

NARRATIVE TO ACCOMPANY  
APPROVAL NOT REQUIRED PLAN

PREPARED FOR:

BOURNE KNOWLES & CO., INC.

PREPARED BY:

PRIME ENGINEERING, INC.

P.O. BOX 1088

LAKEVILLE, MA 02347

MARCH 28, 2023

An Approval Not Required (ANR) plan has been submitted to the Fairhaven Planning Board for their endorsement that they agree that it does not qualify as being subject to the provisions of the Subdivision Control Law. The subject lot is a 14.24-acre parcel of land which is generally bordered on the north by Huttleston Avenue (Route 6), on the east by Peirce's Point Road, on the south by the Fairhaven bike path and on the west by the Riverside Cemetery. The site has a vacant dwelling with a street address of 271 Huttleston Avenue which is to be razed. There are also several abandoned commercial greenhouses which are also intended to be razed. The Nasketucket River flows southerly along the western end of the site and a municipal sewer main run along the east side of the river. There are Bordering Vegetated Wetlands along the western, southern and southeastern sides of the property.

A portion of the property falls in FEMA flood zone AE elevation 14. The flood zone is ocean related so compensatory flood storage is not applicable if the property is filled. The property has been operated as the base for a landscaping business for over fifty years with stockpiles of loam, ordinary earth, plantable soil, compost, logs and other landscape items that are sorted, sifted and otherwise processed for use offsite. The site is zoned business and is intended to be used for commercial purposes. When the property was re-zoned, a condition of the re-zoning was the placement of a portion of the property in a Conservation Restriction. The limits of the Conservation Restriction are shown on the ANR plan. It is proposed to divide the property into two buildable lots. The western lot, which is designated as Lot A, will have 450.91 linear feet of frontage on Huttleston Avenue and 8.00 acres of area. The eastern lot, which is designated as Lot B, will have 156.09 linear feet of frontage on Huttleston Avenue and 362.54 linear feet of frontage on Peirce's Point Road and 6.24 acres of area. The lots will be served by municipal sewer and gas.