



FAIRHAVEN SELECT BOARD AGENDA

December 4, 2023, 6:30 p.m.

Town Hall – 40 Center Street – Fairhaven

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

On March 24, 2023, the bill to extend Open Meeting Law regulations governing remote participation has passed MA legislation and been signed by the Governor. This bill will allow remote and hybrid meeting options for public bodies through March 31, 2025.

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

A. MINUTES

1. Approve the minutes of November 20, 2023 – Open Session
2. Approve the minutes of November 20, 2023 – Executive Session

B. TOWN ADMINISTRATOR

1. Staffing Updates
2. Department Head Updates: Building, Conservation
3. Revenue Forecast
4. Diversity, Equity and Inclusion follow-up: suggested reading and documentary watch list
5. OML violation: Historic Commission
6. Old-Time Holiday: December 9, 2023
7. Other

C. ACTION / DISCUSSION

1. Farmland of Local Importance Program
2. FY25 Tax Rate
3. Salt Winds Reserve Conservation Restriction
4. Shed on Town Property: North Fairhaven Improvement Association
5. Zoning Board of Appeals Appointment of Associate member
6. Economic Development Committee Appointment
7. Historic Commission Appointment
8. ARPA County fund allocation
9. Request for release of lot: Lincoln Drive
10. Nip Ban Implementation
11. Rescind Chapter 220 Special Municipal Employees
12. Draft Decision: Rasputin's

D. CORRESPONDENCE

1. Invitation to the staff holiday party at Council on Aging, Veterans' Service Office and Rec Center
2. Abutters Notice: work at 110 Middle Street by the Seaport Resort & Marina

E. COMMITTEE LIAISON REPORTS

F. PUBLIC COMMENT

G. BOARD MEMBER ITEMS

H. NEWS AND ANNOUNCEMENTS

The next regularly scheduled Select Board meeting is *Monday, December 18, 2023* at 6:30 p.m., Town Hall Banquet Room

I. EXECUTIVE SESSION

Pursuant to G.L. c. 30A, § 21(a)(2) “[t]o conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel”: (Angie Lopes Ellison)

ADJOURNMENT

<https://us06web.zoom.us/j/89485993911?pwd=OFd5MzJvVnBxQkIxLzdQcFRlYVM0QT09>

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 (such as urgent business not available at the time of posting) may also be brought up for discussion in accordance with applicable law.



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

MEMORANDUM

To: Select Board

From: Angie Lopes Ellison

Date: November 20, 2023

Re: Book on Racism

A few have asked - the book I had referenced at tonight's meeting is "White Fragility" by Robin DiAngelo

Another must read is "How to be an anti racist" by Ibram X Kendi

Alternative options:

- "Waking up white" by Debbie Irving
- "Race Talk and the Conspiracy of Silence" by Derald Wing Sue

Hope you do actually read them. I am available to have discussions thereafter.

Update

November 30, 2023

Netflix Documentary, 'Stamped from the Beginning' by Ibram X Kendi
2019 Film, 'American Son'



THE COMMONWEALTH OF MASSACHUSETTS
 OFFICE OF THE ATTORNEY GENERAL
 ONE ASHBURTON PLACE
 BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL
 ATTORNEY GENERAL

(617) 727-2200
www.mass.gov/ago

November 21, 2023

OML 2023 – 199

VIA EMAIL

Wayne Oliveira, Chair
 Fairhaven Historical Commission
 40 Center Street
 Fairhaven MA 02719

woliveira@fairhaven-ma.gov

RE: Open Meeting Law Complaint

Dear Mr. Oliveira:

This office received a complaint from Karen Vilandry on behalf of Hands Across the River Coalition, Inc. on October 29, 2023, alleging that the Fairhaven Historical Commission (the “Commission”) violated the Open Meeting Law, G.L. c. 30A, §§ 18-25. The complaint originally was filed with the Commission on August 24¹ and you responded on behalf of the Commission by letter dated September 6. The complaint alleges that topics listed on the notice for the Commission's August 2 meeting were insufficiently specific.

Following our review, we find that the Commission violated the Open Meeting Law as alleged in the complaint. In reaching this determination, we reviewed the original complaint, the Committee’s response to the complaint, and the complainant’s request for further review. In addition, we viewed the video recording of the August 2 meeting² and reviewed the notice and minutes of the meeting held on August 2. We also viewed the video recording of the July 24 meeting of the Board of Public Works (“BPW”).³

FACTS

On or about July 24, Commission Chair Wayne Oliveira⁴ and Vice Chair Gary Lavalette, as well as Ms. Vilandry, attended a BPW meeting, which included as a topic for discussion

¹ Unless otherwise indicated, all dates in this letter refer to the year 2023.

² The video can be accessed at <https://livestream.com/fairhavenlive/events/7313671/videos/237102234>

³ The video can be accessed at <https://livestream.com/fairhavenlive/events/7985772/videos/237007577>

⁴ For the sake of clarity, we refer to you in the third person.

Cooke Park. The discussion of Cooke Park lasted approximately 45 minutes and reflected differences of opinion between Ms. Vilandry and members of the Commission regarding the designation and use of the park. On July 31, the Commission posted notice of its meeting to take place on August 2. The notice for the August 2 meeting did not include as a topic for discussion Cooke Park or the meeting held with BPW. It included a topic entitled “Chairman’s report.”

Ms. Vilandry did not attend the Commission’s August 2 meeting. During the “Chairman’s report” portion of the meeting, Commission Chair Oliveira spoke for approximately 4 minutes regarding what transpired at the BPW meeting held on July 24, including the plan of action that was developed at the meeting and Ms. Landry’s role in it. He indicated that Ms. Landry was expected to address the Commission on the subject at one of its meetings but by the time of posting the August 2 meeting, he had not heard from her.

DISCUSSION

The Open Meeting Law was enacted “to eliminate much of the secrecy surrounding deliberations and decisions on which public policy is based.” Ghiglione v. School Committee of Southbridge, 376 Mass. 70, 72 (1978). A public body must post notice of every meeting at least 48 hours in advance, not including Saturdays, Sundays, and legal holidays. G.L. c. 30A, § 20(b). Notices must include “a listing of topics that the chair reasonably anticipates will be discussed at the meeting.” Id. The list of topics must have sufficient specificity to reasonably advise the public of the issues to be discussed at the meeting. 940 CMR 29.03(1)(b).

We generally consider a topic to be sufficiently specific when a reasonable member of the public could read the topic and understand the anticipated nature of the public body’s discussion. See OML 2023-3; OML 2019-134; OML 2015- 35.⁵ The Open Meeting Law requires that the notice describe topics with sufficient specificity so that the public can make an informed decision whether to attend the meeting in order to observe the discussion regarding a topic of interest. See OML 2023-86; OML 2019-95; OML 2018-22.

Generic notice topics do not satisfy the requirement of specificity. See OML 2022-179. We have previously stated that “Chairman’s Report” does not sufficiently describe a topic on a meeting notice. See OML 2012-34. The chair is required to list those topics he or she reasonably anticipates will be discussed. G.L. c. 30A, § 20(b). See also OML 2012-34. If the “Chairman’s Report” is a recurring feature of the Commission’s meetings, it can be included as a heading on the notice but the specific topics of discussion must also be included. See OML 2015-74 (“Best practice is. . . to use ‘Old Business’ as a heading below which more specific topics are listed.”)

As we have stated on numerous occasions, boilerplate topics and placeholder topics lack sufficient specificity to satisfy the Open Meeting Law. See OML 2023-150; OML 2022-234; OML 2021-121; OML 2013-164. Indeed, the term “placeholder” suggests that it was not intended to provide specific information regarding the topics reasonably anticipated for discussion. See OML 2021-121.

⁵ Open Meeting Law determinations may be found at the Attorney General’s website, www.mass.gov/ago/openmeeting

The Commission chair minimizes the significance of his statement regarding Cooke Park at the August 2 meeting, noting that “[t]here was no general discussion, motions or a vote taken on this topic, only a brief report from the Chairman. . . .” We note, however, that there is nothing within the Open Meeting Law that limits the notice requirement to those topics that will be subject to a vote. Indeed, we have explained that notice of a meeting does not require explicit reference to the possibility of a vote on a properly listed topic. See OML 2023-145; OML 2021-153. Similarly, the lack of “general discussion” does not excuse the Commission from listing the topic on its notice, especially where the Chair could have anticipated that Ms. Vilandry would have an interest in contributing to the discussion. Both the Chair and Ms. Vilandry expressed strong opinions during the 45-minute discussion of the topic at the BPW’s July 24 meeting. See OML 2016-88; OML 2016-13 (for purposes of notice, anticipated report to public body is topic that “will be discussed” at meeting when it concerns a topic likely to invoke questions or comments.) We find that the Chair reasonably anticipated that Cooke Park would be discussed at the August 2 meeting and that the topic should have been clearly listed on the notice for the meeting.

CONCLUSION

For the reasons stated above, we find that the Commission violated the Open Meeting Law by posting an insufficiently specific notice for its August 2 meeting. We order immediate and future compliance with the law's requirements and we caution that similar future violations may be considered evidence of intent to violate the law.

We now consider the complaint addressed by this determination to be resolved. This determination does not address any other complaints that may be pending with our office or the Board. Please feel free to contact the Division at (617) 963 - 2540 if you have any questions.

Sincerely,



Matthew Lindberg
Assistant Attorney General
Division of Open Government

cc: Hands Across the River Coalition, Inc. (via e-mail: kvilandry@gmail.com)
Fairhaven Town Administrator (via e-mail: alopesellison@fairhaven-ma.gov)
Fairhaven Town Clerk (via e-mail: churley@fairhaven-ma.gov)

This determination was issued pursuant to G.L. c. 30A, § 23(c). A public body or any member of a body aggrieved by a final order of the Attorney General may obtain judicial review through an action filed in Superior Court pursuant to G.L. c. 30A, § 23(d). The complaint must be filed in Superior Court within twenty-one days of receipt of a final order.

Fairhaven Old-Time Holiday

FAIRHAVEN, MA

Old-Time Holiday



Fairhaven Old-Time Holiday

Saturday, December 9, 2023

Various Locations. See listings linked below for specific details

SATURDAY

St. Joseph's School Breakfast With Santa

Millicent's Holiday Fun & Book Sale

"Town Hall Shops"

First Congregational Church "Old Time Fair"

Unitarian Church "Holiday Marketplace"

Santa's Sweet Shop at the Northeast Maritime Institute

Town Hall Sing-Along

SUNDAY

Youth Vendor Fair at the Fairhaven Recreation Center



Town of Fairhaven
Massachusetts
BOARD OF ASSESSORS
 40 Center Street
 Fairhaven, MA 02719

Ronnie Manzone, Chair
 Pamela K. Davis, MAA, Member
 Ellis B. Withington, Member

Joanne Correia, Principal Assessor
 Phone: (508) 979-4023, x-8111
 Facsimile: (508) 979-4079
 Email: jcorreia@fairhaven-ma.gov

December 4, 2023

To: Select Board

From: Board of Assessors

Subject: Tax Rate Classification

As required by law, the Select Board must vote on the minimum residential factor, residential exemption, Open Space (the Town currently does not have Open Space Property) and the small business exemption. We have provided examples of the CIP (Commercial, Industrial & Personal Property) shifts for the residential factor in the attached presentation. Our recommendation is to adopt a shift of 1.75 which would be a vote of 87.93.

For Fiscal Year 2024, this will result in a small rate decrease in both rates as illustrated below:

FY2024 Residential Property	\$9.23/1000
FY2023 Residential Property	\$9.95/1000
FY2024 CIP Property	\$18.37/1000
FY2023 CIP Property	\$19.78/1000

The average single-family home value for FY2024 is $\$397,455 \times \$9.23/1000 = \$3,668.56$

The average single-family home value for FY2023 was $\$394,058 \times \$9.95/1000 = \$3,920.88$

If a single tax rate was approved, the tax rate would be $\$10.50/1000$ for all property. The average residential value of $\$397,455$ would result in a bill of $\$4,173.33$ vs. $\$3,668.56$.

Board of Assessors:


Ronnie Manzone, Chair

Pamela Davis, MAA

Ellis Withington

FY25 Tax Rate

FAIRHAVEN SELECT BOARD



Four Votes are taken

Tax Rate Shift

Residential Exemption

Open Space

Small Business Exemption



[This Photo](#) by Unknown Author is licensed under [CC BY](#)

How is a tax rate set?

When the budget to operate the Town is finalized by the Select Board and Town Meeting, all receipts (actual and estimated) except for real estate and personal property taxes are subtracted.

In Fiscal Year 2024, the final budget was \$74,589,980 and the receipts totaled to \$40,696,696 leaving \$33,893,284 to be raised by real and personal property tax.

Taxable valuation for FY24 is \$3,229,181,043.

Dividing the taxable value into the monies to be raised by RE & PP tax makes a single rate of \$10.50 per thousand of value.

How is the Tax Rate split to give relief to the Residential Class of properties?

The total residential class valuation was 86.13% of the total taxable valuation and the Commercial, Industrial and Personal Property total valuation was 13.87%.

With a single tax rate, each class raises the proportional share of the amount of money to raise (known as the levy)

That means for FY24 the Residential class would raise 86.13% of the levy (\$33,893,284) and the Commercial, Industrial, Personal Property classes would raise the balance.

To “split the rate” giving the residential class some relief, the Town historically has voted to give the maximum allowed shift to the Commercial, Industrial and Personal Property classes.



How is the “shift” calculated?

In this example of FY24 tax rates, the Commercial, Industrial and Personal Property classes (CIP), being 13.87% of total taxable value would have raised \$4,700,998.

Voting the max shift of 1.75% changes the amount of levy raised by the CIP classes to \$8,224,909 (\$8,224,909 – 4,700,998), an increase of \$3,523,911.

That increase to CIP is subtracted from the amount of levy to be raised by the residential class from \$29,192,286 (as a single rate) to \$25,668,375 (29,192,286 – 3,523,911)


Taxable values of each class stay the same so the rate to raise the levy is what changes

Result of Tax Shift

Total Residential Value divided into the total levy the Residential Class to raise (expressed “per thousand of value”)

$$\$25,668,375 / \$2,781,393,700 = \$9.23$$


Total CIP Value divided into the total levy the CIP raised (again expressed “per thousand of value”)

$$\$8,224,909 / \$447,787,343 = \$18.37$$


Impact of Tax Shift

Residential Tax examples:

Value	At the single rate	At the adopted Shift	Savings
\$200,000	\$2,100.00	\$1,846.00	\$254.00
\$300,000	\$3,150.00	\$2,769.00	\$381.00
\$400,000	\$4,200.00	\$3,692.00	\$508.00
\$500,000	\$5,250.00	\$4,615.00	\$635.00



What If ... Scenario Worksheet

CIP Shift	Res Factor	Res rate	Comm rate	Ind rate	Pers prop rate
1.7000	0.8873	9.31	17.84	17.84	17.84
1.7100	0.8857	9.30	17.95	17.95	17.95
1.7200	0.8841	9.28	18.05	18.05	18.05
1.7300	0.8825	9.26	18.16	18.16	18.16
1.7400	0.8809	9.25	18.26	18.26	18.26
1.7500	0.8793	9.23	18.37	18.37	18.37

Tax Differences on Shift Options

SHIFT %	RESIDENTIAL RATE	CIP RATE	AVE. RES. VALUE	RESIDENTIAL TAX	AVE COMM/IND VALUE	TAX	RESIDENTIAL DIFFERENCE	C/I DIFFERENCE
1.75	\$ 9.23	\$ 18.37	\$ 397,455	\$ 3,668.51	\$ 868,305	\$ 15,950.76	0	0
1.74	\$ 9.25	\$ 18.26	\$ 397,455	\$ 3,676.46	\$868,305	\$ 15,855.25	\$ 7.95	\$ (95.51)
1.73	\$ 9.26	\$ 18.16	\$ 397,455	\$ 3,680.43	\$868,305	\$ 15,768.42	\$ 11.92	\$ (182.34)
1.72	\$ 9.28	\$ 18.05	\$ 397,455	\$ 3,688.38	\$868,305	\$ 15,672.91	\$ 19.87	\$ (277.85)
1.71	\$ 9.30	\$ 17.95	\$ 397,455	\$ 3,696.33	\$868,305	\$ 15,586.07	\$ 27.82	\$ (364.69)
170	\$ 9.31	\$ 17.84	\$ 397,455	\$ 3,700.31	\$868,305	\$ 15,490.56	\$ 31.80	\$ (460.20)

Open Space Discount

There is no property within the Town that is classified as Open Space so the vote should be no.

Residential Exemption

This exemption is given to all owner-occupied properties...the property being used by the owner as his or her domicile.

The calculation is taking the total residential class valuation and dividing by the number of parcels that class reflects and getting an average residential value.

The vote is to take from 1 – 35% of the average residential value and that is subtracted, to all qualified properties, from the taxable value.



In FY24, the Average Residential Value was \$397,455 ($\$2,781,393,700 / 6,998$)

The Selectboard has the ability to choose a value exemption of up to 35% of the average.

THERE IS A REVERSE IMPACT that should be taken into account and that is the Residential tax rate increases “paying for” the residential exemption so not to impact any other class of property.

Example:

The impact at a 20% vote and a 30% vote:

Assumption/guesstimate – 4,500 of the residential properties are eligible (owner occupied properties)

20% of \$397,455 = \$79,491 (rounded)

4,500 X \$79,491 = \$357,709,500

30% of \$397,455 = \$119,236 (rounded)

4,500 X \$119,236 = \$536,562,000

Total Residential Value – Total value Residential exemption = new Taxable Residential Value

$\$2,781,393,700 - \$357,709,500 = \$2,423,684,200$

$\$2,781,393,700 - \$536,562,000 = \$2,244,831,700$

It was established that the Residential Class is going to raise \$25,668,375 – that does not change.

At 20% the new Residential Tax Rate would be $\$25,668,375 / 2,423,684,200 = \10.59

At 30% the new Residential Tax Rate would be $\$25,668,375 / 2,244,831,700 = \11.43

Example of impact


Original Value	No Exemption	20% Res Exemption	30% Res Exemption
\$200,000 –	\$1,846.00	\$1,276.19	\$923.13
\$300,000 –	\$2,769.00	\$2,335.19	\$2,066.13
\$400,000 –	\$3,692.00	\$3,394.19	\$3,209.13
\$500,000 -	\$4,615.00	\$4,453.19	\$4,352.13
\$600,000-	\$5,538.00	\$5,512.19	\$5,495.13

The higher the assessed value – the higher the tax even with the exemption. This happens around the \$550,000 assessed value and up in this example.




Residential Exemption Caution

In order to adopt this exemption, the Assessors Department will need at least a 10-month lead-time as the administration of this exemption is a complicated process of determining what accounts would be eligible. There is an application process that must be completed prior to the Town adopting any % of exemption. Any residential exemption that is not pre-determined and applied for after the billing will come out of the Overlay Account. Any deficit of the overlay account **MUST** be raised in the following year which will take from the overall budget limits of that year.



Small Business Exemption

The small business exemption is similar to the residential exemption. The Council can vote a percent up to 10 to exempt property value. The qualifying businesses must have property valued \$1 million and under AND have fewer than 10 employees. The amount of total value exempted from all qualifying properties is then subtracted from the total assessed value of all CIP properties, which in turn will increase the CIP tax rate.



Salt Winds Reserve CR Overview
732 Sconticut Neck Road, Fairhaven

Property Basics

- 5.6 acres
- Sconticut Neck, across the road from FALPT's Shipyard Farm property
- Property contains hayfields, woods, trail access to Buzzards Bay
- Owner: Buzzards Bay Coalition (acquired property via Chapter 61A ROFR from the Town)
- Abuts FALPT's Monondach Marsh property at the rear

Conservation Values Protected

- Agricultural Soils – prime ag soils on site
- Habitat Protection – state-mapped Critical Natural Landscape coverage
- Sea Level Rise Adaptability – enhances resilience, flood protection
- Open Space Expansion – adds to assemblage of protected open space in area
- Public Access – passive recreational use, trail leading to shoreline
- Governmental Planning – supports Town OSRP, Master Plan, MVP (resilience)

CR

- Extinguishes subdivision and development potential
- Allows agriculture, vegetation management and habitat restoration
- Allows public access and passive recreation
- Allows trails, small pervious parking area and public access amenities

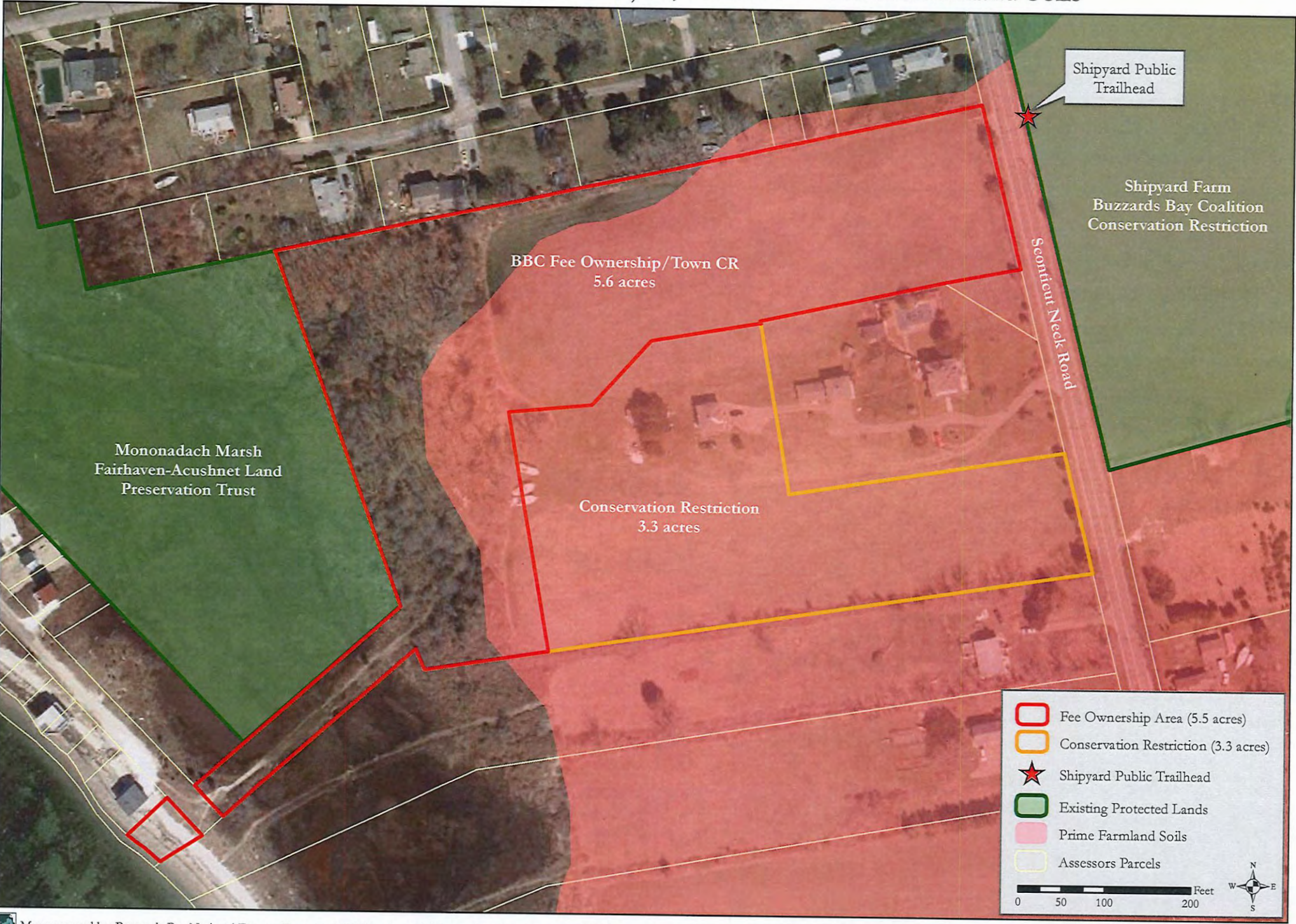
Other

- Town Con Comm to purchase CR
- Town Meeting approved CPA funding of \$50,000
- Combined with non-Town funds - \$25,000 state grant
- Companion CR held by BBC on 3.3 acres owned by abutter

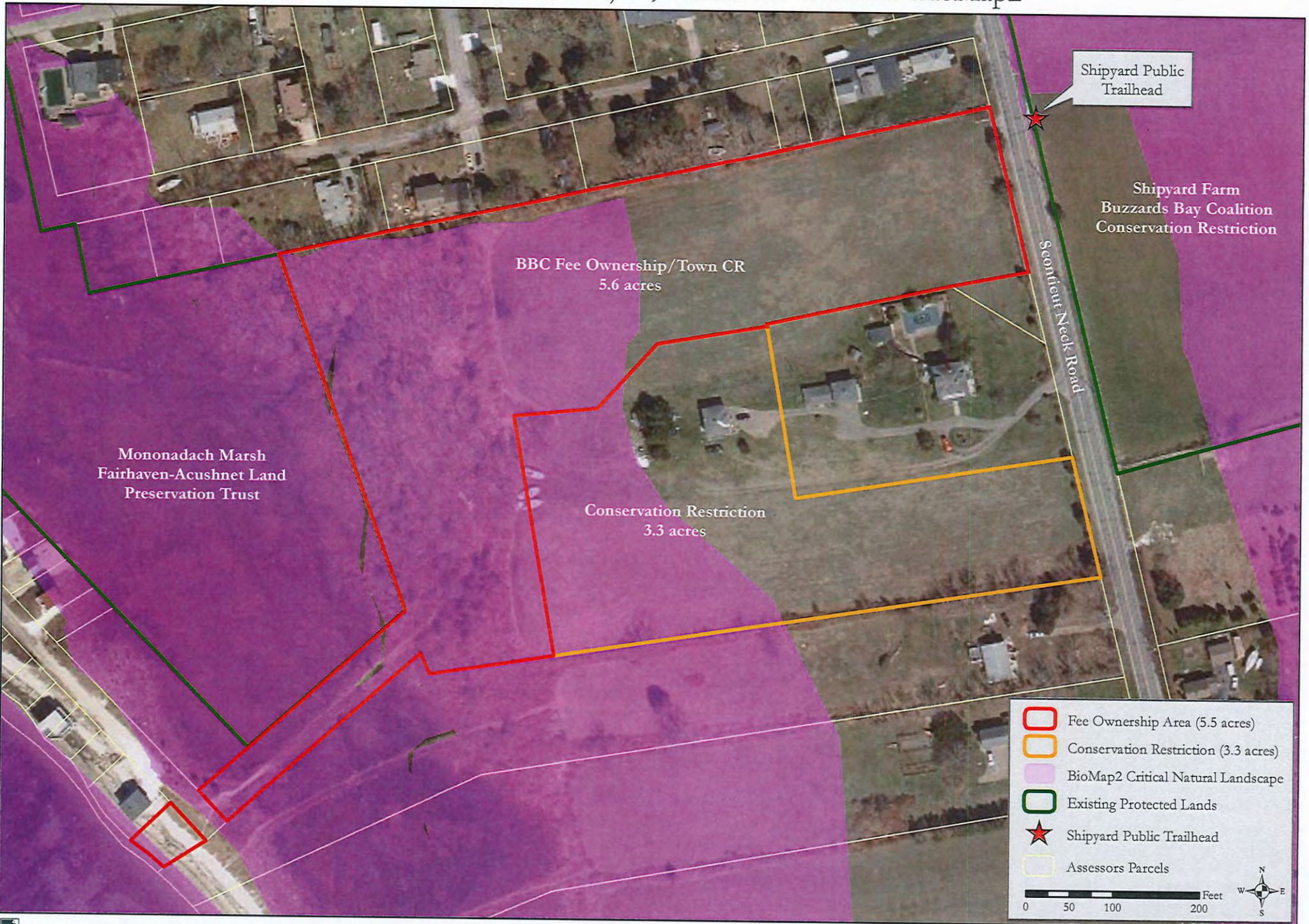
Salt Winds Conservation Project, Fairhaven



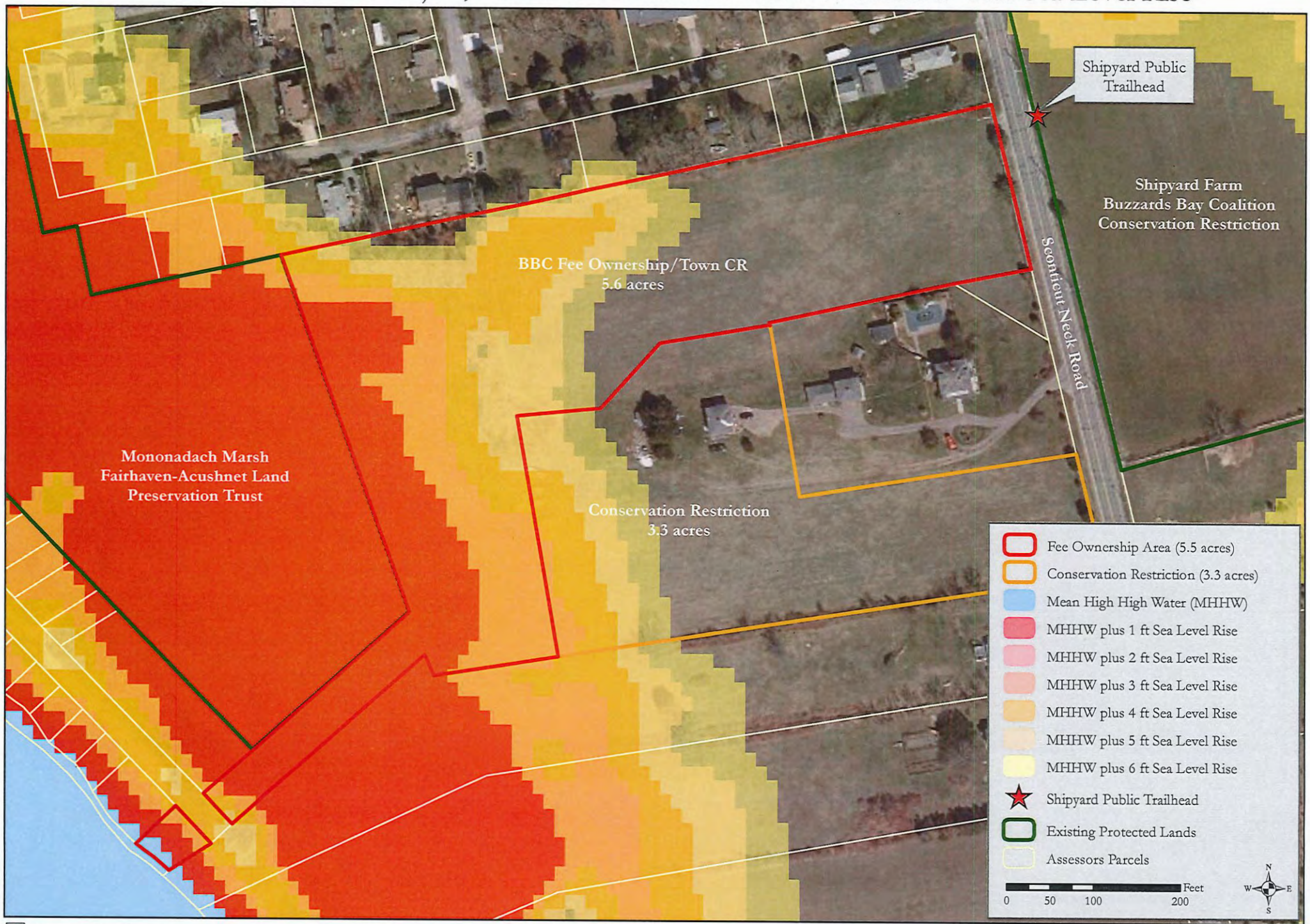
Salt Winds Conservation Project, Fairhaven - Prime Farmland Soils



Salt Winds Conservation Project, Fairhaven - NHESP BioMap2



Salt Winds Conservation Project, Fairhaven - Potential Extent of MHHW with Sea Level Rise

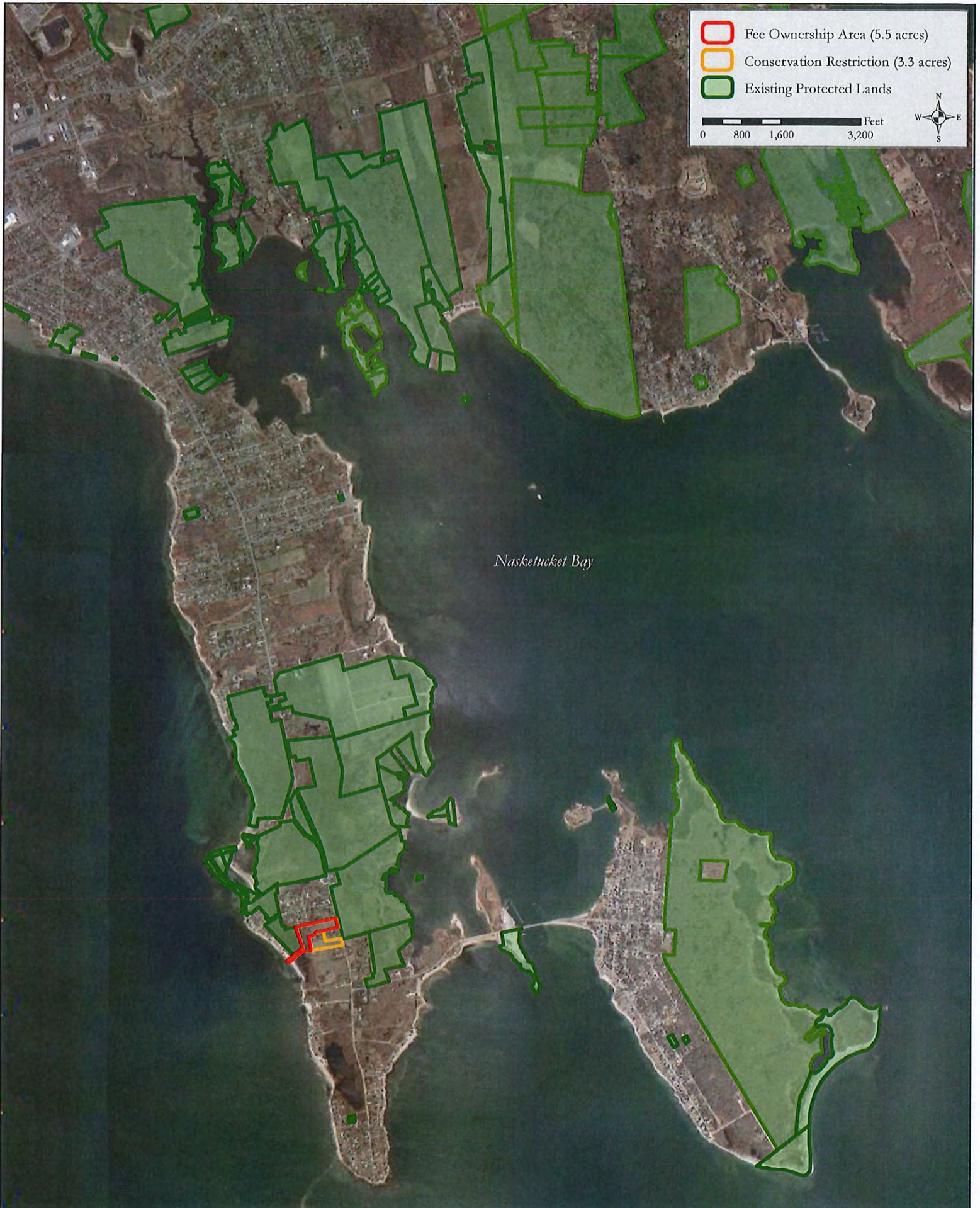


	Fee Ownership Area (5.5 acres)
	Conservation Restriction (3.3 acres)
	Mean High High Water (MHHW)
	MHHW plus 1 ft Sea Level Rise
	MHHW plus 2 ft Sea Level Rise
	MHHW plus 3 ft Sea Level Rise
	MHHW plus 4 ft Sea Level Rise
	MHHW plus 5 ft Sea Level Rise
	MHHW plus 6 ft Sea Level Rise
	Shipyard Public Trailhead
	Existing Protected Lands
	Assessors Parcels

0 50 100 200 Feet

N
W E
S

Salt Winds Conservation Project, Fairhaven - Open Space Context





SelectBoard Meeting Request

1 message

Andrew Romano <andrewromanorealtor@gmail.com>

Thu, Nov 9, 2023 at 8:30 AM

To: Amy Hart <ahart@fairhaven-ma.gov>

Dear Fairhaven Selectboard

I am writing today on behalf of the North Fairhaven Improvement Association (NFIA) to request to be added to the agenda for the November 20th, 2023 Selectboard Meeting, for the purpose of seeking approval for a shed that was constructed on 267 Adams Street, which is Town Property that is currently being cared for by the NFIA. The shed was completed earlier this summer, was built by Laborers Union Local 385 with electrical from New Bedford Vocational Tech. Students and gutters donated from Cottrell Brothers. We failed to go before the board prior to building the shed due to a misunderstanding by one of our members. This building currently meets all building codes and zoning requirements, and we seek to correct this issue today.

A little background on this project. Each year the NFIA puts on a number of free events for the town, such as an Easter egg hunt, Halloween parade, Christmas lighting at Benoit sq and etc.. Over the years we have collected a large amount of inventory, and storage in the old firehouse is limited. We only have one loft storage unit that can only be accessed by ladder, and the number of members we have who are able to climb is limited. We had the idea to build this shed to make all of our inventory accessible, while still maintaining the historic integrity of the interior of the building for meetings and visitors. The NFIA is a non- profit made up of all volunteer citizens. Our only mission is to continue serving the town any way we can think of. Please accept this apology on behalf of the entire NFIA for this oversight of constructing on town property. It was never our intention, and we are deeply sorry.

Best,

Andrew Romano
 Broker Associate, Realtor, ABR
 Licensed in MA & RI
 Voted "Best Real Estate Agent" 2021, 2022 + 2023
 BOLD Real Estate, Inc.
 C: 774-473-4049
 E: andrewromanorealtor@gmail.com



CONFIDENTIALITY NOTICE: The information and documents contained in or annexed to this email may contain confidential and privileged information and are intended only for the addressee(s). If you are not the intended recipient, please call us immediately at (774) 473-4049 to advise us, return the email to us immediately and destroy any and all copies of this message and any attachment. We thank you for the courtesy of complying with foregoing.

IRS CIRCULAR 230 DISCLOSURE: As required by U.S. Treasury Regulations governing tax practice, you are advised that any written tax advice contained herein was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax penalties that may be imposed under the Internal Revenue Code.

WIRE FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate with any transfer. Email accounts of attorneys, other professionals and businesses are being targeted by hackers in an attempt to initiate fraudulent wire requests.

22A MAP 193 BLOCK LOT LOT2

22A-193 Parcel ID Building Location 267 ADAMS ST

Fairhaven

Card: 1 of 1 Total Card
 APPR 234,200 / 234,200
 USE + IMP 234,200 / 234,200
 USE LAND 0 / 0
 ASSESSED 234,200 / 234,200

PROPERTY LOCATION

267 ADAMS ST
 Fairhaven, MA 02719

OWNERSHIP

TOWN OF FAIRHAVEN
 40 CENTER ST
 FAIRHAVEN, MA 02719

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
931	66,100	0	3,768.00	168,100	234,200
Building Total	66,100	0	3,768.00	168,100	234,200
Parcel Total	66,100	0	3,768.00	168,100	234,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	278.81	Tot Val SF/Prcl	278.81

LEGAL DESCRIPTION

Lot Size
Total Land
Land Unit Type

Property ID: 2647

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	NC	931	66,100	0	3,768	168,100	234,200	234,200	2024/LDS 11/08/23 11:25	11/08/2023
2023	FV	931	62,000	0	3,768	147,300	209,300	209,300	YEAR END	12/02/2022
2022	FV	931	62,000	0	14,565	145,300	207,300	207,300		12/14/2021
2021	FV	935	57,300	0	14,565	131,500	188,800	188,800	Year End Roll	12/14/2020
2020	FV	935	57,300	0	14,565	131,500	188,800	188,800	Year End Roll	12/16/2019
2019	FV	935	57,300	0	14,565	109,100	166,400	166,400	Year End Roll	11/06/2018
2018	FV	935	57,300	0	14,565	103,800	161,100	161,100	Year End Roll	11/03/2017

PREVIOUS OWNER

OXFORD SCHOOL RESIDENCES LP
 100 CORPORATE PL, Unit 404
 PEABODY, MA 01960
 US

NARRATIVE DESCRIPTION

This parcel contains 3768.00000 SF of land mainly classified as IMPR TOWN with a FIRE STAT building built about 1920, having primarily ASBESTOS Exterior and 840 Square Feet, with 1 Commercial Unit.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verf.	NAL	Notes
OXFORD SCHOOL RESIDENCES L	14015-49		09/22/2021	1	No		F	
FAIRHAVEN TOWN OF	13717-342		03/23/2021	325,000	No		V	
	00000		03/25/1988	1	No			

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int	Amnt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1		
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1 RA		100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed. ID	Notes	Last Visit
09/27/2023	E-23-0357	Electrical	1		O		NEW 20 AMP FEE	
03/16/2022	E2022-087	Electrical	300		C		INSTALL SWITCH	

ACTIVITIES

Date	Result	By
09/21/2021	20	Del Garcia
03/29/2016	16	Principal Asses
01/01/2000	14	

LAND SECTION

LUC	LUC Desc	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 LUC	%	Spec L.V.	Juns	L. Ft	Assessed	Notes
931	IMPR TOWN	1	3,768		SF	SITE	1		6.45	44.61	05	1								168,100			0	1	168,100		
931	IMPR TOWN	1									05	1								0			0	1		0	fy23 sold pa
Total AC/HA		0.09		Total SF/SM		3,768.00		Parcel LUC 931 - IMPR TOWN				P. NBC Desc 005		Tot		168,100		Tot		0		Tot		168,100			



Patriot PROPERTIES INC.

- User Account
- GIS Coord 1
- GIS Coord 2
- Insp Date 09/21/2021
- Print Date / Time 11/30/2023 4:01 pm
- Last Date / Time 2/11/21 12:10 pm
- apro

USER DEFINED

- PriorID1a
- PriorID2a
- PriorID3a
- PriorID1b
- NI
- PriorID2b
- PriorID3b
- PriorID1c
- PriorID2c
- PriorID3c
- Assessor Map

Parcel ID 22A-193

Exterior Information

Table with exterior details: Type (48 - FIRE STAT), Stry Hght (1 - ONE STORY), (Liv) Units (0), Found (2 - CONC BLOCK), Frame (1 - WOOD), P. Wall (05 - ASBESTOS), Sec Wall (0), Roof Str (1 - GABLE), Roof Cvr (1 - ASPHALT SH), Color, View, Shape, Bld Name.

General Information

Table with general info: Grade (C - AVERAGE), Year Blt (1920), Eff Yr, Alt LUC, Juris, Con Mod.

Interior Information

Table with interior details: Avg Ht / Fl (10.00), P. Int Wall (2 - PLASTER), Sec Int Wall, Partition, P. Floor (12 - CONCRETE), Sec Floor, Bmt Floors, Sub Floors, Bmt Garage (0), Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int Vs Ext, Heat Fuel (2 - GAS), Heat (2 - GRAVITY H/A), # Heat Sys (0), Heated % (100), AC %, Sol HW %, Ctr Vac %, Com Wall %, Sprink %.

Special Features / Yard Items

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

Condo Information

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

Bath Features

Table with bath features: Full Bath (0 Rtnng), Add Full (0 Rtnng), 3/4 Bath (0 Rtnng), Add. 3/4 (0 Rtnng), 1/2 Bath (0 Rtnng), Add. 1/2 (0 Rtnng), Other Fix (0 Rtnng).

Other Features

Table with other features: Kitchens (0 Rtnng), Add Kit (0 Rtnng), Fireplaces (0 Rtnng), WS Flues (0 Rtnng).

Depreciation

Table with depreciation: Phys Con (GV - Good-VG 0), Functional, Economic, Special, Override, Total (0%).

Comparable Sales

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

Comments

2021 Plan mailed to CAI for map changes. THIS PARCEL WAS CONVEYED AND WILL BE MODIFIED THEN CONVEYED BACK TO THE TOWN DEED RECEIVED NOW TOWN OF FAIRHAVEN nria BLDG

Res Breakdown

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

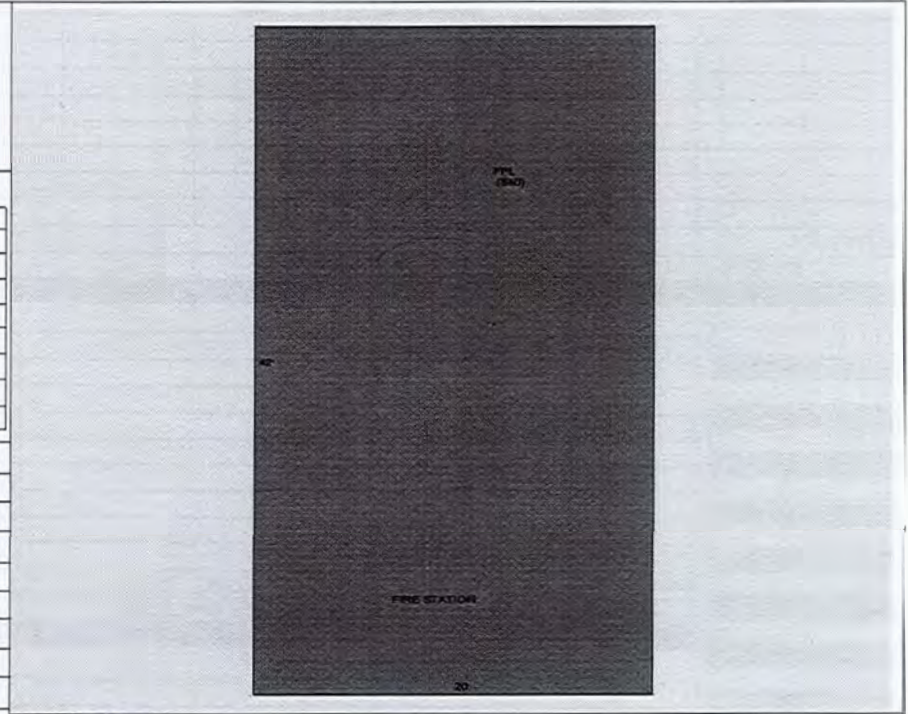
Calc Ladder

Table with calc ladder: Base Rate (80.00), Depr (0), Size Adj (1.15000), Depr'd Total (66,100), Con Adj (0.85536), Juris Ft (1.0000), Adj Prc (\$ 78.69), Spec. Features (\$ 0), Grade Ft (1.0000), Lump Sum, Other Feat (\$ 0), Final Total (\$ 66,100), NBH Mod (1.0000), Override Val, NBC Infl (1.0000), Assmnt Ft (1.0000), LUC Ft (1.0000), Assessed Val (\$ 66,100), Adj Tot (RCL) (66,100), Total \$/SF (\$ 78.69), Depr % (0%), Undepr \$/SF (78.69000).

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.

Sketch



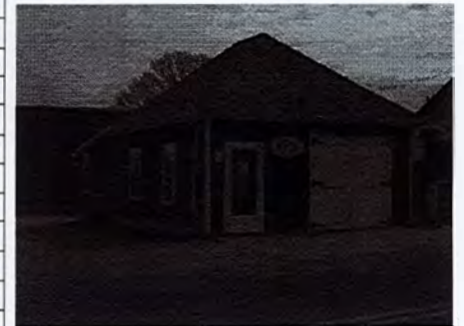
Mobile Home

Table for mobile home details: Make, Model, Serial, Year, Color.

Alt Areas

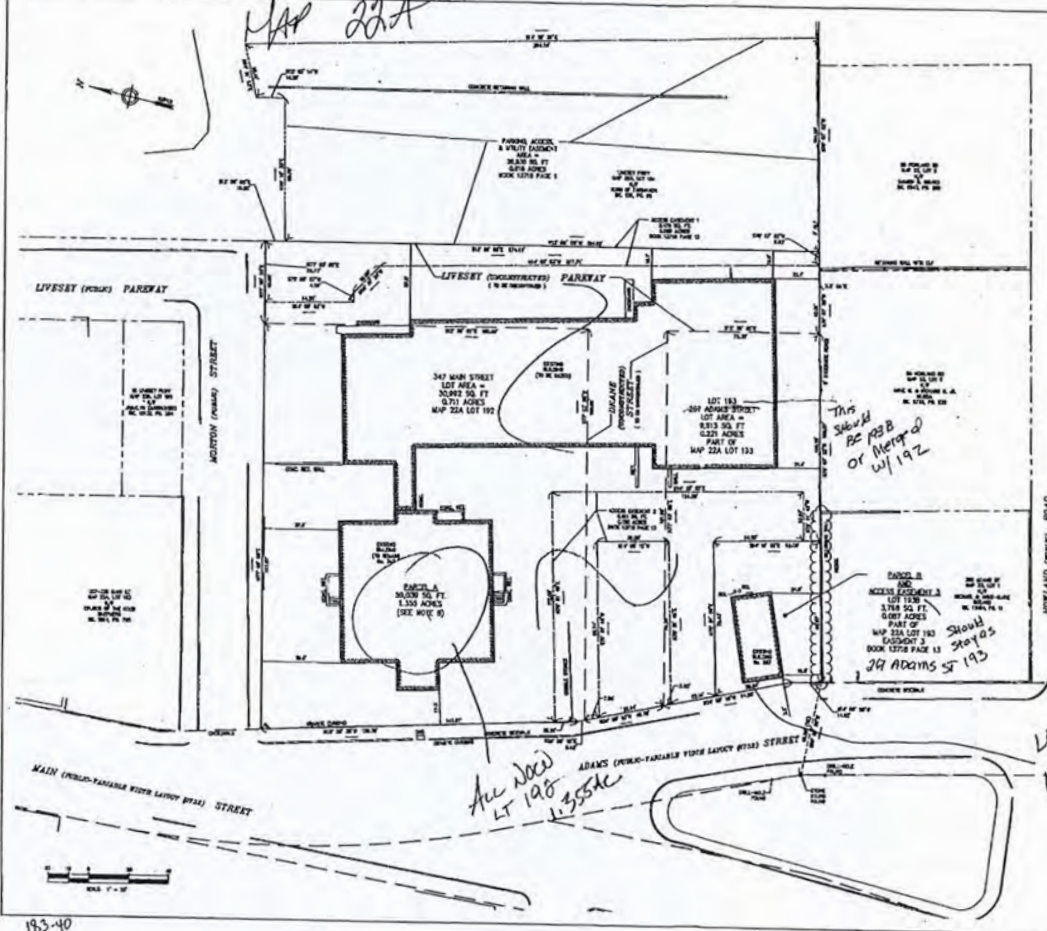
Table for alternate areas with columns: S. Area, Alt Type, % Alt, Tenants, Qual, % U.

Image



2021 plans for FY23

MAP 22A



GENERAL NOTES:

1. THE SEWER MAIN SHALL BE LOCATED TO THE RIGHT AND PARALLEL TO THE MAIN SIDEWALK.
2. THE SEWER MAIN SHALL BE LOCATED TO THE RIGHT AND PARALLEL TO THE MAIN SIDEWALK.
3. THE SEWER MAIN SHALL BE LOCATED TO THE RIGHT AND PARALLEL TO THE MAIN SIDEWALK.
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10. THE SEWER MAIN SHALL BE LOCATED TO THE RIGHT AND PARALLEL TO THE MAIN SIDEWALK.

NOTES:

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CHA

STRATFORD CAPITAL GROUP
100 CORPORATE PLACE
SUITE 404
PEABODY, MA 01960

OXFORD SCHOOL
267 ADAMS STREET
FARHAVEN, MA

ANS PLAN OF LAND
SHEET 1 OF 1

Acc No 198
1-355AC

OXFORD SCHOOL 22A-192, 194 + 193

LOT 193
New
3490 ft

This should be 193B or Merge of w/192

183-40

183-40

Return to
Thomas P. Crotty & Assoc
5 Dover St #102
New Bedford MA 02740



2021 00028237

Bk: 14015 Pg: 49 Pg: 1 of 3 BS
Doc: DEED 09/22/2021 12:54 PM

DEED

OXFORD SCHOOL RESIDENCES LIMITED PARTNERSHIP, a Massachusetts limited partnership, with an address of 100 Corporate Place, Suite 404, Peabody, Massachusetts 01960, (hereinafter, the "Grantor")

In consideration of ONE DOLLAR (\$1.00 paid), and for other good and valuable consideration including, but not limited to, the performance of that Option to Purchase Agreement between the parties, dated July 11, 2016, grants to

THE TOWN OF FAIRHAVEN, a municipal corporation in the Commonwealth of Massachusetts acting through its Board of Selectmen, with offices at 40 Center Street, Fairhaven, Massachusetts 02719 (hereinafter, the "Grantee")

the land with the improvements thereon located on Adams Street, Fairhaven, Bristol County, Massachusetts, as further described on Exhibit A attached hereto (the "Premises"), and as shown as Parcel B on an ANR Plan of Land dated June 4, 2021 for Stratford Capital Group by William J. Dorgan.

Containing approximately 3,768 square feet of land.

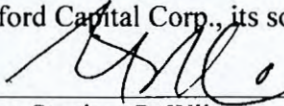
For Grantor's title see Deed from the Town of Fairhaven, dated the 8th day of March, 2021, and recorded with the Bristol County (S.D.) Registry of Deeds, at Book 13717, page 342.

This Deed is granted in accordance with the exclusive temporary access easement as set forth in paragraph 3 of the Easement Agreement between Grantor and Grantee dated March 19, 2021, and recorded in the Bristol County (S.D.) Registry of Deeds, at Book 13718, page 1.

Property Address: 267 Adams Street, Fairhaven MA 02719

IN WITNESS WHEREOF, Grantor has caused the foregoing to be executed as a sealed instrument in its name and behalf this 23rd day of August, 2021.

**OXFORD SCHOOL RESIDENCES
LIMITED PARTNERSHIP**

By: SCG Fairhaven, LLC, its General Partner
By: SCG Development Partners, LLC, its sole member
By: SCG Development Manager, LLC, its managing member
By: Stratford Capital Corp., its sole member
By: 
Name: Stephen P. Wilson
Title: President, Virginia Office, duly authorized

Commonwealth of VIRGINIA

FAIRFAX County, ss.

On this 23rd day of August, 2021, before me, the undersigned Notary Public, personally appeared Stephen P. Wilson, Stephen P. Wilson, President – Virginia Office of Stratford Capital Corp., sole member of SCG Development Manager, LLC, managing member of SCG Development Partners, LLC, sole member of SCG Fairhaven, LLC, General Partner of Oxford School Residences Limited Partnership, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

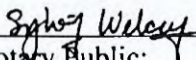

Notary Public:
My commission expires:



EXHIBIT A

COMMENCING AT A POINT AT THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY, AT THE WESTERLY BOUND OF ADAMS STREET, AND THE NORTH WESTERLY POINT OF PROPERTY NOW OR FORMERLY OF MICHAEL AND ANNE-MARIE BEDARD, NUMBERED 285 ADAMS STREET, AND SHOWN AT FAIRHAVEN ASSESSORS MAP 23, LOT 1:

THENCE, TURNING AND RUNNING N 14° 03' 50" W FOURTEEN AND EIGHTY-TWO HUNDREDTHS (14.82) FEET ALONG THE EASTERLY SIDE LINE OF ADAMS STREET TO A POINT;

THENCE, TURNING AND RUNNING N 24° 09' 10" W SIXTY-FOUR AND FIFTY HUNDREDTHS (64.50) FEET ALONG THE EASTERLY SIDE LINE OF ADAMS STREET TO A POINT;

THENCE, TURNING AND RUNNING N 75° 51' 50" E SEVENTY-FIVE AND FORTY-THREE HUNDREDTHS (75.43) FEET ALONG LAND OF THE GRANTOR, TO A POINT;

THENCE TURNING AND RUNNING S 14° 6' 33" E FIFTY-THREE AND EIGHT HUUNDREDTHS (53.08) FEET ALONG LAND OF THE GRANTOR, TO A POINT;

THENCE TURNING AND RUNNING S 76° 07' 22" W SIXTY-EIGHT AND EIGHTY SEVEN HUNDREDTHS (68.87) FEET ALONG THE LAND NOW OR FORMERLY OF MICHAEL AND ANNE-MARIE BEDARD TO THE POINT OF BEGINNING.

SAID LOT HAVING AN AREA OF 3768 SQUARE FEET OR 0.087 ACRES.



MAP 23
LOT 2

MAP 22A
LOT 193
OXFORD SCHOOL
RESIDENCES LIMITED
PARTNERSHIP

S 14°16'33" E 53.08'

**MAP 22A
LOT 193
3,768 S.F.**

MAP 23
LOT 1

N 75°51'50" E
75.43'



W 01°07'10" S
88.89'

8.3'

25.4'

14.82'

N 14°03'50" W

38.54'
N 24°09'10" W

ADAMS STREET
(PUBLIC-VARIABLE WIDTH
S.H.L.O. #1732)

SHED AS-BUILT PLAN

267 ADAMS STREET
IN
FAIRHAVEN, MA.

SCALE: 1" = 10'

DATE: NOV. 08, 2023

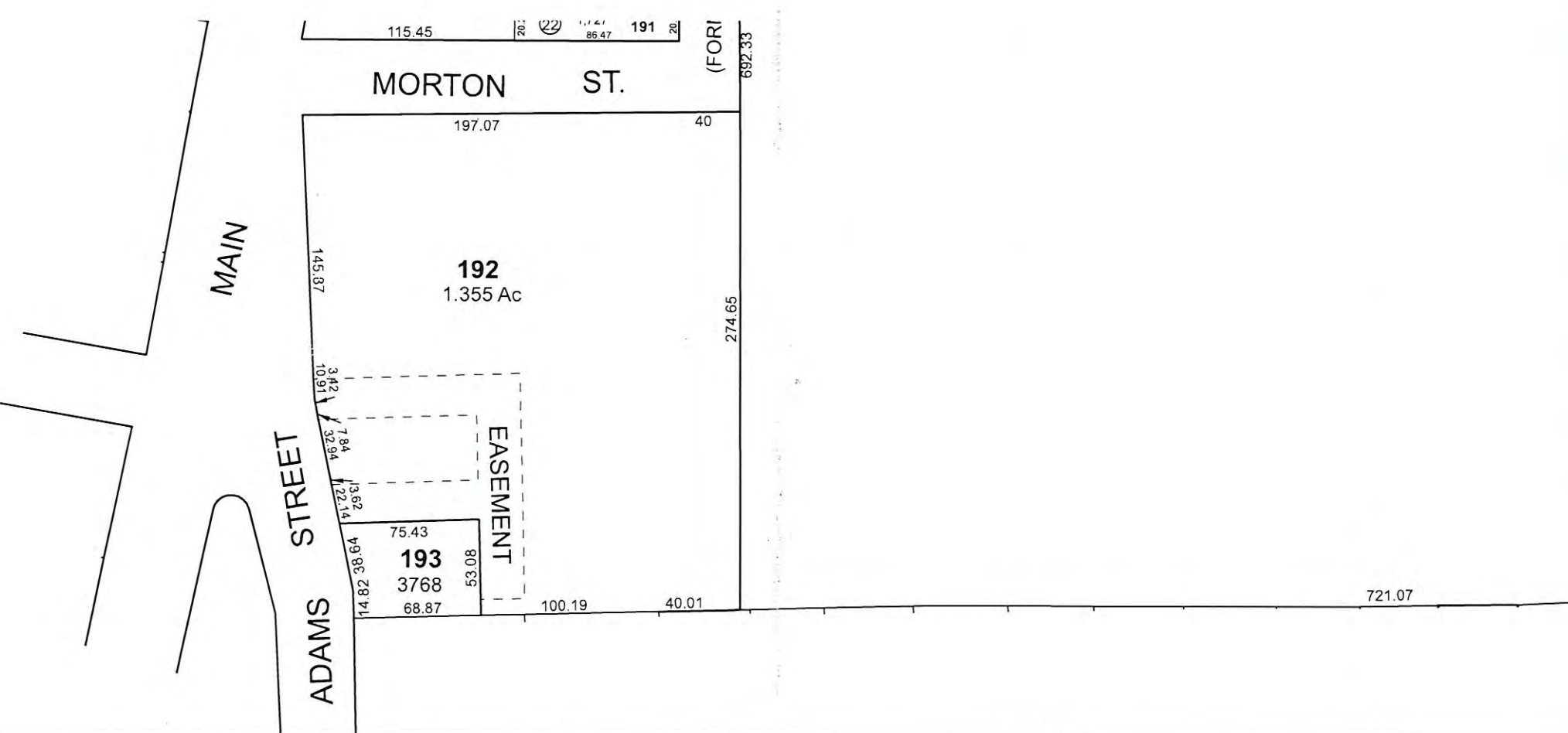


THIS PLAN IS BASED ON AN INSTRUMENT
SURVEY PERFORMED BY ZENITH LAND
SURVEYORS, LLC ON 11/07/2023.

Jonathan J. Pink 11-8-23
PROFESSIONAL LAND SURVEYOR DATE



ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100



REVISED & REPRINTED BY
CAI Technologies
 Precision Mapping. Geospatial Solutions.
 11 Pleasant Street, Littleton, NH 03561
 800.322.4540 - www.cai-tech.com

LEGEND

- AREA SURVEYED Ac / Rods
- PARCEL NUMBER **62**
- RECORD DIMENSION 100
- WATER
- SUBDIVISION LOT NO. ②
- RIGHT OF WAY/ACCESS
- COMMON OWNERSHIP OR
- ADJACENT MAP ③



SHED REGISTRATION - 200 SQUARE FEET (SF) OR LESS

Fee: \$50

Please note any structure greater than 200 square feet requires a building permit

ZONING SETBACKS: 5 feet from the side and rear property lines

*No accessory building or use shall be allowed in a required front yard or in the area between two lines drawn from the principle structure at its widest point to the lot frontage, and perpendicular to the frontage line of the lot

PLEASE ATTACH A COPY OF SCALED PLOT PLAN WITH SHED LOCATION AND SETBACKS MARKED

NOTE: FILING THIS REGISTRATION DOES NOT RELIEVE THE APPLICANT FROM ANY OTHER TOWN REGULATIONS OR RESTRICTIONS, INCLUDING BUT NOT LIMITED TO; FAIRHAVEN ZONING BY-LAWS, FAIRHAVEN HEALTH, FAIRHAVEN CONSERVATION.

Shed Size (Square Feet): 123 sq ft

Estimate Project Cost \$3,466.55

Setbacks: Rear 29.1 Front 25.4 Right 8.3 Left 33.6

Job Location (Street Address):

267 Adams St, Fairhaven, MA 02719

Owner's Name and Contact #: Andrew Romano, 7744734049

Owner's Email Address: andrewromanorealtor@gmail.com

Owner's Signature: [Handwritten Signature]
(Owner Agrees to the Above)

PLEASE COMPLETE THIS SECTION ONLY IF HIRING A CONTRACTOR TO INSTALL THE PROPOSED SHED

CONTRACTORS: Please include signed Owner Authorization and your completed W/C Affidavit

Contractor Name & Company Name:

Mailing Address: _____

Contractor Email: _____

Contractor Phone Number: _____

Authorized Agent (Contractor) Signature: _____

Development Summary

Existing

Building:

Ground Floor: 2-One Bedroom Units

First Floor: 4-Two Bedroom Units

Second Floor: 4-Two Bedroom Units

New

Addition:

Ground Floor: 7- One Bedroom Units

1- Two Bedroom Unit

First Floor: 12-One Bedroom Units

3-Two Bedroom Units

Second Floor: 12-One Bedroom Units

3-Two Bedroom Units

Third Floor: 13-One Bedroom Units

2-Two Bedroom Units

Project

Totals:

63 Units (78 Bedrooms)

46-One Bedroom Units

17-Two Bedroom Units

75 Parking Spaces for
Tenant Use

30 Parking Spaces for
Town Use



The Oxford School Residences

Fairhaven, MA
April 13, 2016



Volunteer Application

Full Name: Maria J. Carvalho

How long have you been a Fairhaven resident: Since October 2016

What Board/Committee are you interested in joining? What is your reason for joining: I would like to be considered for the Zoning Board of Appeals. My work experience as a real estate law paralegal (40+ yrs.)

Have you attended a meeting of this Board or Committee: Yes

Have you (or are you currently) served on any Town of Fairhaven Boards? If so, please indicate what Board and number of years: Yes. I am a member of the Historical Committee, Cable Advisory Board, and Chair of the Lagoa Friendship Pact Committee

Interests and Qualifications: In addition to my real estate law paralegal background, as indicated above, I was the Recording Secretary for the Zoning Board of Appeals a few years ago, and am very familiar with the workings of that Board. I am also multi-lingual, which may be of assistance to the Board.

Volunteer Application

Full Name: Nils Isaksen

How long have you been a Fairhaven resident: 50

What Board/Committee are you interested in joining:
Economic Development Committee

Have you attended a meeting of this Board or Committee: Yes

**Have you (or are you currently) served on any Town of Fairhaven Boards?
If so, please indicate what Board and number of years:** Bell Committee,
Rogers Reuse Committee, Registrar, volunteer project street lights at Town Hall
Several years of involvement

Interests and Qualifications:

Preserving and improving the Town in all aspects that will bring in new business.

Nate Bekemeier

CHILDHOOD: Born in Iowa City, Iowa. As a child I lived in Erie, PA,
Scotia & Schenectady, NY, Scottsdale, AZ, Stockbridge, MA, Clinton, NY

EDUCATION: 1973-1975 Colgate University
1977-1979 Williams College
1979 BA Studio Art & Art History Williams College

WORK: 1977-1979 Clark Art Institute, Williamstown, MA - Print Dept. - matting for
Collection
1978-1979 Studio Art Assistant - Printmaking - Williams College
1976-1980 Summers - Archeological Dig Psalmodi - site of Early Christian,
Romanesque & Gothic cathedral & monastery in southern France
1979-2022 Rogers Gallery, Mattapoisett, MA
worked with Robert Hauser NBWM conservator on special projects & exhibits
worked with Al Benac on Fairhaven conservation issues for Millicent Library &
Town Hall
worked with Debbie Charpentier, Millicent Library archivist facilitating donation
of 2 Arthur Small paintings

BOARDS: 1985-1995 Waterfront Historic Area League (WHALE) New Bedford, MA.
Issues included: Rotch-Jones-Duff & Garden Museum, Zeiterion Theater,
Grinnell Mansion to congregate housing and the Hart House first period
rare Dartmouth home moved & restored
2008 - 2013. Mattapoisett Historical Society. Mattapoisett, MA
Worked primarily on the removal and restoration of Clifford Ashley's only
known mural: 'A Chart of the Whale Coast of New England, c. 1810'
(6' by 16') Now hangs as a centerpiece to the MHS Museum

HOUSES: Restored the abandoned brick Blackstone Valley Combworks, New Bedford
Restored the 1830 Thomas Durfee Federal half-house. New Bedford
Restoration of the Nathaniel Benson House, Fairhaven

Applicable Memberships: New Bedford Whaling Museum (NARM), WHALE,
Mattapoisett Historical Society, Fairhaven Historical Society,
Plymouth Antiquarian Society, Pilgrim Hall, Plymouth



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

MEMORANDUM

To: Select Board

From: Angie Lopes Ellison

Date: November 30, 2023

Re: ARPA County Fund Allocation

The remaining balance after all projects under the ARPA County Funds allocation is \$14,635.03. We will use this balance to pay the consultant for APRA Compliance & Reporting work. A vote of the Select Board is needed to apply for this use of ARPA County Funds.

TOWN OF FAIRHAVEN

COUNTY ALLOCATION	\$2,716,540	Balance		County Code	Expenditure Account #	Revenue Account #
Wastewater Treatment Plant	\$930,540	\$1,786,000	Approved by County - check received 4/28/23	1118	027-122-36-5830-02-1708	027-122-4676-1708
Water Main Flushing	\$300,000	\$1,486,000	Approved by County - check received 4/28/23	1117	027-122-35-5870-01-1708	027-122-4675-1708
HVAC Improvements Town Hall Phase 1	\$18,000	\$1,468,000	Approved by County - check received 8/4/23	1163	027-122-38-5870-04-1708	027-122-4678-1708
Message Boards	\$145,200	\$1,322,800	Approved by County - check received 9/15/23	1162	027-122-40-5850-06-1708	027-122-4680-1708
Playground Resurfacing - Schools	\$300,000	\$1,022,800	Approved by County - check received 9/6/23	1164	027-122-37-5840-03-1708	027-122-4677-1708
Playground Replacement - Recreation	\$200,000	\$822,800	Approved by County 11/21/23	1165	027-122-42-5870-08-1708	027-122-4681-1708
Fire/EMS Boat	\$799,916	\$22,884	Approved by County - check received 8/4/23	1169	027-122-39-5850-05-1708	027-122-4679-1708
HVAC Improvements Town Hall Phase 2	\$8,249	\$14,635	Approved by County 11/21/23	1163	027-122-41-5870-07-1708	027-122-4682-1708

LOCAL/DIRECT ALLOCATION \$1,682,861 (6/25/21 received \$841,430.51 and on 8/26/22 received \$841,430.51)

		Balance	
Phase 2 Bridge St Assessment	\$42,874	\$1,639,987	Reflects Actual Amount Spent
ARPA Compliance & Reporting	\$15,000	\$1,624,987	
Police Storage Unit	\$14,720	\$1,610,267	Reflects Actual Amount Spent
EV Costs	\$8,426	\$1,601,841	Reflects Actual Amount Spent
Police/Public Safety Projects	\$1,174,777		
Police Drone	\$28,777	\$1,573,064	\$18,777 paid already = \$10,000 available
Police Speciality Vehicles *	\$80,000	\$1,493,064	
Police Boat *	\$700,000	\$793,064	
Solar Speed Signs-Police	\$8,924	\$784,140	Reflects Actual Amount Spent
Touch Smart Panel	\$4,635	\$779,505	Reflects Actual Amount Spent
Parks & Beaches Cameras *	\$366,000	\$413,505	
Broadband/Fiber grant match	\$37,500	\$376,005	
Payroll - Firefighters	\$53,000	\$323,005	
Fire Security Cameras	\$1,621	\$321,384	Reflects Actual Amount Spent
Technology Switches	\$2,171	\$319,213	
Building and TA vehicle	\$125,000	\$194,213	
Shellfish Boat Controller	\$2,881	\$191,332	
Lamp Town hall	\$4,450	\$186,882	Reflects Actual Amount Spent
Facilities management	\$185,000	\$1,882	(\$10k from drone)

027-122-01-5201-00-1558	027-122-4675-1558
027-122-02-5390-00-1558	"
027-122-03-5850-00-1558	"
027-122-04-5850-00-1558	"
027-122-05-5850-00-1558	"
* 027-122-12-5850-00-1558	"
* 027-122-12-5850-00-1558	"
027-122-09-5850-00-1558	"
027-122-06-5850-00-1558	"
* 027-122-12-5850-00-1558	"
027-122-07-5111-00-1558	"
027-122-10-5870-00-1558	"
	"
027-122-14-5850-00-1558	"
	"
027-122-11-5850-00-1558	"
027-122-15-5840-00-1558	"

blue shading actual paid and amount

through 9/6/23

* = Police \$1,146,000.00 (as of 9/6/23 the chief is returning \$95,000).

Our office represents Jean Jason as Personal Representative of the Estate of Jeannine Jason who is the Seller of land located off Lincoln Drive/Jason Terrace. The Buyer of the land is Seaport Homes LLC represented by Christian Farland and Farland Corp. The Buyer has received a building permit but in order to close on the sale of the property the Town would need to provide written consent releasing the lots for sale. Please find the Agreements in question and previous correspondence from the Town regarding their release attached.

Please let me know the process to have the Select Board approve the release.

Thanks,
Jeff

Jeffrey P. Sanders, Esq.
Winslow & Sanders
109 Fairhaven Road, Unit E
Mattapoisett, MA 02739
Phone: 508-884-9813
Fax: 508-884-9818

**Town of Fairhaven
Massachusetts
Board of Public Works**

*Rec'd
9/11/85
[Signature]*



VICTOR OLIVEIRA, JR.,
MANUEL CORREIRA,
PAUL E. FRANCIS,
DAVID SZELIGA
JOSEPH CATALDO, JR.

Chairman
Vice-Chmn.
Clerk

September 11, 1985

Fairhaven Planning Board
Town Hall
40 Centre Street
Fairhaven, MA. 02719

Re: East End of Jason Terrace

Gentlemen:

Mr. Tanguy has requested an opinion as to what is needed at the east end of Jason Terrace to make it acceptable for development. The following list of items need to be installed:

1. A Drainage System consisting of 4 or 6 Catch Basins at the corner of Jason Terrace and Jason Terrace (90° corner) and at Jason Terrace and Lincoln Drive must be installed and connected to a pipeline crossing one of the lots to the State Drainage Ditch abutting Route 240. The drainage line across the lot will require a 15' easement for maintenance. Pipe to be Reinforced Concrete and meet Town Standards.
2. The Section of Jason Terrace in question should be constructed according to existing requirements - 12" of gravel, 3" of asphalt pavement, asphalt berm curbing on both sides, landscaping, a drainage system, and the connection of the 6" water main from Lincoln Drive to the existing section of Jason Terrace, including a hydrant if necessary.
3. The existing section of Jason Terrace is unaccepted and the developer should be required to construct this portion of Jason Terrace to meet existing standards to make the road acceptable. That would include plans and descriptions required for acceptance at Town Meeting. Lincoln Drive at the north end of Jason Terrace was accepted by Town Meeting in 1970.

If you have any questions, please call or I can attend your meeting to discuss details.

Very truly yours,

FAIRHAVEN BOARD OF PUBLIC WORKS

Jeffrey W. Osuch
Jeffrey W. Osuch
Superintendent

JWO/gwb

When the State laid out the right of way for Route 240, the taking included all of the property abutting the eastern side of the sub-division and also some of the land within it.

In March 1976, item marked "D" was presented to the Planning Board realigning lots 12-16-5 and 6 and they are now designated as lots 85M-85N and 85R. Lot 85R was attached to Lot 85L, and the stub end of Lincoln Drive (never accepted) was discontinued.

In view of the above, I have contacted Mr. Osuch as to what actions the Board of Public Works would require and have attached a copy of his letter, Item "E", outlining the steps necessary to conform.

I am therefore suggesting that the restrictions be removed and that any building permits issued for the area be issued only on the condition that the B.P.W. requirements are implemented.

Respectfully,


Town Planner

NFT/ew
enc.



FAIRHAVEN TOWN PLANNER

Nicholas F. Tangney, *Planner*
Office: 992-9228
Home: 996-4593

Town Hall
Fairhaven, Mass. 02719

Sept. 26, 1985

Board of Selectmen
Town Hall
Fairhaven, Mass.

Re: Lincoln Dr.
& Jason Terrace

Attention: Everett Macomber, Chairman

Gentlemen:

Your attention is called to the referenced subject and to the attached data on same.

The owner of the lots involved, Mr. Jason, has approached me with the object of getting the lots, now restricted, into a buildable condition. He believes that the need for same in Fairhaven is of importance and I agree with him. I also think that the restrictions put on these lots is no longer necessary and Mr. Osuch also believes that they are obsolete. Therefore, this letter to your Board asking for the release of those previously imposed restrictions.

Item marked "A" shows the sub-division for the area as signed by the Planning Board on July 16, 1959. One of the conditions at the time was that Lots 12 and 16 were to be left as a PONDING area so as to prevent surface water run-off to the abutting lots to the east of the sub-division.

Item marked "B" is an agreement signed by the owners and Board of Selectmen confirming the reservation of Lots 12 and 16 for ponding requirements. This item is dated Oct. 11, 1966.

Item marked "C" dated Oct. 27, 1971 allows a trade-off of the ponding requirements from Lots 12 and 16 to 5 and 6. This modification was signed by the Board of Selectmen at that time.

FAIRHAVEN – Says it all

PROUD OF ITS PAST – CONTROLLING ITS FUTURE



Massachusetts
Office of the Selectmen

Everett J. Macomber Jr.

EVERETT J. MACOMBER, JR., Chairman
ROBERT W. FOSTER
WALTER SILVEIRA

October 2, 1985

Mr. Nicholas F. Tangney
Town Planner
Fairhaven, MA 02719

RE: Lincoln Drive and Jason Terrace

Dear Sir:

The Board of Selectmen has no objection to releasing the lots presently held for ponding in the Lincoln Drive, Jason Terrace area.

It is recommended that Mr. Jason's attorney prepare the necessary document to have this accomplished and then we will submit it to our counsel for approval.

The requirements as set out by the Board of Public Works must also be met and should be a part of any release that is signed.

Very truly yours,

BOARD OF SELECTMEN

Everett J. Macomber Jr.

Everett J. Macomber, Jr.
Chairman

AST:s

Drawer 9 Item 7 in files

*3 lots at
15 m each
88 ft. frontage
each*

80'
 ROGER W. &
 JEANNINE M. JASON
 LOT 85L

LINCOLN DRIVE
 (Public 40' Wide 1970 L.O.)
 478.57' TO ALDEN ROAD
 415.43' TO ALDEN ROAD

S 88°-52'-44" E
 Δ = 2°
 L = 7

66.51'

120.00'
 80.00'

85R
 A = 6,118 s.f.

Δ = 3°-19'-11"
 L = 8228'

Δ = 10°-56'-04"

240

N 1°-07'-16" E
 STKS. (SET)

85.66'
 LINCOLN DRIVE
 (Private)
 (Discontinued)

40.00'
 S 88°-52'-44" E
 7.38'

L = 271.00' STK. (SET)

MERIDIAN OF 1972 ALDEN ROAD ALTERATION

ING BOARD
 E SUBDIVISION
 T REQUIRED.

TERRACE

85N
 A = 17,023 s.f.

Δ = 4°-45'-24"
 L = 11789'

R = 1420.00'

40' Wide
 N 1°-07'-16" E

200.00'
 125.00'
 STK. (SET)

N 88°-52'-44" W
 104.41'

49.38'

M.H.B./PIN (FND)

D.H. (SET
 IN WALL)

(Private)

S 88°-52'-44" E

LES & EMMA L.
 PITTLER
 N 20°-46'-56" E
 132.04'

25.00'

85M
 A = 25,116 s.f.

THIS LOT MEETS THE FRONTAGE
 REQUIREMENT OF THE FAIRHAVEN
 ZONING BY-LAWS

225.79'
 276.72'
 21°-24" W

ROUTE



Allen D. Quintin

NOTE -
 LOT 85R TO BE COMBINED
 WITH LOT 85L.

10763
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, William M. Jason and Mary L. Jason, of Fairhaven, County of Bristol and Commonwealth of Massachusetts and for my heirs at law, executors, administrators, successors and assigns hereby agree with the Town of Fairhaven, a municipal corporation duly established by the laws of the Commonwealth of Massachusetts as follows:

1. To install a suitable and necessary drainage system for the benefit of the land area included in a Plan of Land in Fairhaven, Mass., surveyed for Emily L. Alden by Corse & Tibbets, (C. E.), dated February 18, 1958 and recorded on July 22, 1958 in the Bristol County (S. D.) Registry of Deeds, Plan Book 57, Page 23.

2. To retain and reserve Lots Twelve and Sixteen as set out on the above mentioned Plan as a ponding area and not to fill in, sell, convey, grant, or otherwise dispose of by deed, or any other instrument said Lots Twelve and Sixteen without the written consent of the said Town of Fairhaven. If an excavation is necessary in order that the said area shall be able to contain the water so that it will not spill over onto abutting property the said party of the first part agrees to perform the necessary excavation to carry out this purpose and to fence in or otherwise safeguard the area for persons or animals.

3. The cost of installing said drainage system and all maintenance, repairs and replacements shall be borne by the said party of the first part.

4. To erect a pipeline or lines, which may be necessary, in accordance with the diagram contained on a Plan hereto annexed and marked "A," the said pipeline or pipelines to extend to and



BOOK 1537 PAGE 543

BOOK 1537 P.M. 544

empty into Lots Twelve and Sixteen.

5. The party of the first part and those claiming thereunder shall be legally responsible for any and all legal liability in connection with the provisions herein stated.

IN WITNESS WHEREOF the said William M. Jason and Mary L. Jason and the Town of Fairhaven, by a duly authorized official, affix their seals and signatures this 11th day of October 1966.

William M. Jason
William M. Jason

Mary L. Jason
Mary L. Jason

TOWN OF FAIRHAVEN
Edna Simeon

By: *Carl Hillman*

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

October 11, 1966

Then personally appeared the above named William M. Jason and Mary L. Jason and acknowledged the foregoing instrument to be their free act and deed, before me.

Edward J. Harrington

Edward J. Harrington
Notary Public
My Commission Expires:
October 27, 1972

Received & recorded *October 18, 1966 at 2 hrs. 57 min. P.M.*

30041631 164

3045 AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, Mary L. Jason, of Fairhaven, County of Bristol and Commonwealth of Massachusetts and for my heirs at law, executors, administrators, successors and assigns hereby agree with the Town of Fairhaven, a municipal corporation duly established by the laws of the Commonwealth of Massachusetts as follows:

1. To install a suitable and necessary drainage system for the benefit of the land area included in a Plan of Land in Fairhaven, Mass., surveyed for Emily L. Alden by Corse & Tibbette, (C. E.), dated February 18, 1958 and recorded on July 22, 1958 in the Bristol County (S.D.) Registry of Deeds, Plan Book 57, Page 23.

2. To retain and reserve Lots Five and Six as set out in place of Lots 12 and 16 according to a previously signed and on the above mentioned Plan as a ponding area and not to fill in, sell, convey, grant or otherwise dispose of by deed, or any other instrument said Lots Five and Six without the written consent of the said Town of Fairhaven. If an excavation is necessary in order that the said area shall be able to contain the water so that it will not spill over onto abutting property the said party of the first part agrees to perform the necessary excavation to carry out this purpose and to fence in or otherwise safeguard the area for persons or animals.

3. The cost of installing said drainage system and all maintenance, repairs and replacements shall be borne by the said party of the first part.

4. To erect a pipeline or lines, which may be necessary, in accordance with the diagram contained on a Plan hereto annexed and marked "A", the said pipeline or pipelines to extend to and

empty into Lots Five and Six.

5. The party of the first part and those claiming thereunder shall be legally responsible for any and all legal liability in connection with the provisions herein stated.

IN WITNESS WHEREOF the said Mary L. Jason and the Town of Fairhaven, by a duly authorized official, affix their seals and signatures this 27th day of October 1971.

Mary L. Jason
Mary L. Jason

TOWN OF FAIRHAVEN

BY: *Francis Inwood Sr.*

Francis Inwood Sr.

William H. Perry

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

Oct. 27, 1971

Then personally appeared the above named Mary L. Jason and acknowledged the foregoing instrument to be her free act and deed, before me.

Edward J. Harrington Jr.
Edward J. Harrington, Jr.
Notary Public
My Commission Expires:
April 28, 1978

Received & recorded Dec. 2, 1971 at 10:00 am P. M.

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Attest *John Jones* Register

Chapter 220

SPECIAL MUNICIPAL EMPLOYEES

§ 220-1. List of special municipal employees.

§ 220-1. List of special municipal employees.

The following list of special municipal employees was approved by the Board of Selectmen 1-17-1989. Amendments noted where applicable.

Board of Appeals
Planning Board
School Committee
Inspector of Wires
Sealer of Weights and Measures
Inspector of Petroleum
Tree Warden
Town Moderator
Finance Committee
Board of Health
Milk Inspector
Registrars of Voters
Safety Council
Call Firemen
Call or Spare Policemen
Board of Fire Engineers
Civil Defense
Commissioner of Trust Funds
Plumbing Inspector
Moth Superintendent
Public Weighers
Field Driver and Pound Keeper
Measurer of Wood and Bark
Shellfish Advisory Board

School Dentist
Sanitary Inspector
Natural Resource Officers
Board of Retirement
Fence Viewer
Town Forest Committee
Library Trustees
Council on Aging members
Board of Public Works
Historical Commission
Industrial Development Financing Authority
Southeast Regional Transit Authority Advisory Board
Joint Transportation Planning Group of the Southeast Regional Planning and Economic Development District
Delegates to the Southeast Regional Planning and Economic Development District
Affirmative Action Officer
Civil Service Director
Conservation Commission
Data Processing Advisory Board
Lottery Arts Council
Veterans Burial Agent
New Bedford/Fairhaven Harbor Commission
Personnel Board
Recreation Commission
New Bedford/Fairhaven Harbor Master Planning Committee
Tourism Committee
Fair Housing Coordinator
Affordable Housing Committee
Mattapoissett River Water Supply Protection Advisory Committee
Consultant to the Fairhaven Conservation Commission [7-27-19896]
Director of Veterans Services [5-13-1996]
Veterans Agent [5-13-1996]
Tourism Director [5-13-1996]
Fairhaven High School Building Committee [7-11-1994]
Cable Television Committee [8-5-1996]

Greater New Bedford Regional Vocational Technical High School, School Committee
[6-6-2002]

Conservation Agent **[3-3-2003]**

Conservation Commission Secretary **[4-7-2003]**

Board of Appeals Secretary **[4-7-2003]**

Coalition for Buzzards Bay Attorney **[Added 7-25-2005]**

Planning and Economic Development Department Attorney **[Added 1-18-2011]**

Greater New Bedford Regional Vocational Technical High School (RVT) Attorney **[Added
4-25-2011]**

Town Government Study Committee **[Added 10-11-2013]**

COA, REC & VSO

HOLIDAY PARTY



\$20 LIMIT YANKEE SWAP
POTLUCK SIGN UP SHEET AT
THE COA

DECEMBER 20TH
WEDNESDAY | 4:30 PM
IN THE COA DINING ROOM

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
and the Fairhaven Wetlands Bylaw**

*(this form must be completed and copies sent by certified mail
or hand delivery to all abutters within 100 feet of the property
where the project is located)*

In accordance with the Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and the Fairhaven Wetlands Bylaw (Chapter 192), you are hereby notified of the following:

1. The applicant's name is Seaport Resort & Marina
2. The applicant has filed the following with the Fairhaven Conservation Commission:
 - Request for Determination of Applicability
 - Notice of Intent
 - Request to Amend an existing Order of Conditions
 - Notice of Resource Area Delineation
3. The address or location of the site where the activity, project, or delineation is proposed is:

110 Middle Street, Fairhaven, MA.
4. The proposed work includes The installation of twelve sono tubes to provide a foundation for a tent. Excess soils will be loaded onto trucks and removed from the site. Any temporary soil stockpiles will be surrounded by straw wattles and covered with a tarp. Existing catch basins in the parking lot will have silt sacks installed prior to the start of work.
5. Copies of the above application may be examined at the Conservation Office, located in Town Hall, 40 Center Street, Fairhaven, MA 02719, between 9:00 AM and 4:00 PM, Monday through Friday. Copies may be obtained at the office if notified in advance or from the applicant.
6. Applications will also be uploaded to www.fairhaven-ma.gov/conservation-commission/pages/current-filings. If you are unable to access or view the application electronically, please contact the Conservation Office at 508-979-4023, ext. 128.
7. Notice of the public hearing including its date, time, and place will be published at least five business days in advance in the Fairhaven Neighborhood News, and will be posted on the Fairhaven Town Website and at the Fairhaven Town Hall not less than 48 hours in advance.

PLEASE NOTE:

Since you are receiving this notice, you may have wetland resource areas or wetland buffers on your property. Therefore, construction, cutting, clearing, or grading may require a permit. For clarification or for more information, call the Conservation Agent at 508-979-4082 or visit our website.