



**FAIRHAVEN PLANNING BOARD  
FORM A  
Application for Endorsement  
of Plan Believed Not To Require Approval**

Fairhaven, Massachusetts

Date: July 18, 2023

The undersigned, believing that the accompanying plan of his property in the Town of Fairhaven does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for determination an endorsement that the Planning Board approval under Subdivision Control Law is not required.

Name of Applicant(s): Antone Arruda

Applicant(s) Address: 28 Winona Avenue, Fairhaven, MA 02719

Phone Number: 508-801-6676 Fax Number: \_\_\_\_\_

Name of Owner(s): Antone Arruda

Owner(s) Address: \_\_\_\_\_

Name of Engineer/Surveyor: Brian J. Murphy - Farland Corp. Inc.

Engineer/ Surveyor Address: 21 Ventura Drive, Dartmouth, MA 02747

Phone Number: 508-717-3479 Fax Number: \_\_\_\_\_

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: 13985 Page: 67

Location of Site: 481 Sconticut Neck Road

Assessors' Plat(s): 29 Lot No(s): 27

Number of Proposed New Lots: 2

Frontage Length of Proposed New Lots: 77.50' (Lot 1, Variance Granted), 140.00' (Lot 2)

Is street paved? Yes

Is street accepted? Yes

Applicant Signature: *Antone Arruda*

Owner Signature: \_\_\_\_\_

**File one completed form with the Planning Board and one copy with the Town Clerk.**



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July 19, 2023

Fairhaven Planning Board  
40 Center Street  
Fairhaven, MA 02719

**RE: Approval Not Required Plan  
481 Sconticut Neck Road – Fairhaven, MA**

Dear Board Members,

The attached Form A application and Approval Not Required Plan proposes to subdivide the property owned by Antone Arruda on the easterly side of Sconticut Neck Road, a public way, address as #481 Sconticut Neck Road, Assessors Map 29 Lot 27. The property is zoned Rural Residence (RR) with a minimum lot area requirement of 30,000 s.f., minimum contiguous upland area requirement of 24,000 s.f., and a minimum frontage requirement of 140'.

The plan proposes Lot 1 and Lot 2. Lot 1 contains 30,365 s.f., all upland area, and 77.50' of frontage along Sconticut Neck Road. The existing dwelling, #481, will remain on Lot 1 and all existing utilities servicing the dwelling are contained within the Lot 1 boundaries. A variance was granted by the Fairhaven Zoning Board of Appeals for the reduction in the required lot frontage for Lot 1 and recorded in the Bristol South Registry of Deeds Book 14348 Page 36.

Lot 2 contains 42,357 s.f., 38,730 s.f. of contiguous upland, and 140.00' of frontage along Sconticut Neck Road. The wetland boundary shown on the plan was approved by the Fairhaven Conservation Commission, via an ANRAD submittal, on July 17, 2023.

Very truly yours,

FARLAND CORPORATION, INC.

*Christopher Gilbert*

Christopher Gilbert, E.I.T.  
Project Manager