

SITE PLAN

FOR:

FORMER BENNY'S RENOVATIONS

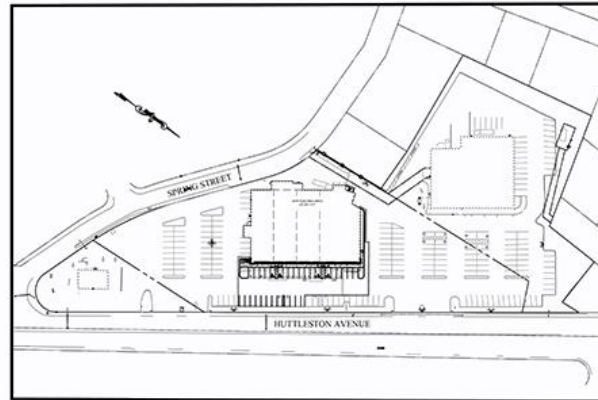
(ASSESSORS MAP 26, LOTS 60, 60A & 60B)

SITUATED AT:

151 HUTTLESTON AVENUE & 9 CROSS STREET
FAIRHAVEN, MASSACHUSETTS 02739



LOCUS MAP
NOT TO SCALE



SITE CONTEXT PLAN
SCALE 1" = 100'

SHEET INDEX		LAST REVISED
-	COVER SHEET	08/16/2019
C-1	GENERAL NOTES, LEGEND & OVERALL PLAN	
C-2	DEMOLITION PLAN	
C-3	LAYOUT PLAN	08/16/2019
C-4	CONSTRUCTION DETAILS 1	
C-5	CONSTRUCTION DETAILS 2	08/16/2019
L-1	LANDSCAPE PLAN	08/16/2019
REFERENCE PLAN:		
ALTA/ NSPS LAND TITLE SURVEY		

PREPARED FOR:

CARPIONATO GROUP, LLC.
1414 ATWOOD AVENUE
JOHNSTON, RI 02919

JUNE 03, 2019
(REVISED: AUGUST 16, 2019)



PREPARED BY:

GIROFLO
GIROFLO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/PLANNERS/DESIGNERS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET P.O. BOX 6142
PROVIDENCE, RHODE ISLAND 02904
(401) 273-6000

ISSUED FOR PERMIT ONLY

JOB NO. 7202-00

Special Permit 2019-09: Benny's Renovation



Special Permit 2019-09: Benny's Renovation



Special Permit 2019-09: Benny's Renovation



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Applicant:

Owner:

Agent:

Location:

Carpionato Group LLC

CGMA Fairhaven LLC

Sam Hemenway, Garofalo Associates

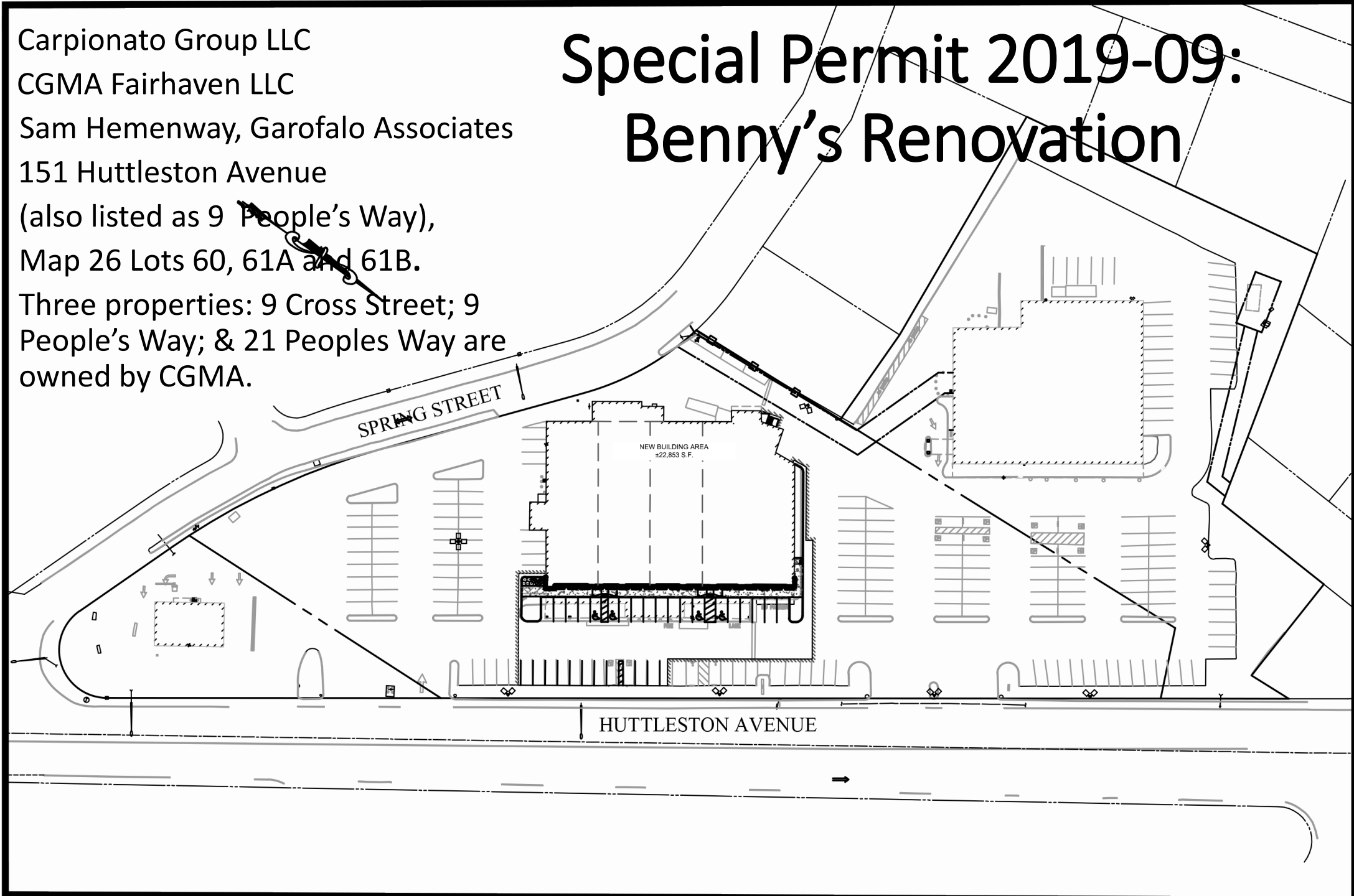
151 Huttleston Avenue

(also listed as 9 People's Way),

Map 26 Lots 60, 61A and 61B.

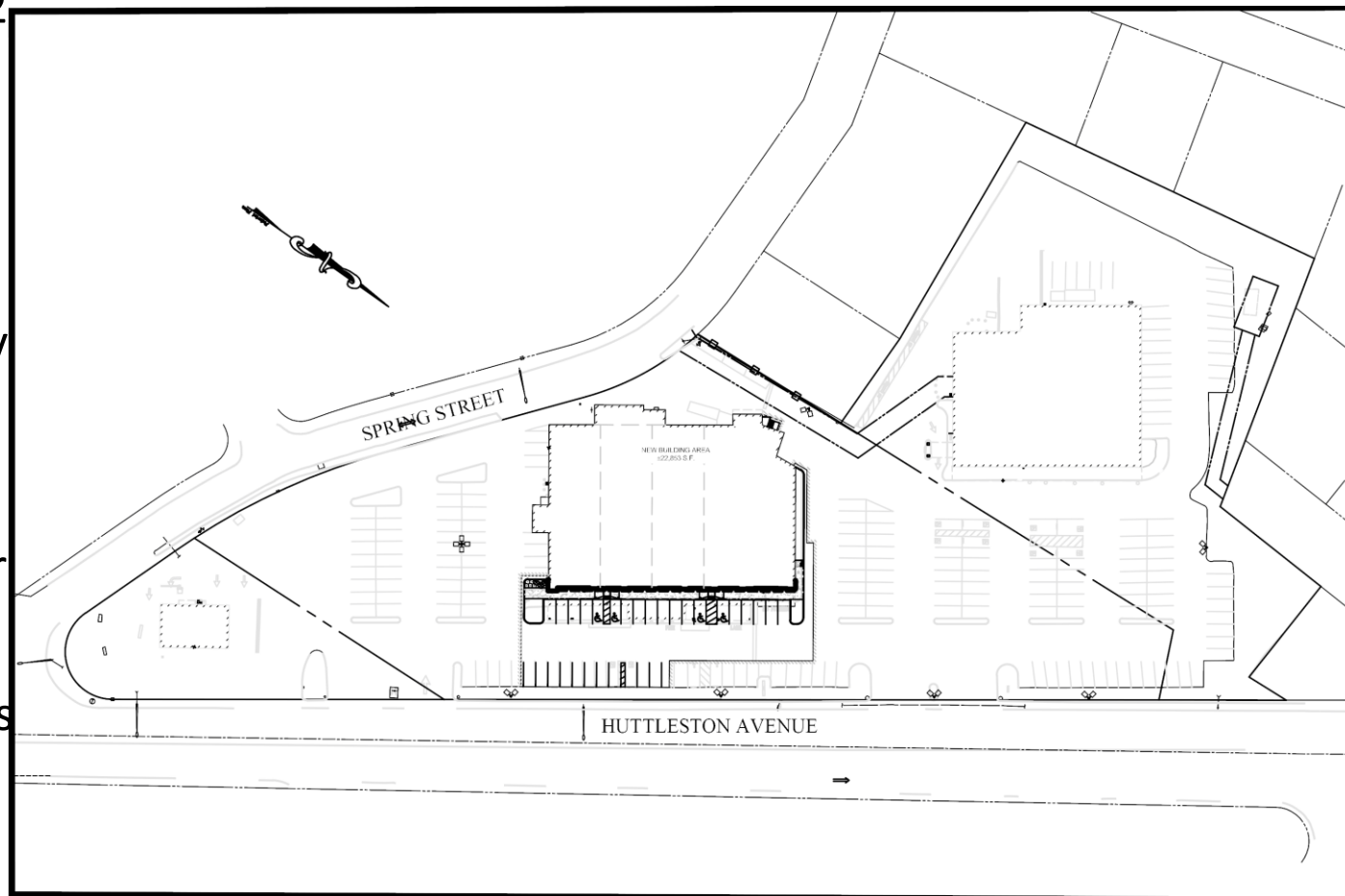
Three properties: 9 Cross Street; 9
People's Way; & 21 Peoples Way are
owned by CGMA.

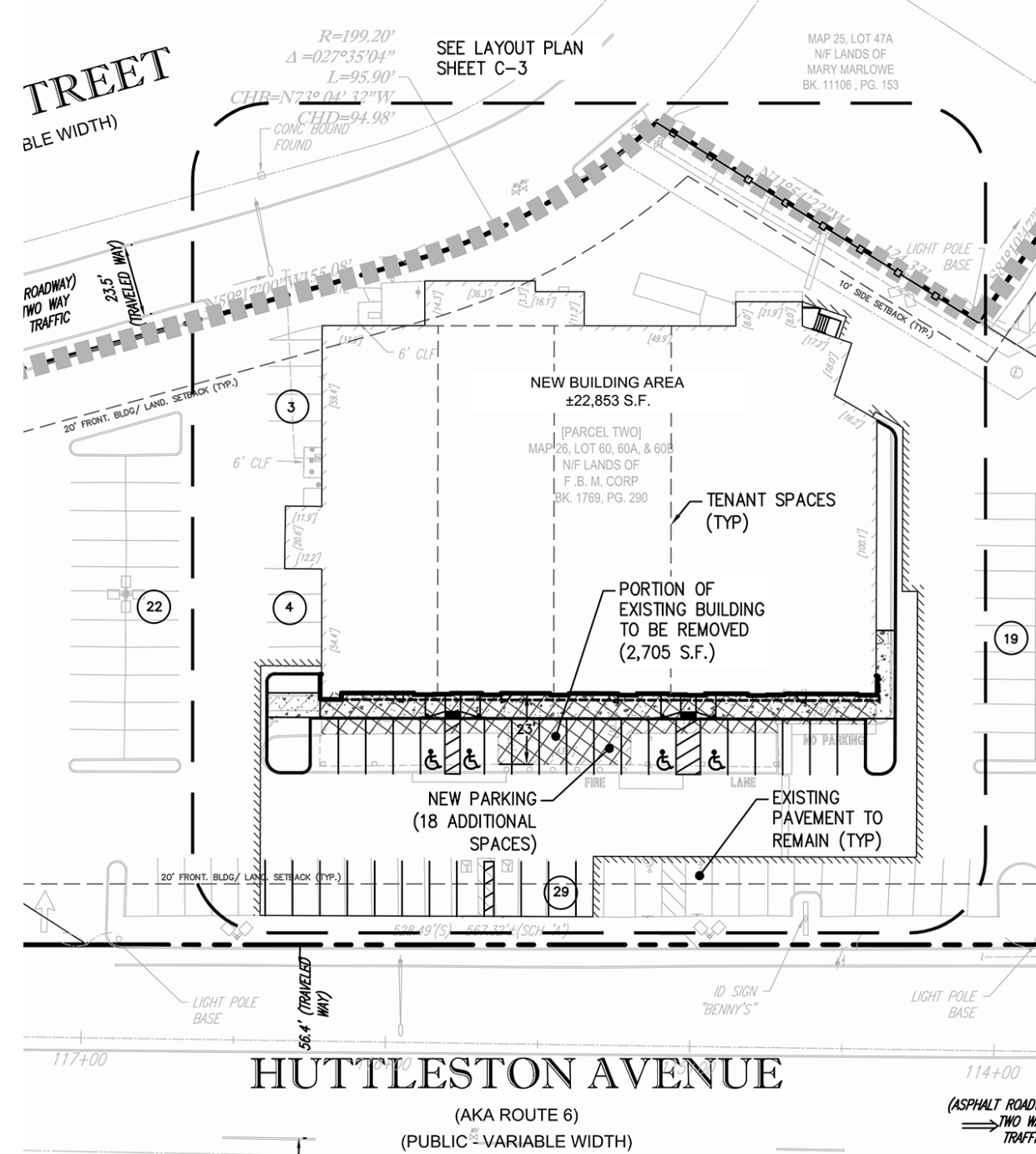
Special Permit 2019-09: Benny's Renovation



Special Permit 2019-09: Benny's Renovation

- **Proposal:** To remove the front portico of the existing building to create 18 additional parking spaces adjacent to the building and divide the remaining 40,290 sf into several commercial tenant units. Tenants may include O'Reilly Autoparts and Dollar General.
- **Zoning:** B – Business District. Abuts the RA Single Residence District in the rear.
- **Property History:** The former Benny's Building is a pre-existing non-conforming building built in 1952 (Assessor's).
- The Building is non-conforming with the front setback and impervious lot coverage.
- The front setback non-conformity would have no change (front setback is 7.5' with 20' required)
- The lot coverage non-conformity would be slightly less going from 87.5% to 87.3% (70% max.)
- The abutting property 9 Cross Street (Lot 61) was denied by the PB a 22,000 sf addition in 1991.
- 9 Cross Street (Lot 61) was approved by the PB for a 15,800 sf addition in 1993, built in 1994, with a condition that a cross easement be obtained for parking to run with the land. Now Delken Cleaners and Douglass Liquor. 21 Peoples way is a carwash built about 1952 also owned by CGMA.





DEVELOPMENT SUMMARY

MAP 26; LOTS 60, 60A & 60B
 ZONING: BUSINESS (B) DISTRICT

DESCRIPTION	BY LAW	EXISTING	PROPOSED
SITE DATA			
LAND USE: RETAIL	-	ALLOWED	ALLOWED
MIN. LAND AREA	15,000 SF	±218,129 SF	±218,219 SF
MIN. FRONT YARD BUILDING SETBACK	20'	7.57'	SAME
MIN. SIDE YARD BUILDING SETBACK	10'*	25.23'	SAME
MIN. REAR YARD BUILDING SETBACK	10'***	85.4'	SAME
MAX. BLDG HEIGHT	40'	<40'	<40'
MAX. LOT (STRUCTURE) COVERAGE	25%	±42,994 S.F. (19.7%)	±40,289.4 S.F. (18.8%)
MAX. LOT (IMPERVIOUS) COVERAGE	70%	±190,849 S.F. (87.5)%	±190,548 S.F. (87.3%)

PARKING REQUIREMENTS			
DESCRIPTION		REQUIRED	PROVIDED
RETAIL AND COMMERCIAL (1 SPACE PER 250 SF)	EXISTING	172 SPACES	191 SPACES
	PROPOSED	164 SPACES	209 SPACES***

* FRONT YARD REQUIREMENTS ESTABLISHED BY TOWN MEETING VOTES RECORDED ON PLATS ON FILE IN TOWN CLERK'S OFFICE. MINIMUM OF 20 FEET REQUIRED IF NONE SPECIFIED.

** WHEN ABUTTING A RESIDENCE DISTRICT, 10 FEET. NONE REQUIRED ELSEWHERE, PROVIDED THAT ACCESS TO REAR OF STRUCTURE AND SPACE FOR ANY REQUIRED OFF-STREET LOADING OR PARKING CAN BE GAINED BY OTHER MEANS.

***ACCESSIBLE PARKING:
 REQUIRED: 7 SPACES; PROVIDED: 12 SPACES

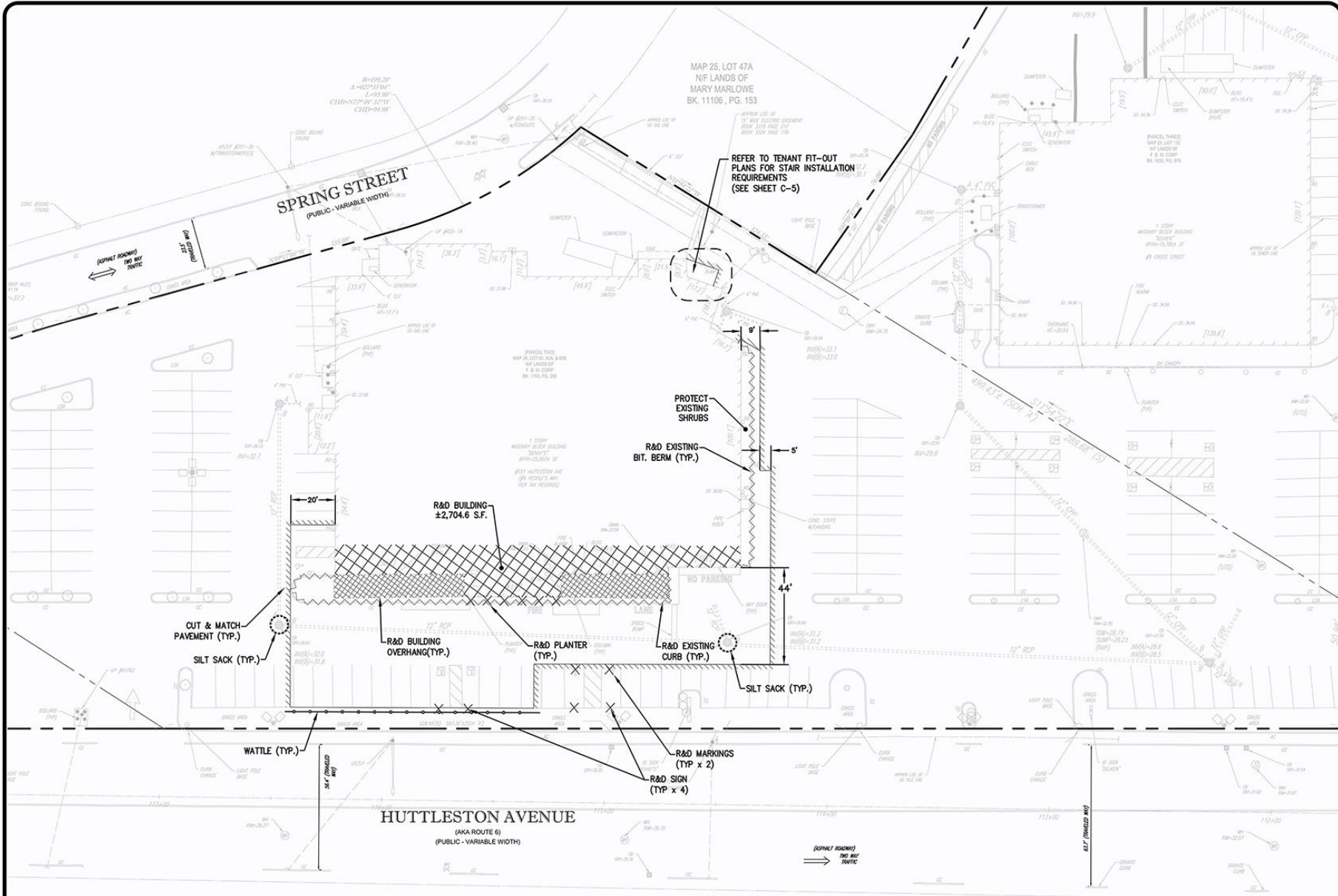
Special Permit 2019-09: Benny's Renovation

Project Summary:

- To remove the front portico of the existing building to create 18 additional parking spaces and divide the remaining 40,290 sf space into several commercial tenant units.
- The existing building is 42,994 sf and is being reduced to 40,289 sf.
- The Landscape Plan shows 4 new Honey Locust along the street in front with 2 Yoshino Cherry flanking them on the street and 2 at the front corners of the building with some inkberry and rose. The plan also shows 5 new Swamp Maples on the rear property line along Spring Street

Some Key Planning Issues

- **Lot Coverage/Landscaping:** Slightly improves the lot coverage non-conformity but the lot is over 87% paved or impervious. Adds a few trees to some bare spots but could be better.
- **Parking:** The property has far more parking spaces than necessary yet is adding parking to be more convenient. The number of parking spaces will rise from 191 to 209.
- **Lighting:** The site has a number of flood lights in parking lot. Do not need to be on all night.



DEMOLITION LEGEND

- R&D REMOVE & DISPOSE
- ~~~~~ REMOVE & DISPOSE UTILITIES/CURB
- X REMOVE & DISPOSE EXISTING FEATURE
- ▣ BUILDING DEMOLITION

NOTES THIS SHEET

1. ALL EXISTING PAVEMENT WITHIN LIMITS OF DISTURBANCE INDICATED SHALL BE REMOVED AND DISPOSED OFF OF SITE.
2. PRIOR TO THE REMOVAL OF ANY ON-SITE SOIL AND PAVEMENTS, THE CONTRACTOR SHALL INSTALL AND MAINTAIN PROPER EROSION CONTROLS ALONG LIMITS OF DISTURBANCE AND AROUND EXISTING DRAINS TO BE PROTECTED, ETC.



DEMOLITION PLAN
FOR
FORMER BENNY'S RENOVATIONS
(MAP 26, LOTS 60, 60A & 60B)
SITUATED AT
151 HUTTLESTON AVE & 9 CROSS ST
FAIRHAVEN, MASSACHUSETTS
PREPARED FOR
CARPIONATO GROUP, LLC

NO.	REVISION	BY	DATE



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL: 401-273-6000

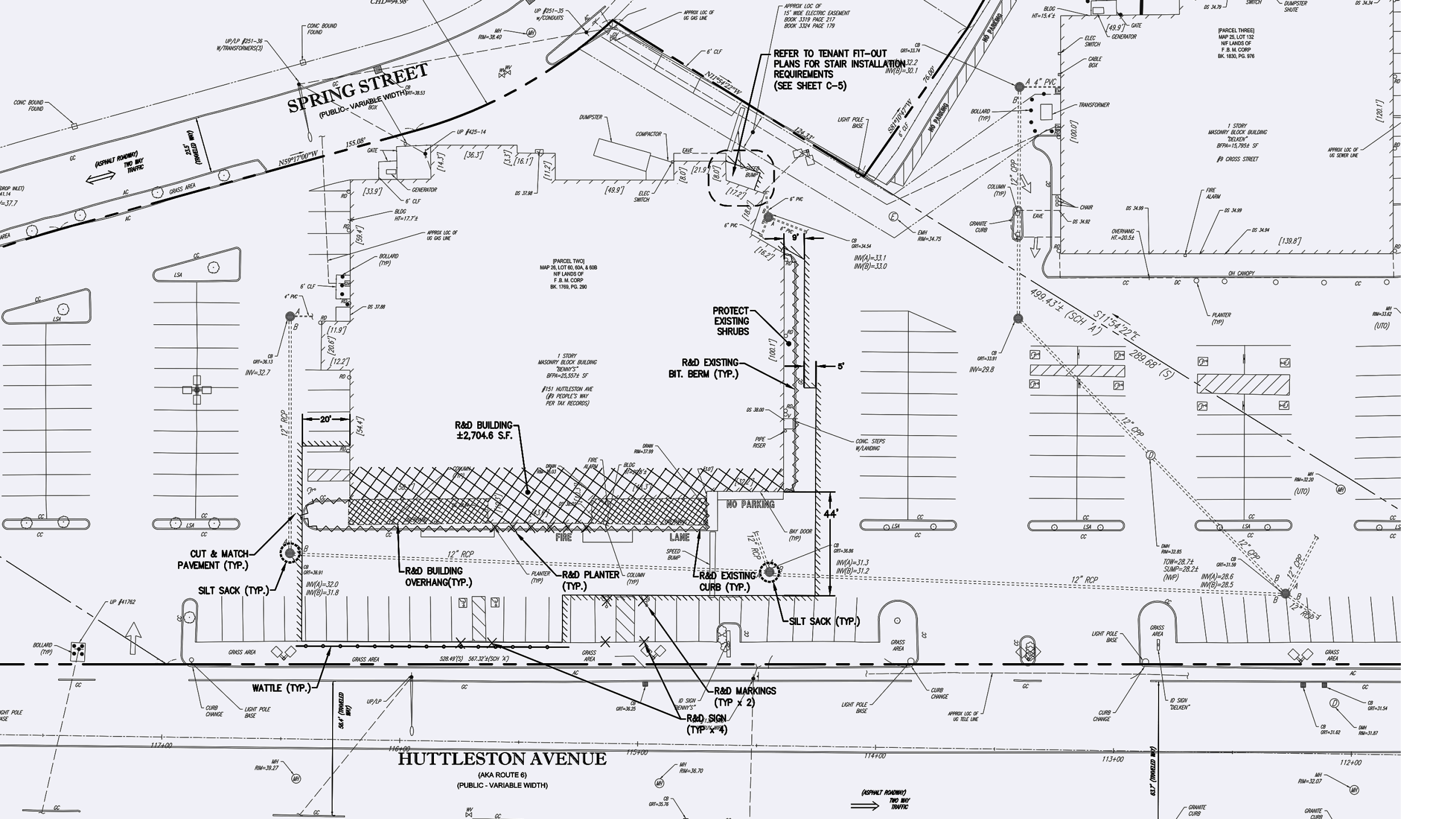
JOB NO.
7202-00
DWG. NO.
7202-00-BASE DWG
SCALE:
AS SHOWN

DRAWN BY K.Y.Y.
CHECK BY S.S.H
APPROVED S.B.G
DATE: MARCH, 2019

SHEET

C-2

2 OF 5 SHEETS



SPRING STREET
(PUBLIC - VARIABLE WIDTH)

HUTTLESTON AVENUE
(AKA ROUTE 6)
(PUBLIC - VARIABLE WIDTH)

REFER TO TENANT FIT-OUT
PLANS FOR STAIR INSTALLATION
REQUIREMENTS
(SEE SHEET C-5)

R&D BUILDING
±2,704.6 S.F.

[PARCEL TWO]
MAP 26, LOT 60, 60A, & 60B
NE LANDS OF
F. B. M. CORP.
BK. 1769, PG. 290

1 STORY MASONRY BLOCK BUILDING
"BONNY'S"
BFP#A=25,557± SF
#151 HUTTLESTON AVE
(#9 PEOPLE'S WAY
PER TAX RECORDS)

1 STORY MASONRY BLOCK BUILDING
"DELEN"
BFP#A=15,795± SF
#9 CROSS STREET

PROTECT EXISTING
SHRUBS
R&D EXISTING
BIT. BERM (TYP.)

CUT & MATCH
PAVEMENT (TYP.)

R&D BUILDING
OVERHANG (TYP.)

R&D PLANTER
(TYP.)

R&D EXISTING
CURB (TYP.)

SILT SACK (TYP.)

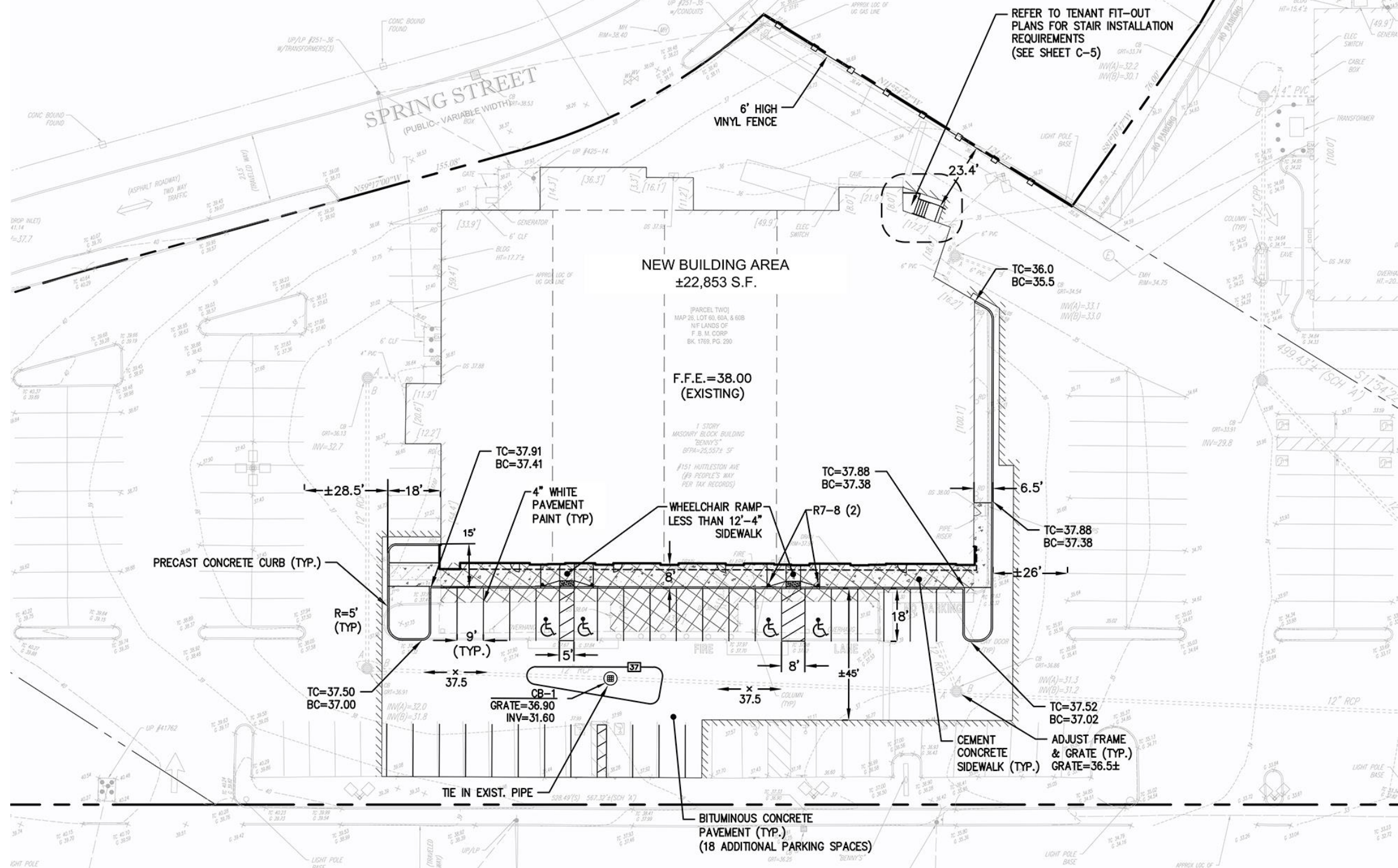
R&D MARKINGS
(TYP x 2)
R&D SIGN
(TYP x 4)

WATTLE (TYP.)

R&D SIGN
(TYP x 4)

(ASPHALT ROADWAY)
TWO WAY
TRAFFIC

ALY (WELDED IRON)



SPRING STREET
(PUBLIC - VARIABLE WIDTH)

NEW BUILDING AREA
±22,853 S.F.

F.F.E.=38.00
(EXISTING)

1 STORY
MASONRY BLOCK BUILDING
"BENNY'S"
B.F.A.=25,557± SF

#151 HULLSTON AVE
(#9 PEOPLE'S WAY
PER TAX RECORDS)

REFER TO TENANT FIT-OUT
PLANS FOR STAIR INSTALLATION
REQUIREMENTS
(SEE SHEET C-5)

6' HIGH
VINYL FENCE

TC=37.91
BC=37.41

TC=37.88
BC=37.38

TC=36.0
BC=35.5

TC=37.88
BC=37.38

TC=37.50
BC=37.00

TC=37.52
BC=37.02

CB-1
GRATE=36.90
INV=31.60

CEMENT CONCRETE
SIDEWALK (TYP.)
ADJUST FRAME
& GRATE (TYP.)
GRATE=36.5±

BITUMINOUS CONCRETE
PAVEMENT (TYP.)
(18 ADDITIONAL PARKING SPACES)

PRECAST CONCRETE CURB (TYP.)

4" WHITE
PAVEMENT
PAINT (TYP.)

WHEELCHAIR RAMP
LESS THAN 12'-4"
SIDEWALK

R7-8 (2)

R=5'
(TYP.)

9'
(TYP.)

37.5

37.5

±45'

TIE IN EXIST. PIPE

BITUMINOUS CONCRETE
PAVEMENT (TYP.)

(18 ADDITIONAL PARKING SPACES)

The Landscape Plan shows:

- 4 new Honey Locust along the street in front
- 2 Yoshino Cherry flanking them on the street and
- 2 Yoshino Cherry at the front corners of building
- Some inkberry and rose at edges of building.
- 5 new Swamp Maples on the rear property along Spring St

PLANT LIST

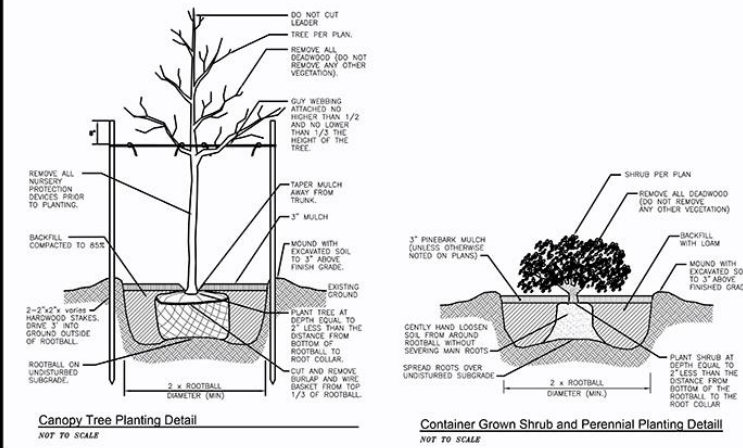
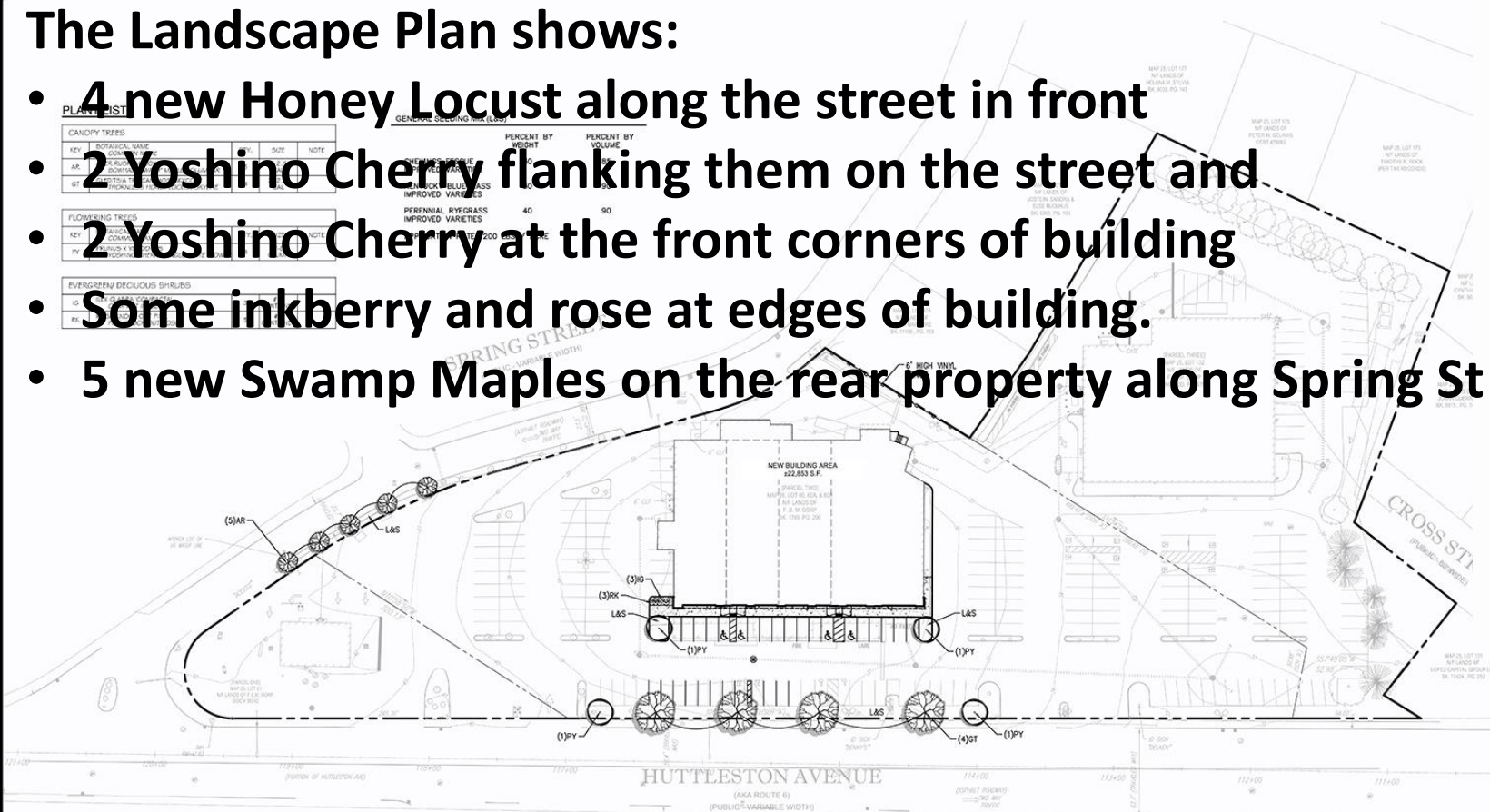
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'BOWHALL' BOWHALL SWAMP MAPLE COLUMNAR	5	2"-2.5" CAL	
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' THORNLESS HONEY LOCUST SKYLINE	4	2"-2.5" CAL	
IG	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3	# 3 CONTAINER	
RK	ROSA KNOCK OUT PINK PINK KNOCK OUT ROSE	5	#5 CONTAINER	

PLANT LIST:

CANOPY TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'BOWHALL' BOWHALL SWAMP MAPLE COLUMNAR	5	2"-2.5" CAL	
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' THORNLESS HONEY LOCUST SKYLINE	4	2"-2.5" CAL	

FLOWERING TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
PY	PRUNUS X YEDOENSIS YOSHINO CHERRY SINGLE WHITE FLOWER	4	7'-8' CLUMP	

EVERGREEN/ DECIUOUS SHRUBS				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
IG	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3	# 3 CONTAINER	
RK	ROSA KNOCK OUT PINK PINK KNOCK OUT ROSE	5	#5 CONTAINER	



GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
4. INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
5. PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OF OTHER PLANT SPECIES WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF-SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
6. DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.

LOAM AND SEEDING:

1. APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRAGILE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NONWOOD WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN 3/8-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-DRYING OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.5 PH.
3. LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
4. THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
5. LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEEDED, UNLESS OTHERWISE SPECIFIED. THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
6. SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:
SPRING SEEDING: MARCH 15 TO MAY 31
FALL SEEDING: AUGUST 15 TO OCTOBER 15
7. THE CONTRACTOR SHALL WATER ALL SEED AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTH STAGE OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



CAROFALO

CAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02840
TEL: 401-273-5000

JOB NO. 7202-00
DWG. NO. 7202-00-BASE.DWG
SCALE: AS SHOWN

DRAWN BY K.Y.Y.
CHECK BY S.S.H.
APPROVED S.B.G.
DATE: AUGUST 08, 2019

L-1

1 OF 1 SHEET

The Landscape Plan shows:

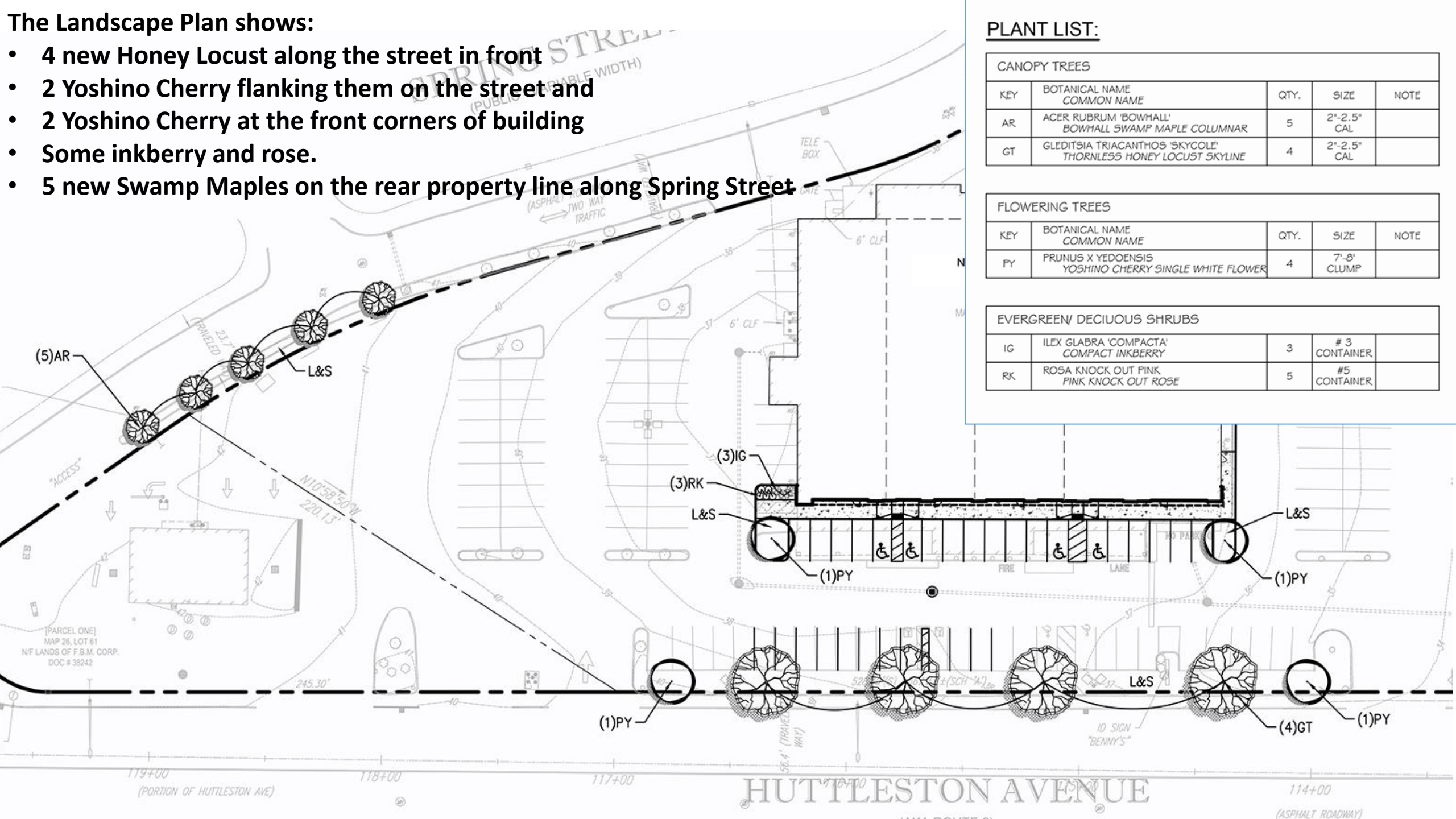
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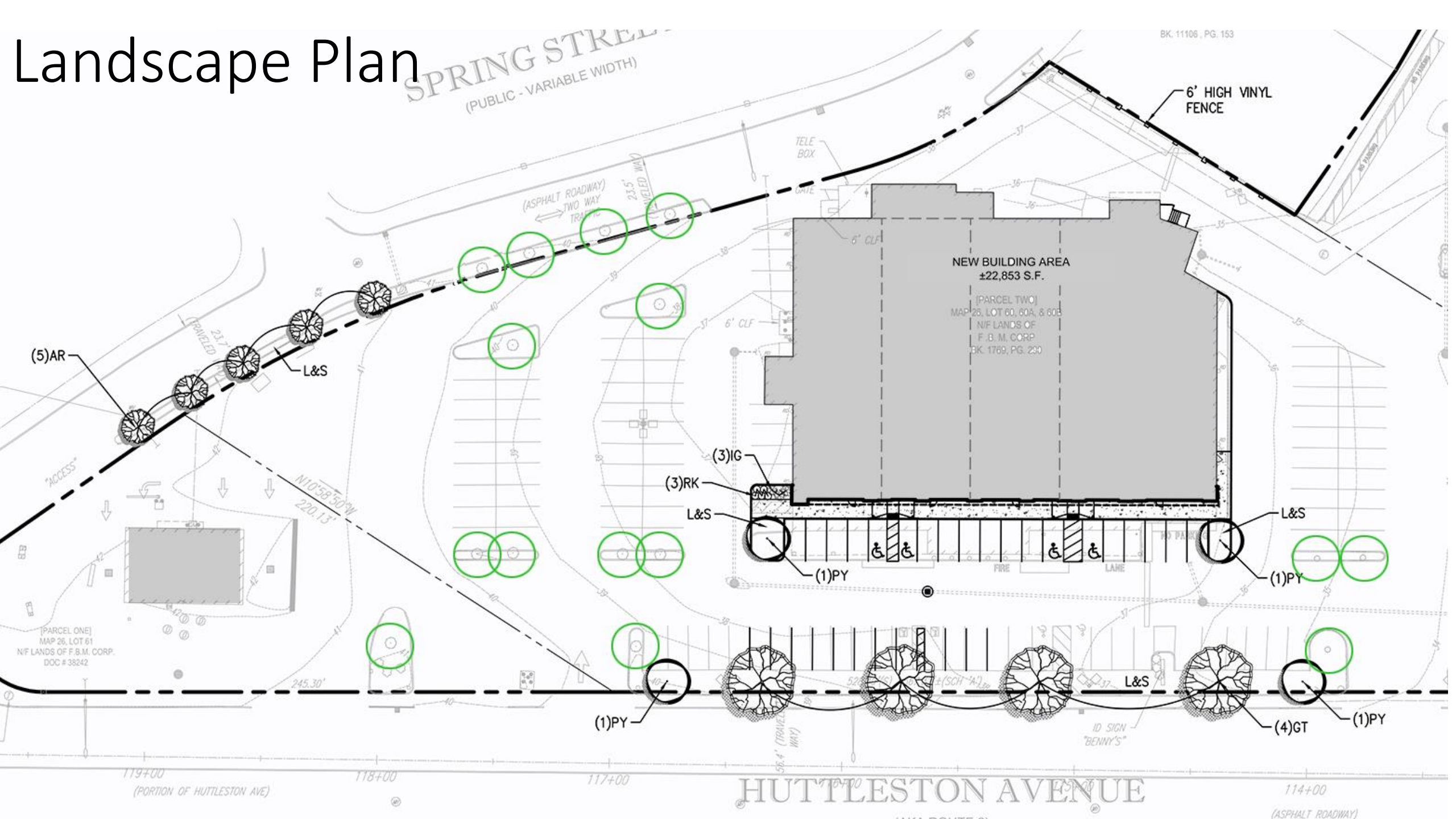
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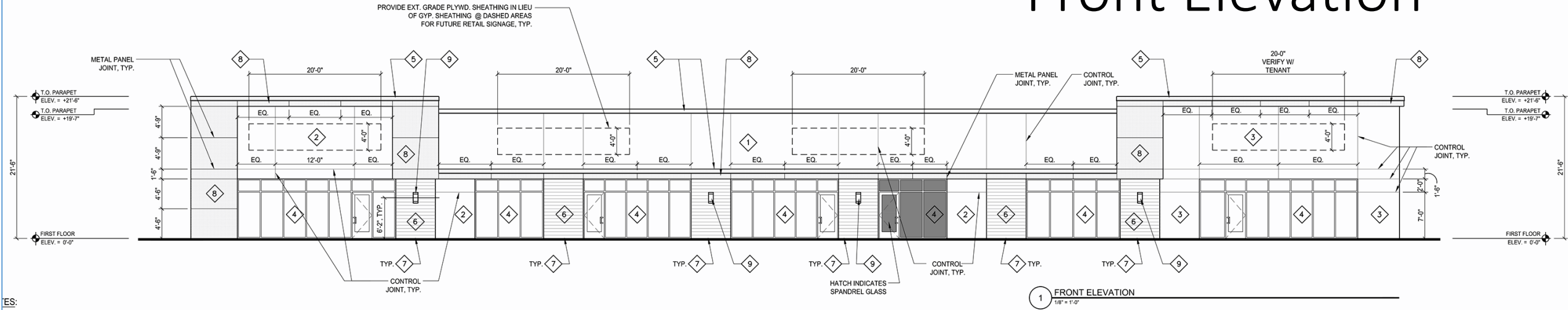
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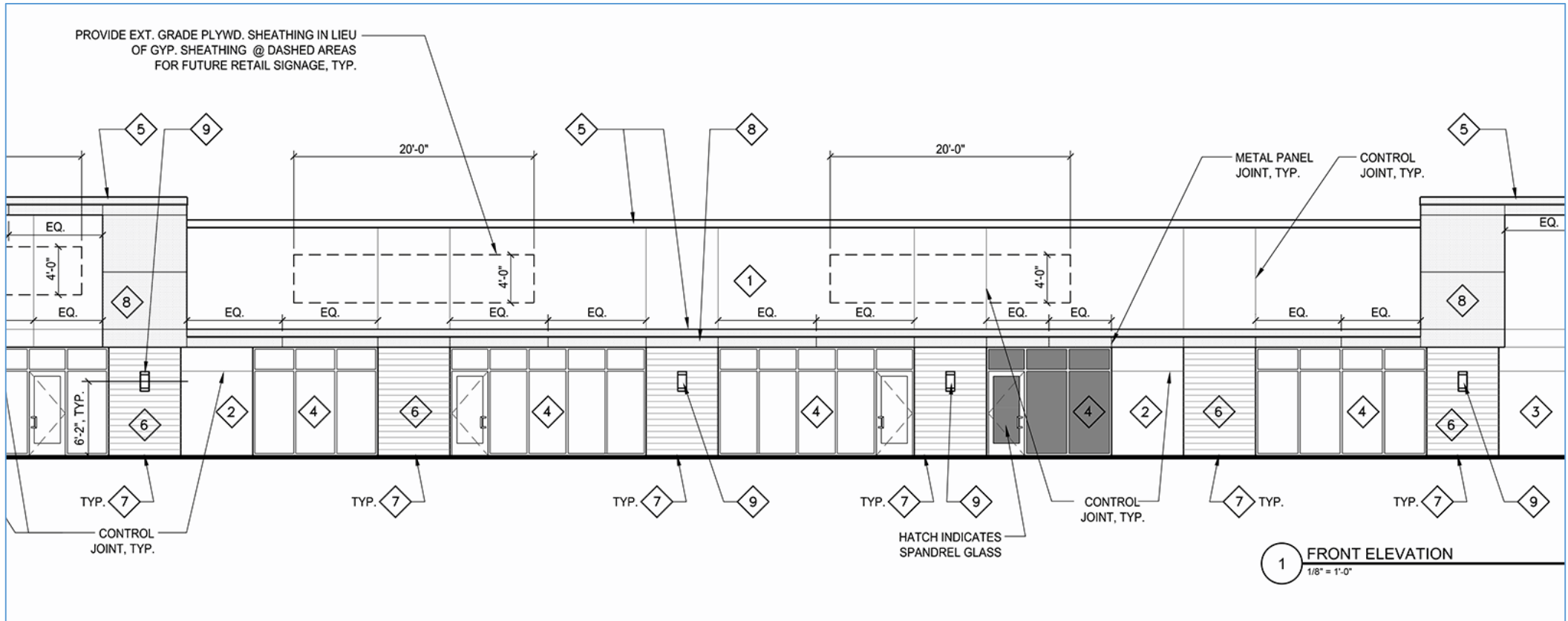
Landscape Plan



Front Elevation



ES:





YOUR FAVE
STORE

SPEED
LIMIT
35







OUR FAVE
STORE

FOR LEASE
401.273.6800



Y OUR FAVE
STOR E

FOR LEASE
401.273.6800
Carpiomato

VALERO

FAIRHAVEN GAS
Fuel &
Coffee
STBP
We Carry
Ma's Donuts

Veterinary
HOSPITAL

DRIV







NO PARKING

PLEASE DO NOT

NO PARKING

WALKWAY

WALKWAY

NO PARKING





FOR LEASE
401.273.6800



ENE'S
FOOD



FOR LEASE

401.273.6800

 Carpiomato
GROUP

KEN

SUPERIOR
DRY CLEANING

West Mart





































Town of Fairhaven BUILDING DEPT.

No. _____ Fairhaven, MA, 7-28-13

PERMIT TO BUILD

THIS MAY CERTIFY THAT Richard L. [unclear]

has permission to Abandonement of Mass. Electric Lines

on _____ Street. Plat. _____ Lot _____

Providing that the person accepting this permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Construction of Buildings in the Town of Fairhaven. Any violation of any of the terms above noted shall work and immediate revocation of this permit.

Work authorized by this permit must be commenced within 6 months. _____
Building Commissioner
508-979-4019

**THIS CARD MUST BE PLACED IN A CONSPICUOUS PLACE ON THE PREMISES
AND NOT TORN DOWN OR REMOVED.
NOTIFY BUILDING COMMISSIONER WHEN READY FOR INSPECTION.**



Town of Fairhaven BUILDING DEPT.

No.

Fairhaven, MA, 9/12/18

PERMIT TO BUILD

THIS MAY CERTIFY THAT

Davol Co.
has permission to Commercial ROOF

on 9 Maple Hwy Street. Plat. Lot

Providing that the person accepting this permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Construction of Buildings in the Town of Fairhaven. Any violation of any of the terms above noted shall work and immediate revocation of this permit.

Work authorized by this permit must be commenced within 6 months.

.....
Building Commissioner
508-979-4019

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