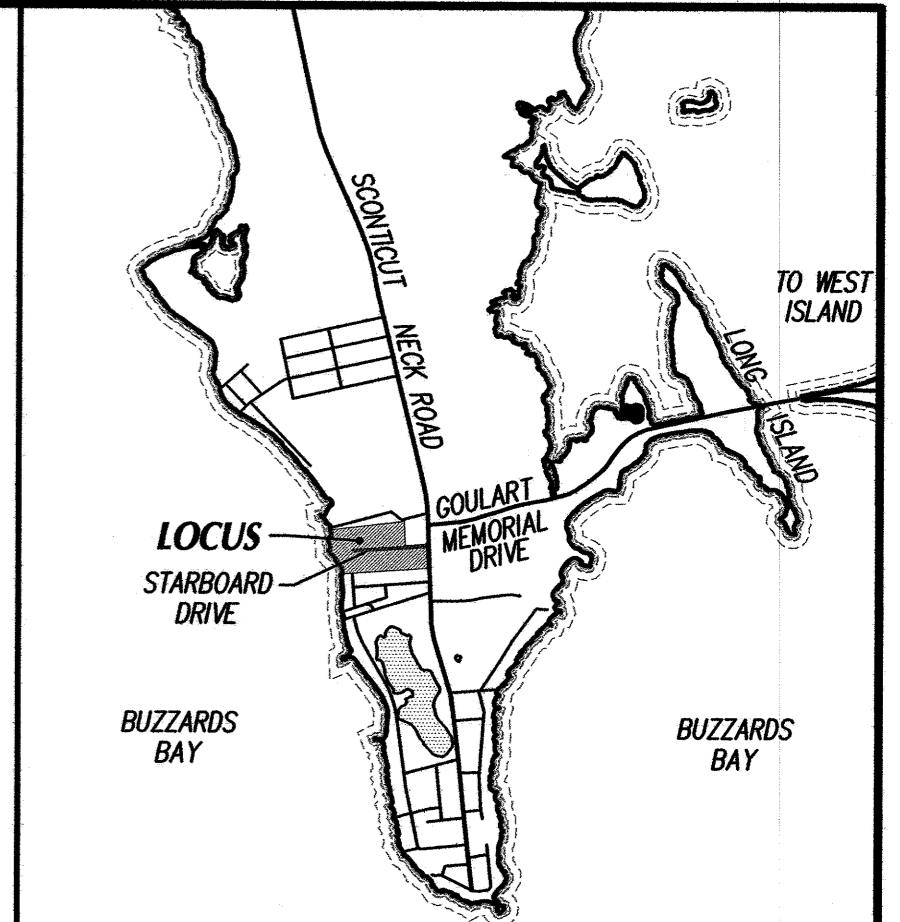


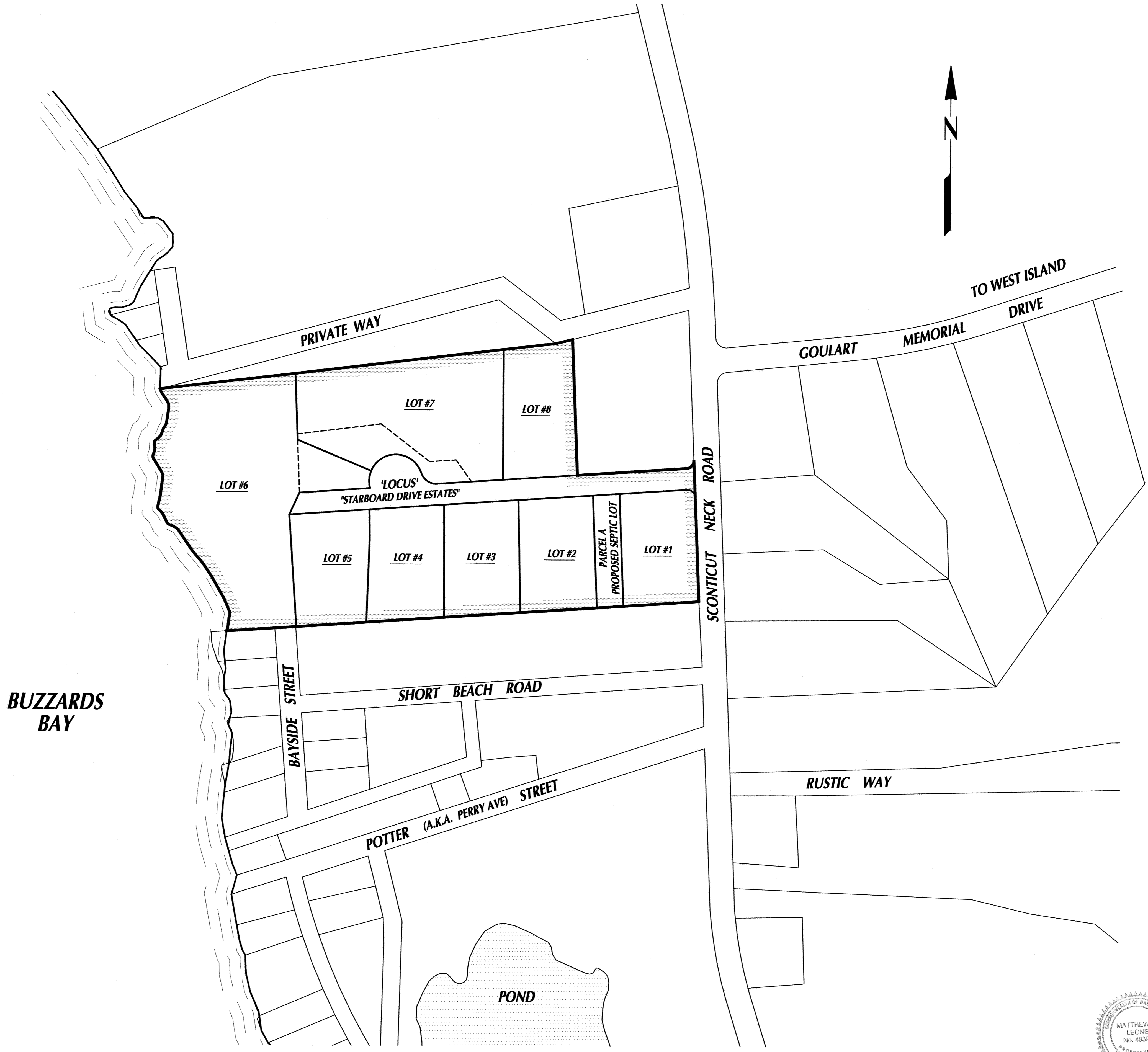
FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

*And M. D. [Signature]*  
PREPARER



LOCUS PLAN - SCALE: 1" = 2000'



BUZZARDS BAY

LOCUS VIEW  
SCALE: 1" = 100'

**PROPERTY INFORMATION:**  
SITE ADDRESS - KNOWN AS:  
No. 2, 3, 5, 9 & 11 STARBOARD DRIVE  
OFF SCOTICUT NECK ROAD  
ASSESSORS MAP # 42  
ASSESSORS LOTS:  
No.: 9D, 9E & PORTION OF 9A  
LOT 3 @ PLAN BOOK 183 PAGE 29  
APPLICANT/DEVELOPER:  
STARBOARD DRIVE NOMINEE TRUST  
OWNER OF RECORD:  
STARBOARD DRIVE NOMINEE TRUST  
JOHN P. MATHEU, TRUSTEE  
168 EIGHTH STREET  
NEW BEDFORD, MA 02740  
SEE DEED BOOK 13760, PAGE 279

**PLAN INDEX**  
SHEET 1 COVER SHEET  
SHEET 2 LOTTING PLAN  
SHEET 3 EXISTING CONDITIONS PLAN  
SHEET 4 PROPOSED GRADING & UTILITY PLAN  
SHEET 5 ROADWAY PLAN AND PROFILE  
SHEET 6 ROADWAY PLAN AND PROFILE & DETAILS

**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

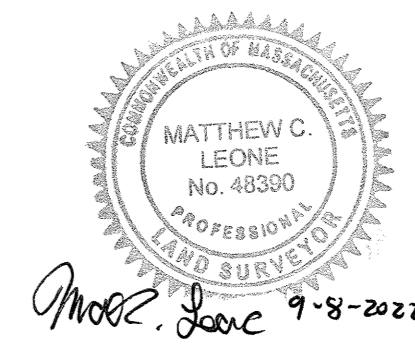
1	Rev. #	DATE	BY	DESCRIPTION
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**DEFINITIVE SUBDIVISION PLAN**  
OF A DEVELOPMENT TO BE KNOWN AS  
"STARBOARD DRIVE ESTATES"  
off SCOTICUT NECK ROAD in  
FAIRHAVEN, MA  
PREPARED FOR  
**STARBOARD DRIVE NOMINEE TRUST**

**SHEET 1 OF 6 SHEETS**  
COVER SHEET

SCALE: 1" = 100' DATE: SEPTEMBER 8, 2022  
0 20 40 80 120

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
P.O. Box 480, 81 A COUNTY RD, UNIT G, MATTAPOISETT, MA  
02739-1508-758-7866



9-8-2022  
Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

**ABBREVIATIONS:**

- CB = CONCRETE BOUND
- DH = DRILL HOLE
- FND = FOUND
- IP = IRON PIPE
- LO = LAYOUT
- LP = LEAD PLUG
- PB = PLAN BOOK
- PG = PAGE
- SB = STONE BOUND
- TD = TOTAL DISTANCE
- TL = TOTAL LENGTH
- UP = UTILITY POLE

NOTE: THE ROADWAY SHALL REMAIN "PRIVATE" IN PERPETUITY.  
 HOME OWNERS ASSOCIATION TO BE RECORDED BY THE OWNER WHICH SHALL RUN WITH THE LAND, TO OWN AND MAINTAIN THE PRIVATE ROADWAY, STORM DRAINAGE EASEMENT, ACCESS & UTILITY EASEMENT, PARCEL A, ASSOCIATED UTILITIES AND STORMWATER MANAGEMENT FACILITIES.

**FAIRHAVEN TOWN CLERK CERTIFICATION:**  
 I, \_\_\_\_\_, CLERK OF THE TOWN OF FAIRHAVEN HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_ AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE."  
 TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

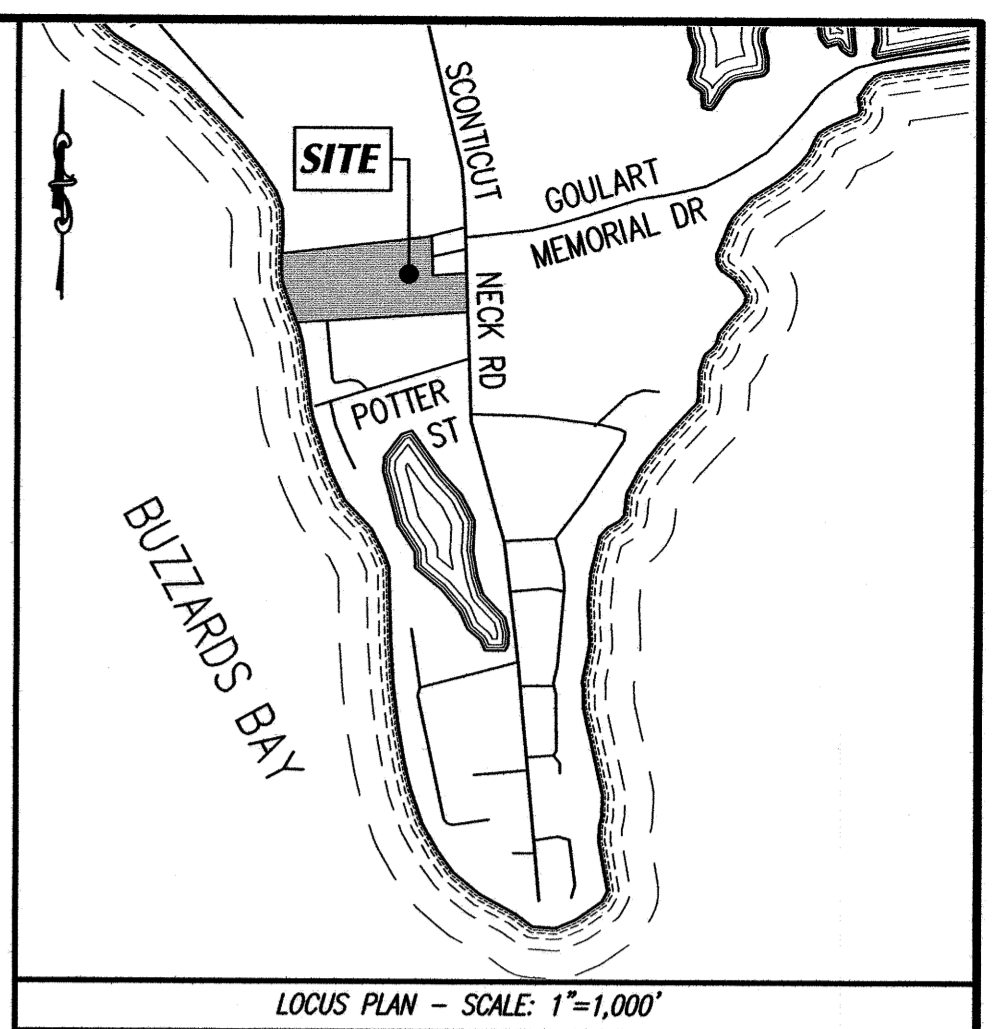
**PLAN REFERENCES:**  
 ON RECORD AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS  
 PLAN BOOK 7 PAGE 29  
 PLAN BOOK 30, PAGE 34  
 PLAN BOOK 32, PAGE 4  
 PLAN BOOK 36, PAGE 23  
 PLAN BOOK 56, PAGE 53  
 PLAN BOOK 96, PAGE 88  
 PLAN BOOK 97, PAGE 92  
 PLAN BOOK 161, PAGE 81  
 PLAN BOOK 183, PAGE 29

FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

*Adrian M. Apur*  
 PREPARER

PROPERTY IS SUBJECT TO A COVENANT "FORM D" TO BE RECORDED HEREWITH:  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



**PROPERTY INFORMATION:**  
 SITE ADDRESS - KNOWN AS:  
 No. 2, 3, 5, 9 & 11 STARBOARD DRIVE  
 OFF SCOTICUT NECK ROAD  
 ASSESSORS MAP # 42  
 ASSESSORS LOTS:  
 No.: 9D, 9E & PORTION OF 9A  
 LOT 3 @ PLAN BOOK 183 PAGE 29  
 APPLICANT/DEVELOPER:  
 STARBOARD DRIVE NOMINEE TRUST  
 OWNER OF RECORD:  
 STARBOARD DRIVE NOMINEE TRUST  
 JOHN P. MATHIEU, TRUSTEE  
 168 EIGHTH STREET  
 NEW BEDFORD, MA 02740  
 SEE DEED BOOK 13760, PAGE 279

1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS & AN ON THE GROUND INSTRUMENT SURVEY PERFORMED BY THIS FIRM BETWEEN JUNE 2, 2021 & JANUARY 27, 2022.

THIS PLAN AND THE ACCOMPANYING CERTIFICATION DO NOT CONSTITUTE A CERTIFICATION OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON.

ADJUTING PROPERTY INFORMATION SHOWN HEREON WAS ESTABLISHED FROM THE TOWN OF FAIRHAVEN ASSESSOR'S RECORDS.

2. ZONING REGULATIONS: ZONE: RR  
 MINIMUM AREA: 30,000 S.F. BUILDING SETBACKS:  
 MIN. CONTIGUOUS UPLAND AREA: 24,000 S.F. FRONT: 30'  
 MAXIMUM LOT COVERAGE: 25% SIDE: 20'  
 MAXIMUM BUILDING COVERAGE: 15% REAR: 30'  
 MINIMUM FRONTAGE: 140'

3. LIMITS OF BORDERING VEGETATED WETLANDS AND SALT MARSH SHOWN HEREON DELINEATED BY LEC, ENVIRONMENTAL CONSULTANTS, INC. ON MARCH 10 & 18, 2021.

4. FLOOD ZONES SHOWN HERE ON ARE AS DEPICTED ON FIRM PANEL 2500500503F EFFECTIVE 07-07-2009.

5. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MCCORS REAL TIME NETWORK.

6. CONTOURS SHOWN HEREON ARE A COMPILATION OF THE ON THE GROUND FIELD SURVEY AND LIDAR DATA GENERATED BY USSS, U.S. GEOLOGICAL SURVEY COASTAL & MARINE GEOLOGY PROGRAM, AND NOAA MADE AVAILABLE THROUGH NOAA'S DATA ACCESS VIEWER.

7. ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY NOT BE COMPLETE. SITE CONTRACTOR SHALL CONTACT DIG SAFE AT (1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF ANY PROPOSED CONSTRUCTION OR EXCAVATION WITHIN THE PROJECT LIMITS. THE EXCLUSION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES HEREON SHALL NOT BE ASSUMED TO REDUCE SITE CONTRACTOR'S RESPONSIBILITY.

■ DENOTES CONCRETE BOUND W/DRILL HOLE TO BE SET (9 TOTAL)

Rev. #	DATE	BY	DESCRIPTION
1			

**DEFINITIVE SUBDIVISION PLAN**  
 OF A DEVELOPMENT TO BE KNOWN AS  
**"STARBOARD DRIVE ESTATES"**  
 off SCOTICUT NECK ROAD in  
**FAIRHAVEN, MA**  
 PREPARED FOR  
**STARBOARD DRIVE NOMINEE TRUST**  
**SHEET 2 OF 6 SHEETS**  
**LOTING PLAN**

SCALE: 1"=40' DATE: SEPTEMBER 8, 2022  
 0 20 40 80 120

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 P.O. Box 480, 81A County Rd., UNIT G, MATTAPOISETT, MA 02739  
 1-508-758-7866

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

MAP #42 LOT #28  
 N/F JAMES TRINCHINI  
 BOOK 11300 PAGE 141

BUZZARDS BAY

**FAIRHAVEN PLANNING BOARD**  
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

**LOT #6**  
 108,787± S.F. TOTAL TO MHW  
 TOTAL FRONTAGE= 211.43'

MAP #42 LOT #29  
 N/F MICHAEL PACHECO & LOIS C. PACHECO  
 BOOK 3369 PAGE 280

**BAYSIDE STREET**  
 (PRIVATE)  
 PLAN BOOK 36 PAGE 23

**LOT #5**  
 30,112± S.F. TOTAL  
 24,282± S.F. (UPLAND)  
 5,829± S.F. (WETLAND)

**LOT #4**  
 30,000± S.F. TOTAL  
 26,896± S.F. (UPLAND)  
 3,104± S.F. (WETLAND)

**LOT #3**  
 30,000± S.F. (ALL UPLAND)

**LOT #2**  
 30,000± S.F. (ALL UPLAND)

**LOT #1**  
 30,000± S.F. (ALL UPLAND)

**LOT #7**  
 76,870± S.F. TOTAL  
 61,789± S.F. (UPLAND)  
 15,081± S.F. (WETLAND)  
 TOTAL FRONTAGE= 284.39'

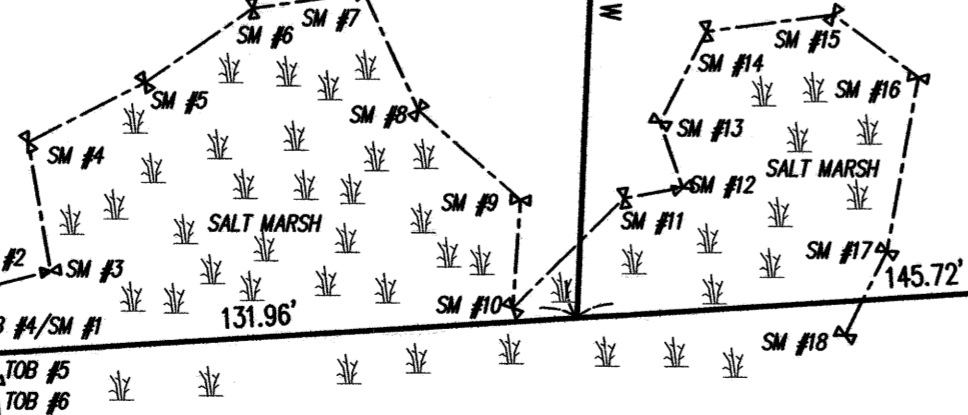
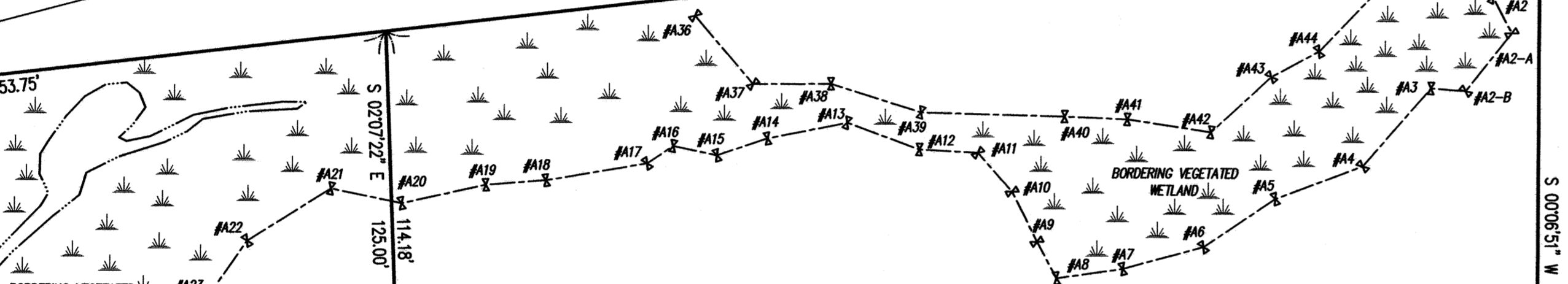
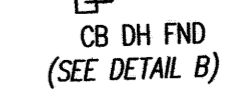
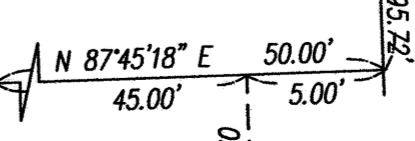
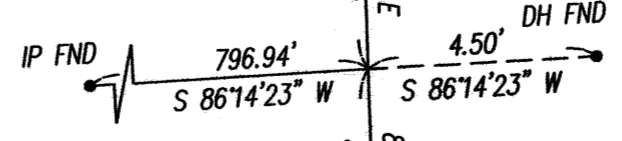
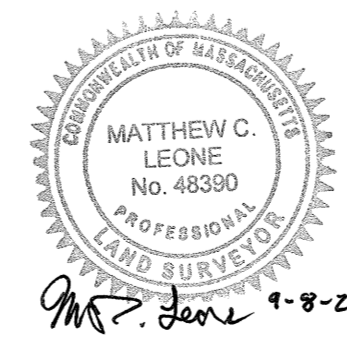
**LOT #8**  
 33,509± S.F. (ALL UPLAND)

ANR LOT 1  
 N/F STARBOARD DRIVE NOMINEE TRUST  
 BOOK 13760 PAGE 279

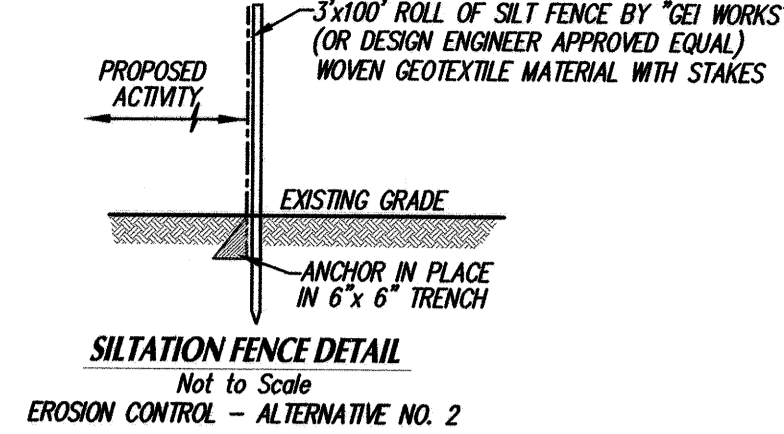
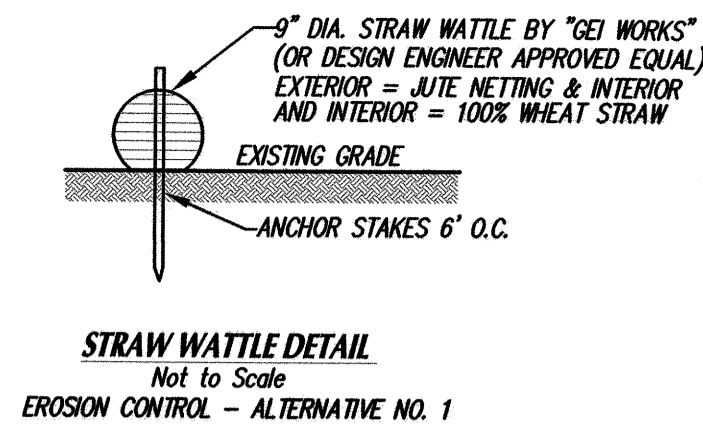
ANR LOT 2  
 N/F STARBOARD DRIVE NOMINEE TRUST  
 BOOK 13760 PAGE 279

**"STARBOARD DRIVE"**  
 PROPOSED 40' WIDE ROAD LAYOUT  
 AREA 35,285± S.F.

**PARCEL A**  
 PROPOSED SEPTIC LOT  
 10,572± S.F. (NON-BUILDABLE)



MAP #42 LOTS #36-50  
 N/F STANLEY J. PALYS L.E. CARYL SHUETZ, REMAINDER  
 BOOK 9575 PAGE 231



FOR REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

*D.M.D.*  
PREPARER

MAP #42 LOT #28  
N/F  
JAMES TRINCHINI  
BOOK 11300 PAGE 141

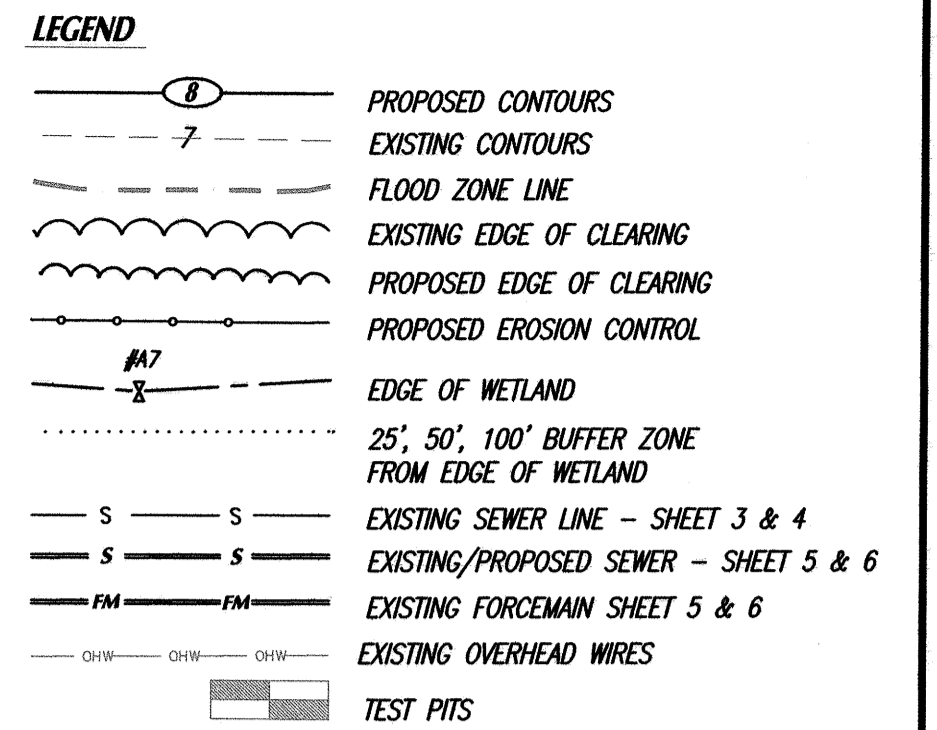
MAP #42 LOT #9  
N/F JOSEPH PALERMO &  
ANNA M. PALERMO  
BOOK 1404 PAGE 369

MAP #42 LOT #25  
N/F JOSEPH PALERMO &  
ANNA M. PALERMO  
BOOK 1404 PAGE 369

MAP #42 LOT #25A  
N/F VICTOR GONSALVES &  
NATALIE A. GONSALVES  
BOOK 1768 PAGE 800

ANR LOT 1  
N/F  
STARBOARD DRIVE NOMINEE TRUST  
BOOK 13760 PAGE 279

ANR LOT 2  
N/F  
STARBOARD DRIVE NOMINEE TRUST  
BOOK 13760 PAGE 279



**PROPERTY INFORMATION:**  
SITE ADDRESS - KNOWN AS:  
No. 2, 3, 5, 9 & 11 STARBOARD DRIVE  
OFF SCOTICUT NECK ROAD  
ASSESSORS MAP # 42  
ASSESSORS LOTS:  
No.: 9D, 9E & PORTION OF 9A  
LOT 3 @ PLAN BOOK 183 PAGE 29  
APPLICANT/DEVELOPER:  
STARBOARD DRIVE NOMINEE TRUST  
OWNER OF RECORD:  
STARBOARD DRIVE NOMINEE TRUST  
JOHN P. MATHEU, TRUSTEE  
168 EIGHTH STREET  
NEW BEDFORD, MA 02740  
SEE DEED BOOK 13760, PAGE 279

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ABUTTING PROPERTY INFORMATION SHOWN HEREON WAS ESTABLISHED FROM THE TOWN OF FAIRHAVEN ASSESSOR'S RECORDS.

2. ZONING REGULATIONS: ZONE: RR  
MINIMUM AREA: 30,000 S.F. BUILDING SETBACKS:  
MIN. CONTIGUOUS UPLAND AREA: 24,000 S.F. FRONT: 30'  
MAXIMUM LOT COVERAGE: 22% SIDE: 20'  
MAXIMUM BUILDING COVERAGE: 15% REAR: 30'  
MINIMUM FRONTAGE: 140'

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**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
\_\_\_\_\_  
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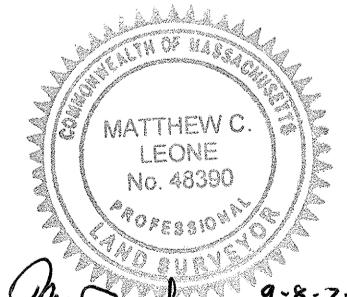
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MAP #42 LOT #29  
N/F MICHAEL PACHECO &  
LOIS C. PACHECO  
BOOK 3369 PAGE 280

BAYSIDE STREET  
(PRIVATE)  
PLAN BOOK 36 PAGE 23

MAP #42 LOTS #36-50  
N/F STANLEY J. PALYS L.E.  
CARYL SHUETZ, REMAINDER  
BOOK 9575 PAGE 231

MAP #42 LOTS #9D, #9E & PORTION OF LOT #9A  
TOTAL AREA TO MEAN HIGH WATER  
415,135± S.F.  
OR  
9,530± Ac.



Matthew C. Leone  
9-8-2022

Rev. #	DATE	BY	DESCRIPTION

**DEFINITIVE SUBDIVISION PLAN**  
OF A DEVELOPMENT TO BE KNOWN AS  
**"STARBOARD DRIVE ESTATES"**  
off SCOTICUT NECK ROAD in  
**FAIRHAVEN, MA**

PREPARED FOR  
**STARBOARD DRIVE NOMINEE TRUST**

**SHEET 3 OF 6 SHEETS**  
**EXISTING CONDITIONS/EROSION CONTROL PLAN**

SCALE: 1"=40' DATE: SEPTEMBER 8, 2022  
0 20 40 80 120

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
P.O. BOX 480, 81A COUNTY RD., UNIT G, MATTAPOISETT, MA 02739  
1-508-758-7866

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

FOR REGISTRY OF DEEDS USE ONLY

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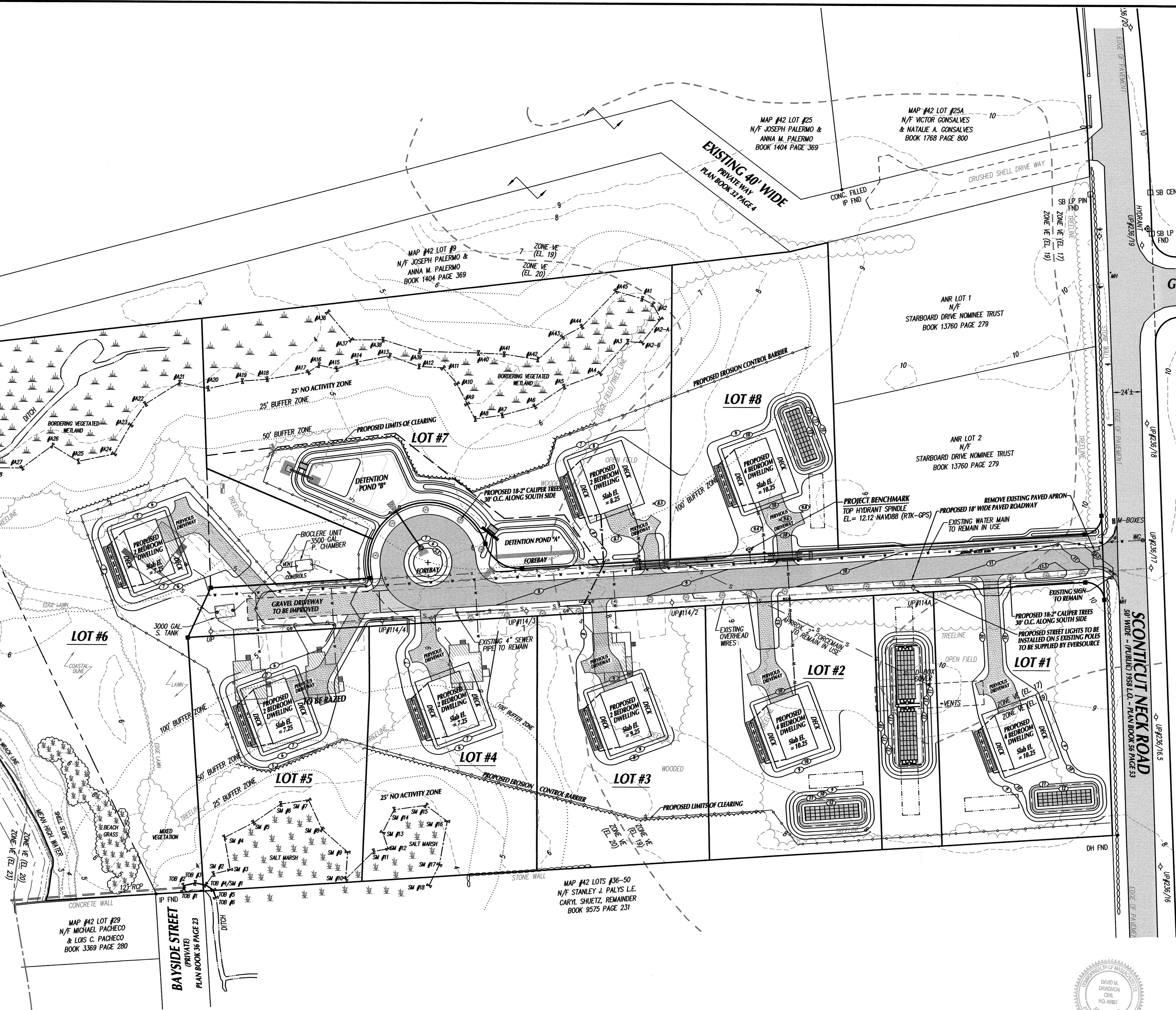
*A.L.M.A.*  
PREPARED

JAMES IRONSHIN  
BOOK 11300 PAGE 141

**FAIRHAVEN PLANNING BOARD**  
APPROVED UNDER SUBDIVISION CONTROL LAW

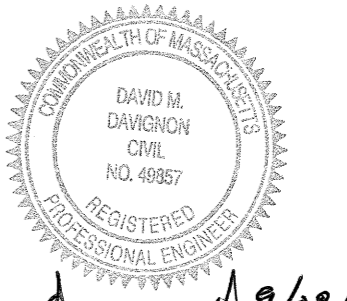
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DATE SIGNED: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."



- LEGEND**
- PROPOSED CONTOURS
  - EXISTING CONTOURS
  - FLOOD ZONE LINE
  - EXISTING EDGE OF CLEARING
  - PROPOSED EDGE OF CLEARING
  - PROPOSED EROSION CONTROL
  - EDGE OF WETLAND
  - 25', 50', 100' BUFFER ZONE FROM EDGE OF WETLAND
  - EXISTING SEWER LINE - SHEET 3 & 4
  - EXISTING/PROPOSED SEWER - SHEET 5 & 6
  - EXISTING FORCEMAIN SHEET 5 & 6
  - EXISTING OVERHEAD WIRES
  - TEST PITS

**GOULART MEMORIAL DRIVE**  
50' WIDE - (PUBLIC) 1976 L.O.  
PLAN BOOK 97 PAGE 92



*A.L.M.A.* 9/08/22

Rev. #	DATE	BY	DESCRIPTION
1			

**DEFINITIVE SUBDIVISION PLAN**  
OF A DEVELOPMENT TO BE KNOWN AS  
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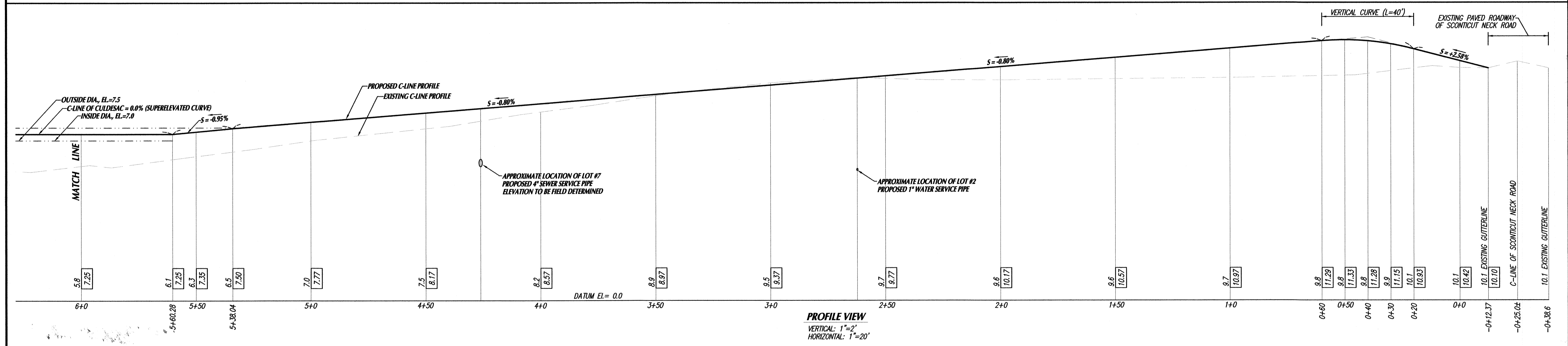
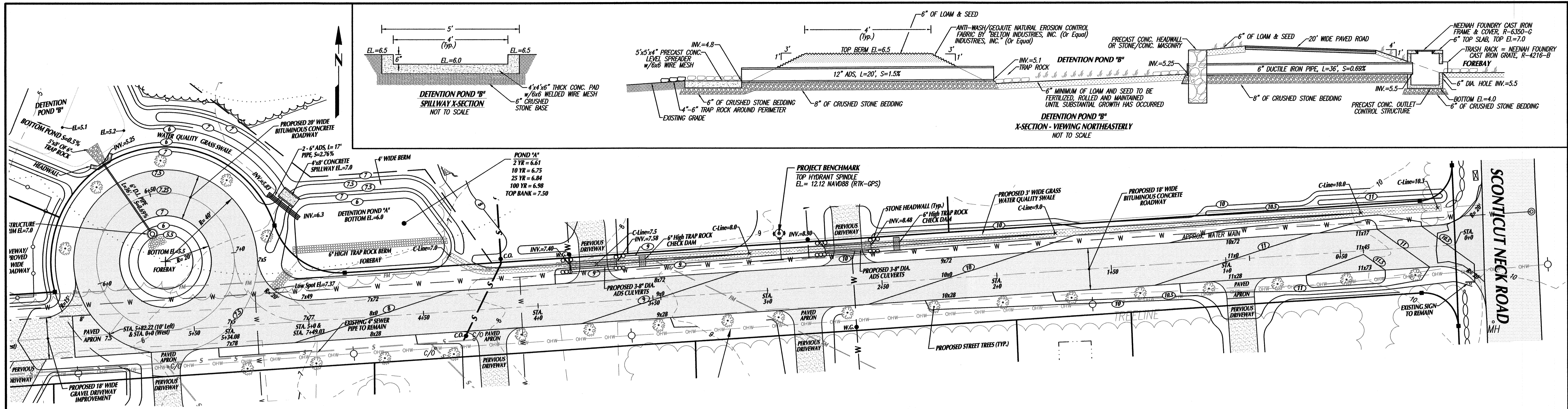
**SHEET 4 OF 6 SHEETS**  
**PROPOSED GRADING & UTILITY PLAN**

SCALE: 1"=40' DATE: SEPTEMBER 8, 2022

0 20 40 80 120

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
P.O. Box 480, 81 A COUNTY RD, UNIT G, MATTAPOISETT, MA 02739  
1-508-758-7866

Drawn By: D.M.D. Check By: M.C.L. Job No. 3474



**FAIRHAVEN PLANNING BOARD**  
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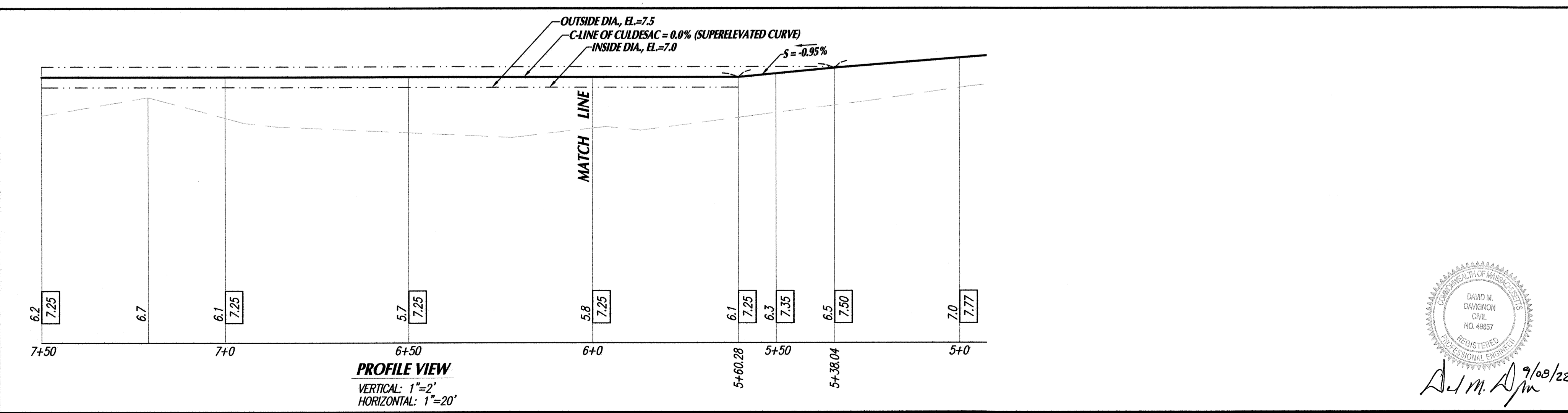
DATE APPROVED: \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_

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*David M. Davignon*  
 PREPARER

FOR REGISTRY OF DEEDS USE ONLY



Rev. #	DATE	BY	DESCRIPTION
1			

**DEFINITIVE SUBDIVISION PLAN**  
 OF A DEVELOPMENT TO BE KNOWN AS  
**"STARBOARD DRIVE ESTATES"**  
 off SCONTICUT NECK ROAD in  
**FAIRHAVEN, MA**  
 PREPARED FOR  
**STARBOARD DRIVE NOMINEE TRUST**

**SHEET 5 OF 6 SHEETS**  
**ROADWAY PLAN AND PROFILE**

SCALE: 1"=20' OR AS NOTED DATE: SEPTEMBER 8, 2022

0 10 20 40 60

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
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