REFERENCES
 DEED BOOK 1566, PAGE 905
 DEED BOOK 2127, PAGE 128
 DEED BOOK 2397, PAGE 80

PLAN REFERENCES
 PLAN BOOK 32, PAGE 41
 PLAN BOOK 34, PAGE 9
 PLAN BOOK 77, PAGE 17
 PLAN BOOK 90, PAGE 69
 PLAN BOOK 124, PAGE 43
 PLAN BOOK 185, PAGE 44
 1925 STATE HIGHWAY ALTERATION NO. 2240
 (MA D.O.T.)

ASSESSOR'S REFERENCE
 MAP 31B, LOTS 302, 302A, AND 302C

ZONING DISTRICT
 BUSINESS (B)



LEGEND

- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- BITUMINOUS
- RAMP
- TRANSFORMER PAD

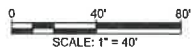
ZONING SUMMARY

BUSINESS (B) ZONING DISTRICT REQUIREMENTS		
CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.) "UPLAND"	14,250'	525,534'
MIN. FRONTAGE (L.F.)	100'	456.18'
MAX. BUILDING HEIGHT (L.F.)	40'	<40'
MIN. FRONT YARD SETBACK (L.F.)	20'	8'
MIN. SIDE & REAR YARD SETBACK (L.F.)	10'	16'
MAX. LOT COVERAGE %	70%	<50%
PARKING SPACES**	372	372
TOTAL HANDICAP SPACES	7	10
VAN ACCESSIBLE HANDICAP SPACES	3	10

*APARTMENTS PROVIDED: 22 THREE BEDROOM
 138 TWO BEDROOM
 52 ONE BEDROOM
 212 TOTAL UNITS

**PARKING PROVIDED: 298 STANDARD SPACES (9'x20')
 64 PARKING GARAGE SPACES
 10 HANDICAP (8'x20')
 372 TOTAL PARKING SPACES

DRAFT



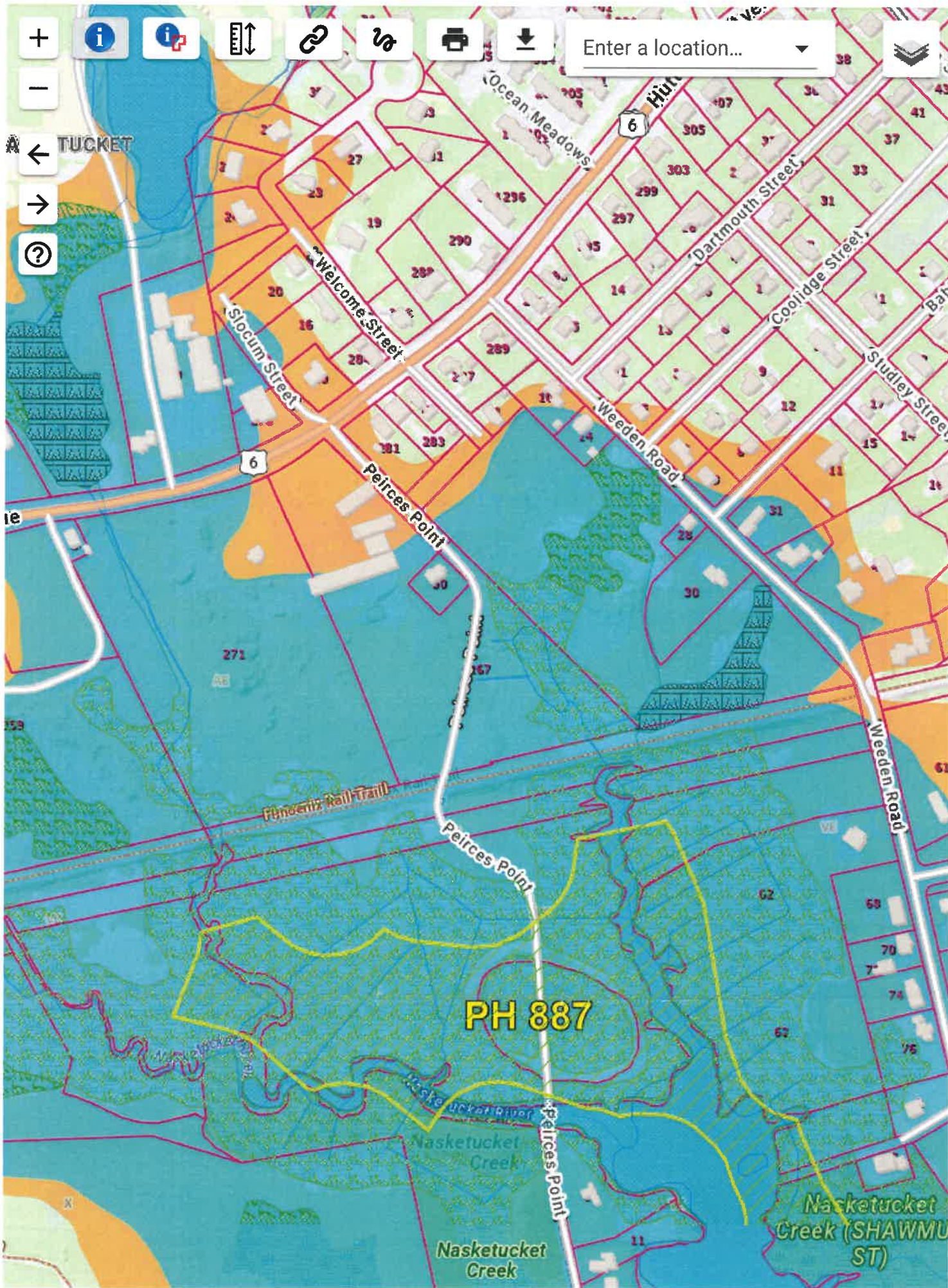
DRAWING TITLE		CONCEPT SITE LAYOUT-D		SCALE:	1" = 40'
PROJECT		NASKETUCKET RESIDENCES FAIRHAVEN, MASSACHUSETTS		DATE:	4/8/2026
CLIENT		RAPOSO LEGACY DEVELOPMENT, LLC.		DRAWN BY:	ATB
DESIGNED BY:		PRIME ENGINEERING		CHECKED BY:	RJR
APPROVED BY:		PRIME ENGINEERING		PROJECT NO.:	33720101
SHEET NO.:		1 OF 1			

REV	DATE	DESCRIPTION	BY	APP.

CIVIL ENGINEERING
 LAND SURVEYING
 ENVIRONMENTAL ASSESSMENT

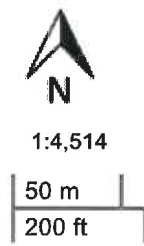
PRIME ENGINEERING

P.O. BOX 1008
 350 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004



- > Census
- > Coastal and Marine
- > Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring (testing/monitoring sites)
- > Images
- > Index (grids/tiling schemes for certain layers)
- > Infrastructure
- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of data)
- > Tiled Layers

- [Barrier Beaches](#)
- [DEP Wetlands Hydrologic Connections](#)
- [USGS Rivers and Streams 25k](#)
 - Stream
 - INTERMITTENT STREAM
 - SHORELINE
 - INTERMITTENT SHORELINE
 - MANMADE SHORELINE
 - DITCH/CANAL
 - AQUEDUCT
 - DAM
 - CHANNEL IN WATER
- [NHESP Estimated Habitats of Rare Wildlife](#)
- [NHESP Priority Habitats of Rare Species](#)



-70.868604, 41.642716 LON LAT

MassMapper



LEGEND

- SUBJECT PROPERTY (31.7± ACRES TOTAL)
- - - ME LAND BOUNDARY LINE
- ▨ PROPOSED CONSERVATION RESTRICTION AREA (25.2± ACRES TOTAL)
- ▤ PROPOSED REZONING TO BUSINESS-B (0.8± ACRES TOTAL)

N/T
HYPOCENE CEMETERY
DN. 2823, PG. 110
MAP 28, LOT 11

PARCEL 3

CONSERVATION RESTRICTION AREA (ACRES: 25.2)

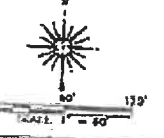
N/T
MICHAEL P. PIMENTEL &
JACQUELINE PIMENTEL
84, 029, PG. 22
MAP 32, LOT 3

N/T
BRACKETT STREET
CENT. 13251
MAP 26, LOT 21

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE PROPERTIES SHOWN AND THE LINES SHOWN EXISTING OWNERSHIP, AND THE LINES OF THE SUBJECT OR HAVE SHOWN ARE THOSE OF A PUBLIC OR PRIVATE STREET OR WAY ALREADY ESTABLISHED AND NO NEW LINES FOR DIVISION OF EXISTING COMMONWAY OR PRIVATE WAYS ARE SHOWN HEREON.

James M. Gault
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4177

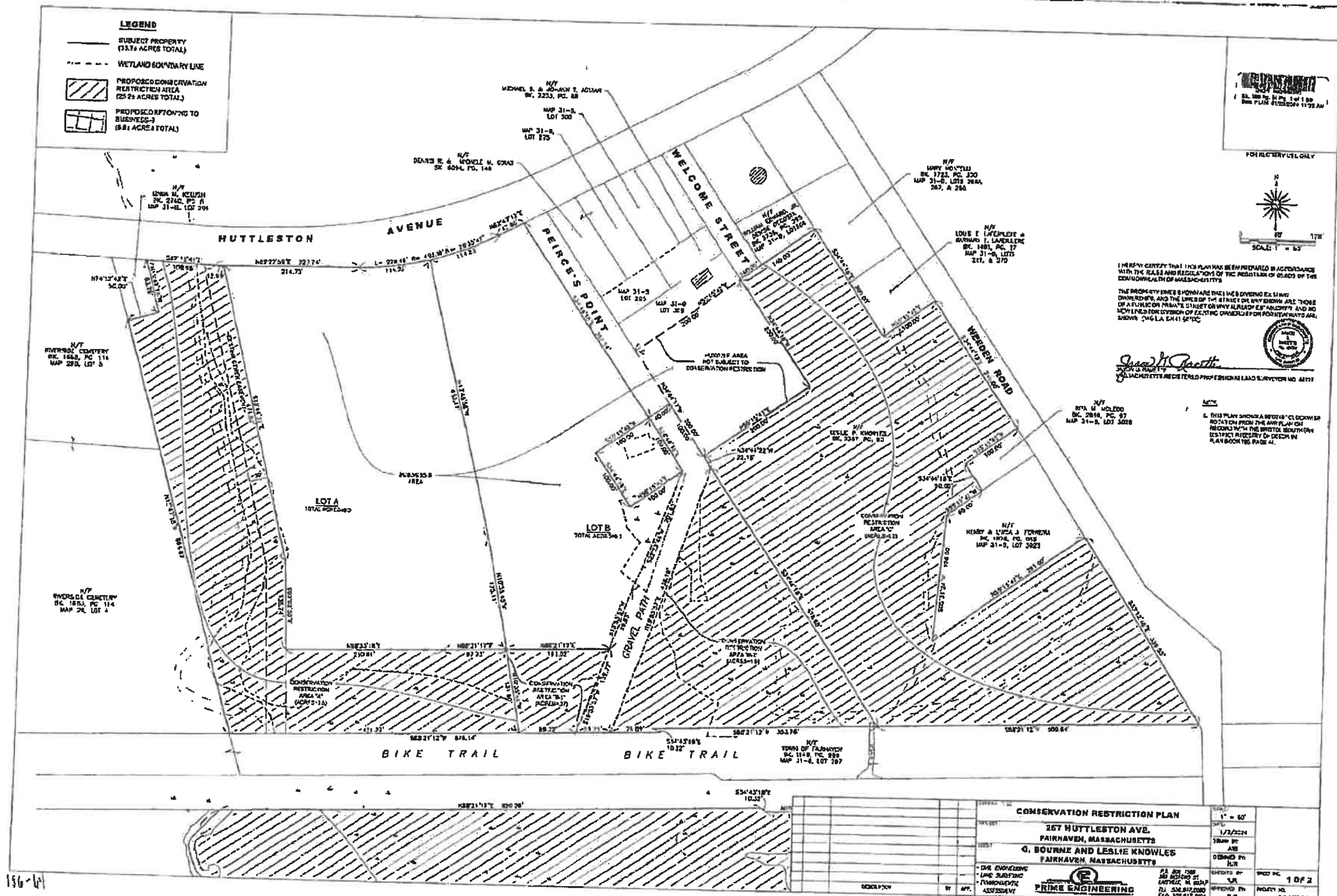


DESCRIPTION		BY	DATE

CONSERVATION RESTRICTION PLAN		SCALE 1" = 80'
267 HITTLETON AVE. FAIRHAVEN, MASSACHUSETTS		DATE 1/17/2024
G. BOURNE AND LESLIE KNOWLES FAIRHAVEN, MASSACHUSETTS		DRAWN BY AKS
PRIME ENGINEERING		CHECKED BY RLN
DATE OF SURVEY 1/17/2024	DATE OF PLAN 1/17/2024	DRAWN BY AKS
PROJECT NO. 05150601	SHEET NO. 2 OF 2	DATE OF PLAN 1/17/2024

186-64

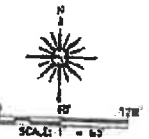
186-64



LEGEND

- SUBJECT PROPERTY (33.74 ACRES TOTAL)
- WETLAND BOUNDARY LINE
- PROPOSED CONSERVATION RESTRICTION AREA (25.25 ACRES TOTAL)
- PROPOSED SETBACKS TO BUSHES-3 (5.81 ACRES TOTAL)

FOR RECORD ONLY
 186-04
 186-04
 186-04



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE PROPERTY LINES SHOWN ARE BASED ON SURVEYS BY SAID OWNERS, AND THE LINES OF THE STRIPE ON ANY BOUNDARY ARE THOSE OF A FUNCTION PRIVATE STREET OR HIGHWAY ALREADY ESTABLISHED AND NO WORKING FOR DIVISION OF EXISTING OWNERSHIP PORTIONWAYS ARE SHOWN ON THIS PLAN.

James M. Smith
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 46101

NOTICE: THIS PLAN SHOWS A METHOD OF CONSERVATION RESTRICTION FROM THE ANY PLAN OR RECORD WITH THE BUREAU OF CONSERVATION RESTRICTIONS OF DESIGN IN PLAN BOOK 186 PAGE 41.

CONSERVATION RESTRICTION PLAN		SCALE: 1" = 60'
167 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS		DATE: 1/23/2024
G. BOURNE AND LESLIE KNOWLES FAIRHAVEN, MASSACHUSETTS		DRAWN BY: ASB
DATE OF CONSERVATION RESTRICTION ASSESSMENT		DATE: 1/23/2024
PRIME ENGINEERING		APPROVED BY: RLS
PROJECT NO. 186-04		1 OF 2
PROPERTY NO. 03-080301		

186-04

RELEASE OF
AGREEMENT AND VOLUNTARY COVENANT FOR LAND DEVELOPMENT
267 HUTTLESTON AVENUE, FAIRHAVEN, MA (the "Subject Property")

Reference is made to that certain Agreement and Voluntary Covenant for Land Development (the "Covenant") dated April 18, 2006 and recorded with the Bristol Registry of Deeds in Book 8257, Page 13 between G. Bournes Knowles & Co., Inc., and Leslie P. Knowles, former owners of the Subject Property (the "Sellers") and Winding River, LLC (the "Buyer").

The Covenant was in connection with a purchase and sale agreement for the Buyer to purchase the Subject Property from the Sellers, and develop condominium units. However, such sale never took place and no permits were issued for said development.

Therefore, pursuant to Section 5 of the Covenant, the Town of Fairhaven Planning Board and Select Board (formerly Board of Selectman), hereby find that releasing said Covenant is in the best interest of the Town of Fairhaven.

Witness our hand and seals this ___ day of _____, 2026.

FAIRHAVEN SELECT BOARD

By:

Charles K. Murphy, Sr. Chair, hereunto duly
authorized

On this ___ day of _____, 2026, before me, the undersigned notary public, personally appeared the above named _____ proved to me through satisfactory evidence of identification, (i.e. _____) to be the person whose names is signed to the foregoing instruction, and acknowledges to me that he signed voluntary as Chair of the Fairhaven Select Board for its stated purpose.

FAIRHAVEN PLANNING BOARD

By:

Jessica Fidalgo, Chair, hereunto duly
authorized

On this ___ day of _____, 2026, before me, the undersigned notary public,
personally appeared the above named _____ proved to me
through satisfactory evidence of identification,
(i.e. _____) to be the person whose names is
signed to the foregoing instruction, and acknowledges to me that she signed voluntary
as Chair of the Fairhaven Planning Board for its stated purpose.



Town of Fairhaven Massachusetts

40 Center Street · Fairhaven, MA · 02719

June 1, 2026

I would like to request that the Select Board consider naming the present town owned Union Wharf facility after Senator William “Biff” Q MacLean Jr. Senator MacLean recently passed away on February 20, 2026, at the age of 91.

Union Wharf was the original home of MacLean’s Seafood and would be a fitting memorial location for his past efforts and dedication to the town.

MacLean’s Seafood was a staple of the local Massachusetts fishing industry for decades and was originally founded in the 1930s by William Q. MacLean, Sr., operated on Union Wharf in Fairhaven for over forty years, and which Biff later helped manage before his political career.

Biff was a proud son of Fairhaven, shaped by a community that valued loyalty and service above all else. A graduate of Fairhaven High School, he was a standout athlete whose competitive spirit and determination set him apart. Those qualities would come to define not only his athletic achievements, but the way he lived his life.

Biff’s remarkable career in public service began in 1958, when at just 22 years old he was elected to the Fairhaven School Committee. Two years later, he was elected to the Massachusetts House of Representatives, where his leadership and tenacity propelled him to serve as House Majority Whip and House Majority Leader. In 1980, he was elected to the Massachusetts State Senate, where he chaired numerous committees and worked tirelessly on behalf of the South Coast until his retirement in 1992. His impact on Fairhaven and the greater region is lasting, reflected in the growth and opportunity he helped bring to the communities he loved.

In addition to his distinguished political career, Biff was a respected insurance executive and partner in multiple endeavors, including ownership of eight fishing boats. He built relationships in business the same way he did in public life — with integrity, loyalty, and genuine care for others.

Biff served the Fairhaven community with single minded passion. He was active in numerous civic and social organizations, including the Friendly Sons of St. Patrick, the New Bedford Port Society, and the 13 Striper Club. He was a founding supporter of Star Kids and was the force behind the MacLean Children’s Fund — a further reflection of his deep commitment to his community.

After reviewing the Town Dedication Policy, I believe this request satisfies at least two of the *Town Dedication Policy* criteria and that he is a worthy candidate for this honor. Those relevant criteria, which I would strongly advocate he satisfies, are:

- Significant contribution to Fairhaven community as determined by the sponsoring Fairhaven Board, Committee or Department
 - A person who has been active in civic affairs in Fairhaven, whose life/contributions have significance to Fairhaven history and are documented by town records, historical documents or newspapers.
 - Valuable and substantial contribution to the Town in an official, civic, or social capacity, which sets them apart from normal civic participation in the affairs of the Town. (Examples: Service in public office, either in an elected, appointed or volunteer capacity)
 - Service as a leader of an active organization of the community, which contributes to the social well-being and fabric of their neighborhood or the Town as a whole.
 - Distinguished careers by present or former residents who have achieved state or national fame.
 - Significant contributions that improved the quality of life, the general health or major development of Fairhaven, the Commonwealth or the nation.
- Worked in public service in Fairhaven
 - Meritorious and distinguished service as an employee of the Town.
 - Distinguished public service to Fairhaven, the Commonwealth or the nation.

By copy of this same email to Charles Murphy, I ask that that the matter be brought before the entire Select Board for consideration during the next board meeting. I also ask that this request be added to the Select Board package so the public can have a chance to review this request and have the opportunity to voice their opinion on this request should they wish.

Please let me know if you need anything further.

Thanks,

Andrew B Saunders



Town of Fairhaven

Massachusetts

40 Center Street
Fairhaven, MA 02719

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

Town Dedication Policy

This policy applies to requests for memorial dedications of Town facilities and places in honor and/or in memory of those who served the Town of Fairhaven. Requests should be sponsored by a Fairhaven Board, Committee or Department and then sent to the Select Board. The dedication of public property should be done sparingly and with compelling reasons by the applicant. Appropriately sponsored requests with supporting documentation are subject to final review and approval at a regular meeting of the Select Board.

Criteria

Requests will be reviewed to determine whether the proposed honoree meets at least one of the following criteria and has a tangible connection with the facility:

- Significant contribution to Fairhaven community as determined by the sponsoring Fairhaven Board, Committee or Department
 - A person who has been active in civic affairs in Fairhaven, whose life/contributions have significance to Fairhaven history and are documented by town records, historical documents or newspapers.
 - Valuable and substantial contribution to the Town in an official, civic, or social capacity, which sets them apart from normal civic participation in the affairs of the Town. (Examples: Service in public office, either in an elected, appointed or volunteer capacity)
 - Service as a leader of an active organization of the community, which contributes to the social well-being and fabric of their neighborhood or the Town as a whole.
 - Distinguished careers by present or former residents who have achieved state or national fame.
 - Significant contributions that improved the quality of life, the general health or major development of Fairhaven, the Commonwealth or the nation.
- Performed a heroic or distinguished act completely without regard for personal safety and welfare for the common good.
- Town Employee Killed in the Line of Duty
- Worked in public service in Fairhaven
 - Meritorious and distinguished service as an employee of the Town.
 - Distinguished public service to Fairhaven, the Commonwealth or the nation.
- Historical Significance
 - All dedication requests associated with historical events or historical figures shall be sponsored by the Historical Commission.

Procedure

The request should be submitted to a Fairhaven Board, Committee or Department for review and sponsorship. Once a request has been sponsored by a Town Board, Committee or Department it will be submitted by the sponsoring board or department to the Select Board to be heard during a regular meeting.

Eligibility

All public facilities and places under the jurisdiction of the Select Board and/or any of its direct or indirect appointees are eligible for consideration. These places include, but are not limited to: town buildings or parts thereof, town land, recreation areas, intersections and other landmarks.

Other Considerations

This policy is meant to serve as a guide to those persons seeking a memorial dedication on or at Town facilities. Nothing herein shall be construed so as to limit the Board's authority to use its discretion based on the facts and circumstances surrounding a particular issue and the Board reserves its right to modify or discontinue this policy

All costs and any permit or other application fees associated with the request are the sole responsibility of the applicant. The Department of Public Works should be consulted by the requestor for review of any signage being considered.

Policy adopted November 20, 2023

MassDEP administers the regulatory provisions of the Massachusetts Public Waterfront Act, commonly called Chapter 91. The act regulates the use of coastal and inland waterways to protect access, fishing, fowling, and navigation rights. Municipalities use it to review waterfront projects, enforce public access, and to permit projects such as docks and waterfront structures.



June 8, 2026

TOWN ADMINISTRATOR REPORT



Town of Fairhaven

Report of the Town Administrator

June 8, 2026

Financial Updates

- The Town of Fairhaven will receive an additional \$100,000 for sidewalk improvements from the Commonwealth's supplemental spending bill. The bill was expected to reach the Governor's desk by the end of last week.

Project Updates

- The Livesey pickleball courts will be closed to the public from Monday, June 8th to Friday, June 12th to perform warranty repair work on the painted surface. The courts are anticipated to reopen on Saturday, June 13th.
- Fairhaven's pavement management program, developed with an engineering consultant and updated every 3–4 years, uses the Pavement Condition Index (PCI) to evaluate road conditions and determine the most effective maintenance strategies.
 - To extend the life of our roads and reduce long-term costs, the Town is implementing three pavement preservation treatments:
 - Crack sealing – fills and seals cracks to prevent further deterioration.
 - Fog sealing – applies a protective asphalt treatment to newer roads, restoring oils and extending pavement life by 3–5 years.
 - Micro surfacing – adds a thin new wearing surface that seals imperfections and can extend pavement life by 8–10 years.
 - Pavement preservation is an ongoing, cost-effective approach that helps keep roads in good condition, reduces the need for more extensive repairs, and protects the Town's infrastructure investment.

Personnel Update

- The Town and AFSCME collective bargaining unit representing clerical staff have successfully negotiated combining the full time Board of Health Admin. position with the part time Town Clerk Admin. position. Current Board of Health Admin. Angelica Mederios will fill this new, combined position. Combining the positions will save an estimated \$15,000.

Miscellaneous Updates

- The Board of Public Works would like to remind homeowners that driveway contractors working in Town, must be licensed to perform such work with the Board of Public Works. To verify your driveway contractor is licensed with the Town, contact the Public Works Office at 508-979-4030 or via email at bpw@fairhaven-ma.gov.



June 8, 2026

MINUTES

1. Accept the Select Board Open Session minutes of May 26, 2026



FAIRHAVEN SELECT BOARD

Meeting Minutes

May 26, 2026

Present: Charles Murphy Sr., Andrew Romano, Keith Silvia, Andrew Saunders and Keith R. Hickey

Not Present: Natalie A. Mello

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

A moment of silence was observed in honor and remembrance of Veteran Boston firefighter Robert "Bobby" Kilduff Jr. who gave his life in the line of duty while battling a fire in Dorchester this past weekend. We honor his courage, his dedication to protecting others, and the sacrifice made by him and his family in service to the community. We also keep his fellow firefighters, loved ones, and all first responders in our thoughts during this difficult time.

DEPUTY FIRE CHIEF SWEARING IN AND PINNING: JOSHUA BENOIT

Fire Chief Todd Correia introduced Joshua Benoit as Deputy Fire Chief for the Town. Town Clerk Horan swore in Deputy Chief Benoit and his wife Courtney presented his pin. Deputy Chief Benoit thanked the Town Administrator, the Board, Chiefs Francis and Correia, his fellow firefighters, family and friends for their support.

PUBLIC HEARING – 6:30P.M. – Continued from May 11, 2026

The public hearing resumed at 6:45pm.

Mr. Hickey addressed the Board regarding the legal opinion from Town Counsel that was distributed to the Board (*Attachment A*). Mr. Hickey sought further review from Town Counsel due to the application and learning the property was sold. Clarification is needed whether Mr. DaSilva will continue his business under a lease agreement with the new owner. Atty. White's summary outlines criteria for the Board to consider. Mr. DaSilva had a scheduling conflict and was not in attendance.

Discussion ensued and the Board asking clarifying questions about the current pre-existing non-confirming use, if a car dealership would be prohibited, zoning, the current application being "stale" due to a new owner, current licenses held at 98 and 99 Middle Street by Mr. DaSilva, Bylaw Chapter 125 and whether to continue or close the public hearing. Mr. Saunders recommended including "without prejudice" in the motion to care for potential time restrictions of a new application.

Public Comment:

Michelle Costen of Spring Street addressed the Board about the concern for forty cars at an established business where other developments want to put seventy to one-hundred cars in a parking lot because the forty cars is not traffic on the street.

The Public Hearing was closed at 7:05pm

Motion: Mr. Saunders motioned to deny the application to expand the number of vehicles at Artistic Auto Body, Inc. from 2 to 40, as outlined in the submitted plans, with no prejudice to a new applicant coming before the Board within the next three months. Mr. Romano seconded.

Discussion ensued about whether to have the time restriction "within the next three months" included in the motion.

Mr. Saunders rescinded his motion. Mr. Romano rescinded his second.

Motion: Mr. Romano motioned to deny the application to expand the number of vehicles at Artistic Auto Body, Inc. from 2 to 40, as outlined in the submitted plans, and without prejudice for the new owner. Mr. Saunders seconded. The motion passed unanimously (4-0-0).

PUBLIC COMMENT

Michelle Costen of Spring Street addressed the Board about forgetting the Municipal Housing Trust Fund and the amount of apartment complexes. She said the neighborhood has discussed; people are not happy about treatment centers and three apartment complexes. This is not the Fairhaven hometown or fitting the character or culture of what we are. The neighborhood also discussed a drug treatment center in a small town where other states are doing it in farming areas and not next to a school in a congested town. Rentals and high rent will not help the problem, we need to put equity back into people's pockets.

Brandon Estrella of Church Street addressed the Board, he said he is also Chair of the Conservation Commission and gave the Board a packet of documents to review and consider regarding the release of agreement and voluntary covenants on the Board's agenda tonight (*Attachment B*). He added that the need for housing is important and the need for treatment of PTSD individuals is even more so important.

APPOINTMENTS / COMMUNITY ITEMS

Consider Release of Agreement and Voluntary Covenants on Former G. Borne Knowles Site

The developer of the proposed Friendly 40B found a voluntary covenant recorded at the registry of deeds that limits development to 50 condominium units at the former G. Borne Knowles site and is seeking to have the agreement and voluntary covenant released to expand the options for redevelopment of the property.

Discussion ensued about the materials the Board had received from Mr. Estrella (*Attachment B*), whether the matter was time sensitive and if it could be tabled to the next meeting. Some on the Board wanted time to review the documents. Conservation and Sustainability Coordinator Kelly Camara addressed the Board and said the maps show where the property can be developed and the draft design from the developer does not. The Board confirmed that the developer will still need to meet Conservation and other requirements to proceed regardless of the release of covenants. Mr. Hickey recommended the applicant address the Board about the covenant restrictions and applicable state and Town bylaws.

Motion: Mr. Romano motioned to table item D1 to the June 8, 2026 meeting. Mr. Saunders seconded. The motion passed unanimously (4-0-0).

Update from the Historical Commission: Pomeroy Foundation Historical Markers Grant Program: Plaques Academy Building and Old Stone Schoolhouse and Delano Cemetery Sign Replacement

Historical Commission member Doug Brady provided an update in the Board's packet regarding grant opportunities through the Pomeroy Foundation Historical Markers Grant Program. The Historical Commission applied to obtain signage for the Rogers School and recently for the Academy Building and the Old Stone Schoolhouse. The Town Administrator approved the applications for the grants, there is no cost to the Town and no matching funds required.

The Commission undertook replacement of the Town Historical Marker at the Delano Cemetery and wishes to thank Select Board member Keith Silvia and other volunteers for their time and work reinstalling the sign.

Appointment Request: Council on Aging Board: Stephen Silvia 3-year term

The Board reviewed the application. Mr. Saunders recommended an electronic acknowledgement of the Social Media Policy be added under the Consent header.

Motion: Mr. Saunders motioned to appoint Stephen "Chip" Silvia to the Council on Aging Board for a 3-year term. Mr. Romano seconded. The motion passed unanimously (4-0-0).

Appointment of Constables: Joseph Latimer, Robert Jones, Lawrence Machado, David Miller, Milan Whitaker and Jeffrey Foisy

The applications for Constable from Joseph Latimer, Robert Jones, Lawrence Machado, David Miller, Milan Whitaker and Jeffrey Foisy. Each is responsible to pay a fee and provide a copy of their bond to the Town Clerk prior to swearing in and receiving a certificate.

Mr. Saunders recused himself due to his wife's use of one of the firms.

Motion: Mr. Romano motioned to appoint Joseph Latimer, Robert Jones, Lawrence Machado, David Miller, Milan Whitaker and Jeffrey Foisy as Constables for the Town contingent upon payment of the fee and providing a copy of their bond to the Town Clerk for a 1-year term. Mr. Silvia seconded. The motion passed (3-0-1) Mr. Saunders abstained.

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

The Board reviewed the application, continued from May 11, 2026 and confirmed the custodian fee applies.

Motion: Mr. Saunders motioned to approve the use of the Town Hall bathrooms and temporary street closures on June 28, 2026 as requested in the application from the Belonging Committee with applicable fees. Mr. Romano seconded. The motion passed unanimously (4-0-0).

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

The Board reviewed the application, continued from May 11, 2026.

Motion: Mr. Saunders motioned to approve a Special One-Day All Alcohol License for The Belonging Committee at the Fairhaven’s Got Pride event on June 28, 2026. Mr. Romano seconded. The motion passed unanimously (4-0-0).

ACTION / DISCUSSION

No items

TOWN ADMINISTRATOR REPORT

Mr. Hickey reviewed his report (*Attachment C*). Mr. Saunders asked Mr. Hickey to provide a brief explanation as to the purpose of the audit. Mr. Hickey explained that it is a State Department of Revenue (DOR) requirement and if the Town does not comply the state could withhold funds or take other actions. The auditing standards are rigid and is an added cost. Mr. Saunders added, for context, this is an example of an unfunded mandate where the Town can face penalties.

BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS

Mr. Saunders had no reports or updates

Mr. Murphy reported:

- The Whitfield-Manjiro Friendship Society updates to the Carriage House are in process. There were student volunteers at the Cherry Blossom Festival.
- Lagoa will meet soon.

Mr. Romano reported:

- His committees are meeting tonight and he will provide updates at the next meeting.

Mr. Silvia reported:

- The Economic Development Committee met
- Mr. Silvia drove through the Timothy-Hiller subdivision and said it is very well developed, a nice project and they are using vendors that are Fairhaven people - keeping money in Town.

MINUTES

The draft minutes in the Board’s packet were amended to complete a partial sentence at the end of the portion “Bike Path Fund Presentation: Erin Carr” which said, “If BPW votes to,” the sentence should read, “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.”

Motion: Mr. Romano motioned to accept the open session minutes of May 11, 2026 as amended. Mr. Silvia seconded. The motion passed (3-0-1) Mr. Saunders abstained.

CORRESPONDENCE

Correspondence: Email: Michelle Costen: Important SB Agenda Item and Various letters: Regarding 77 Adams Street (*Attachment D*).

Motion: Mr. Saunders 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 **Monday, June 8, 2026** at 6:30pm

The Select Board adjourned at 7:36pm

ATTACHMENTS

- A. Email: Heather White: Auto Sales and Repairs Licenses - 98 and 99 Middle St.
- B. Handout from Brandon Estrella regarding Conservation Restrictions at the former G. Bourne Knowles site
- C. Town Administrator Report
- D. Correspondence: Email: Michelle Costen: Important SB Agenda Item and Various letters: Regarding 77 Adams Street

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

Accepted on ____



June 8, 2026

CORRESPONDENCE

1. Emails: Michelle Costen: 2-40 cars; Drug Treatment Center; Fairhaven's Got Pride
2. Fairhaven Contributory Retirement Board: Cost-of-Living-Adjustment Public Hearing notice

2-40 cars

1 message

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

Wed, May 27, 2026 at 8:10 AM

To the Selectboard,

-Isn't really R. Da Silva's property located in the 40 R mixed use zoning location ? And wouldn't that override the present zoning by law?

Michelle Costen

Drug Treatment Center

1 message

Michelle Costen <michcosten@gmail.com>
To: selectboard@fairhaven-ma.gov

Wed, May 27, 2026 at 8:19 AM

To the Elected Select,

I wanted to bring some extended clarity to what I said last night in reference to how residents of Fairhaven are feeling about the drug treatment center being on 77 Adam St.

There isn't anyone denying that we should have treatment centers for people who are on drugs

The main and most important concern to stress here is that the center is near a grade school and is in very close to proximity to many family homes with children.

A better location would be in a more rural area or where hospitals are nearby. Maybe even close by to where urgent care is located.

Let's all be honest here, many of the people on drugs are not in a stable minded position. Some are healed and some Unfortunately are not.

It simply is not an appropriate safe place to have a drug addict treatment center.

That specific location would be wonderful for the elderly, to live, or disabled people.

An area close by to urgent care would make a more suitable location.

Michelle Costen

Fairhaven's got Pride-

1 message

Michelle Costen <michcosten@gmail.com>

Thu, May 28, 2026 at 2:47 PM

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

Kindness is good, but kindness without being honest is not good—There are times we have to be bold and speak up and this is one of those times.

To -Mr. Romano, BLonging committee, And to Select Members,

—I am an advocate, but I'm not on Facebook. I don't need to be because people tell me what's being said, and done, that they are not happy with. Not everyone is comfortable speaking out, and not everyone even knows how to. And some are afraid to speak out. Especially after the tragedy of what happened to Charlie Kirk last year.

—But in all due respect to freedom of speech, I'm going to share this message with you, on what many residents are feeling in Fairhaven?

—The Blonging committee, specifically, LGBTQ, part of it, wants everyone to validate who they are. But it's a two-way street.

-I am not on Facebook, but residents have sent me this advertisement attached. Which they hope was not paid by Fairhaven taxpayers money -

-I wrote a lot last year about forcing the "entire" community to be titled and included under Fairhaven has pride LGBTQ celebrations. I tried to give some helpful solutions, too.

-It is important that you become aware that we have hundreds of residents in Fairhaven who are totally opposed to being forced fed into the concept of validating the life choice decisions of LGBTQ lifestyle, as being part of the legitimate disabled community.

-Each individual who is a part of LGBTQ, is making a choice for themselves. Whether it be, to be gay, to be a transgender, to be bisexual, queer or whatever else it is. No one is twisting your arm or forcing you to be that way.

— I have a family member who is gay, and doesn't need to be validated by the public and have celebrations. In fact, he loves his privacy. And he takes responsibility for his lifestyle choices. And the consequences that come with those choices.

—Please note—if you have a physical disability, and you happen to be gay as a lifestyle choice, then the fact is you are disabled physically. But it has nothing to do with the fact that you chose to be gay, or part of a lifestyle that is in resonance with LGBTQ.

-A person who is born blind or deaf, for instance, Are the true disabled individuals of this world? They were born that way, it wasn't a lifestyle choice.

-Though it is true, we should respect and try to tolerate all people in most instances, it is also true that we do not need to agree, support, validate or uphold anything that we especially know in our hearts, to be immoral and unnatural.

It is true, none of us are in a place where we can judge others. And no one is perfect. Yet each one of us, is responsible to discern, between what we believe is right and wrong.

We have many people who believe that the LGBTQ is fighting against their own inner conscience of right and wrong. And now they want validation from people who choose normal lifestyles.

-Let's face it, we live in a fallen world of good and evil. If this weren't so, we wouldn't have the deception and corruption and all the wicked things that happen in this world. We wouldn't need police officers and law-enforcement if everyone was perfect, good and true. Good and evil does exist in this world.

The moral code is inscribed within the heart of each individual that is born.

We were all born with a conscience, regardless of what religion anyone is.

The God we pledge allegiance to, gave us all, a conscience. If this were not so, we would have destroyed our human race and world long ago.

For those who don't know, the original pride flag had nothing to do with LGBTQ. It was strictly in recognizing and caring for people who were born disabled or became physically disabled due to one reason or another.

I have attached a picture of the original disability pride flag before it was altered.

Many people in Fairhaven do not believe that people who make a lifestyle choice to be part of the LGBT community and live outside of God's Natural laws, are disabled.

— The LGBTQ community has piggyback upon the people with real legitimate disabilities.

—LGBTQ literally added themselves upon the disability pride flag also. Changing the entire context of what pride means from a moral standpoint. See photo below.

The LGBTQ wants to cry out that they want to be recognized and validated as being disabled or want to be included. But the only true disability is that your conscience has become seared. In that you don't or won't distinguish between what is natural and unnatural. Everyone born in this world is included. Isn't that obvious?

But how people live their lives by the choices they make, is another thing altogether. It has nothing to do with being included.

Let's face it, if everyone in the world was gay, our race would've been extinct long ago. Because we would not have been able to have children and multiply. I'm not saying this to be facetious. It's just a fact.

So what I'm trying to say here is, LGBTQ can go on and on, and on fighting their own conscience, but it is not going to hinder the conscience of those who believe in the Natural laws of God, In whom we pledge our allegiance to.

We all are responsible for the choices we make. But you can't force people to validate what they understand in their Heart and conscience, as immoral And unnatural. Many People don't want to include unnatural ideologies into their life.

I'm going to be very truthful. I have had residents actually say to me that this whole LGBTQ thing and closing down our streets makes them sick. And it reminds many people of the story of Sodom and Gomorrah and the destruction it brought to the city. You need to know this. And what it's really doing to the spirit & soul of the people here in Fairhaven.

— I'm not kidding, you all need to know that a lot of people are affected by the enforcement of being labeled under the heading Fairhaven has pride. They are tolerating this, but feel a deep anguish over moral decay happening in Fairhaven. —And some worry that their children will question their own identity as boy or girl before it is even time for them to begin having those questions. They worry all this LGBTQ exploitation and celebration will confuse their normal sense of naturalness, and who they were born to be.

Mr. Romano, and the rest of you, should know, and be aware of this, that you are not bringing unity and God's love by exploiting LGBTQ, feasting and closing down our streets in Fairhaven.

—But I'm gonna guarantee you this one thing, love means putting your selfish agenda aside, for the sake of the entire community as a whole.

Mr. Romano Please Don't fool yourselves in thinking that you're bringing unity. Because you are not. What you're doing is defending your gay lifestyle, and using your select board position to do it, to get all the people of behaving to validate you.

A hard thing to have to write this today. But there is no real unity going on here in Fairhaven with LGBTQ. Because if there was it would include everybody.

I think UU Church and the LGBTQ should stick together and leave Town hall out of it—LGBTQ is definitely a religious ideology of the UU church. —They even have gay and trans ministers. So it would make sense the LGBTQ would celebrate with them and not with everyone in Fairhaven, with town hall trying to coerce residents to come in to their LGBTQ celebration.

This is not bringing more good to this town. And you need to be aware of that. Your advertisement and plans upset a lot of residents here.

And the SB decision to support it was not honored by many, either.

Michelle Costen

2 attachments



IMG_0121.jpeg
187K



IMG_0120.jpeg
120K

Fairhaven's Got Pride

Celebrating love, unity, and community

• • •
SAVE THE DATE

Sunday, June 28, 2026

11 AM – 4 PM

Fairhaven Town Hall, 40 Center Street, Fairhaven, MA

More details to follow

• • •

What to Expect

A full day of joy, connection, and celebration

■ Live Entertainment

Enjoy incredible performances from local artists who make our community shine.

■ Music

Dance and sing along to vibrant sets that keep the energy alive all afternoon.

■ Beer Garden

Relax with friends in our welcoming beer garden, featuring local brews and good conversation.

■ Vendors

Discover unique goods from local vendors and artisans who celebrate diversity.

Fairhaven's Got Pride is more than an event — it's a celebration of who we are. A day to stand together, honor our journeys, and embrace the vibrant spirit of our LGBTQ+ community. Everyone is welcome. Everyone belongs.



The intersex-inclusive LGBTQ+ Progress Pride flag (left) by [Valentino Vecchetti](#) and the Disability Pride Flag (right) by [Ann Magill](#) (both [CC0](#), via Wikimedia Commons)



Fairhaven Retirement System
40 Center Street
Fairhaven, MA. 02719
Phone: 508-979-4023 ext. 8121
Fax: 508-993-9486

TO: Select Board
FROM: Fairhaven Contributory Retirement Board
DATE: May 29, 2026

NOTICE

In accordance with the provisions of Massachusetts General Laws Chapter 32, section 103 (i) the Fairhaven Contributory Retirement Board will be holding a public meeting for the purpose of determining whether to grant a cost of living adjustment, to be effective July 1, 2026, to eligible retirees of the Fairhaven Contributory Retirement System.

Meeting day/date: Tuesday, June 23, 2026

Meeting location: 40 Center Street
Fairhaven, MA 02719

Meeting time: 10:00 AM