

ALAN EWING ENGINEERING, INC.

261 New Boston Road
Fairhaven, MA 02719-5301
Phone (508) 997-9311
alewingeng@comcast.net

8/20/2020

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

Re: Steven M. & Sandra J. Hermenau
Frederick Avenue
Fairhaven, MA 02719
Plat #29-A, Lots #168-169
Form "C" Subdivision

Dear Board Members,

This office has prepared a subdivision for the above referenced property. The property currently is vegetated with brush and briars. The proposal is to construct a gravel road to the existing lot using the existing 40' wide layout of Frederick Avenue. Install drainage ditches, then construct one single family home with pea stone driveway. The dwelling will be serviced by town sewer and water services and underground electric. The lot will be seeded for a lawn and landscaped with shrubs and plantings.

This parcel was purchased from George and Sharon Mendonca on December 27, 2019. See deed Book 13059 Page 271-272. A Form "B" application was presented to the Board by this office in March 2014 for the Mendonca's and approved by the Board on April 22, 2014 for the construction of the road and a single family home.

Frederick Avenue and this parcel of land were created in 1925. See Plan Book 19 Page 77 recorded in the Bristol County Registry of Deeds South District.

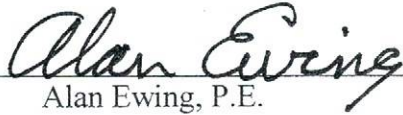
This office submitted a Notice of Intent for Steven and Sandra Hermenau on June 15, 2020 and the Conservation Commission approved it on July 27, 2020. See MassDEP File #:023-1321. The order of Conditions was issued on July 29, 2020.

The purpose of this application is to seek permission to make necessary road improvements to the paper street which will provide the access to the property.

This office believes that this proposal meets the criteria for a subdivision because a proper width road is proposed along with storm drainage which provides safe and adequate access to the property which will service one single family dwelling.

If you have any questions, please do not hesitate to call me at 508-997-9311.

Sincerely,

A handwritten signature in cursive script that reads "Alan Ewing". The signature is written in black ink and is positioned above a horizontal line.

Alan Ewing, P.E.

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***Re: Steven M. & Sandra J. Hermenau
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Plat #29-A, Lots #168-169
Form "C" Subdivision***

Dear Board Members,

This office is requesting the following waivers for the above referenced one lot subdivision which has been submitted for the improvement of a paper street.

Under Part 6 – Procedures for submission of definitive plans.

- 1). ***Section 322-14.D.*** Waiver of additional subdivision submittal requirements.

This is a one lot subdivision. The street will be maintained as a private way, No Environmental impact analysis or development impact statement is applicable.

Under Part 7. Design Standards.

- 2). ***Section 322-16.B.*** Street design standards Table A. Waiver of hammerhead requirement that no part may be used for a driveway to the lot or for parking of vehicles.

There is no available room to place a standard hammerhead because any available land is owned by others and it would encroach on wetlands at the intersection of Torrington Avenue. Vehicles may turn into the driveway and back around into the street. The house has been placed 30.5' back from the layout which will provide 43' from the proposed edge of the gravel road to the house which will allow adequate room for this activity.

3). Section 322-17. Waiver of sidewalks.

This is a one lot subdivision. No other traffic will normally use this street. Walking will be on the 16' wide gravel surface. Sconticut Neck Road does not have a sidewalk in this area.

4). Section 322-25. Waiver of street trees.

The gravel road and drainage swale use most of the 40' layout. If any existing trees can be saved along the edges, they will be preserved.

5). Section 322-26. Waiver of stormwater management.

His one lot subdivision is gaining access to the property from an existing paper street. The drainage ditches with check dams will provide adequate control of stormwater runoff and this area is located in a coastal flood zone where detention ponds would not work. Stormwater Management does not apply to projects with four or fewer single family dwelling units that do not affect any critical area.

6). Section 322-27.A. Waiver of watermain and hydrants.

The Board of Public Works has agreed to allow a 1" copper "K" water service for one single family residence.

Under Part 8. Required improvements for approved subdivision.

7). Section 322-30.D. Waiver of Class I bituminous concrete paving.

To allow the finished road surface to be gravel which would reduce the impervious surface for this project. The Conservation Commission requested that the proposed driveway to the house be pervious and wished that the road would be as well. This will reduce the cost of the road construction and still provide an adequate access for the one lot subdivision.

8). Section 322-32. Waiver of curbing & cape cod berm.

This design road design provides sheet flow from the gravel road into the drainage ditches. Curbing or berms would impede the sheet flow and make no sense for this project.

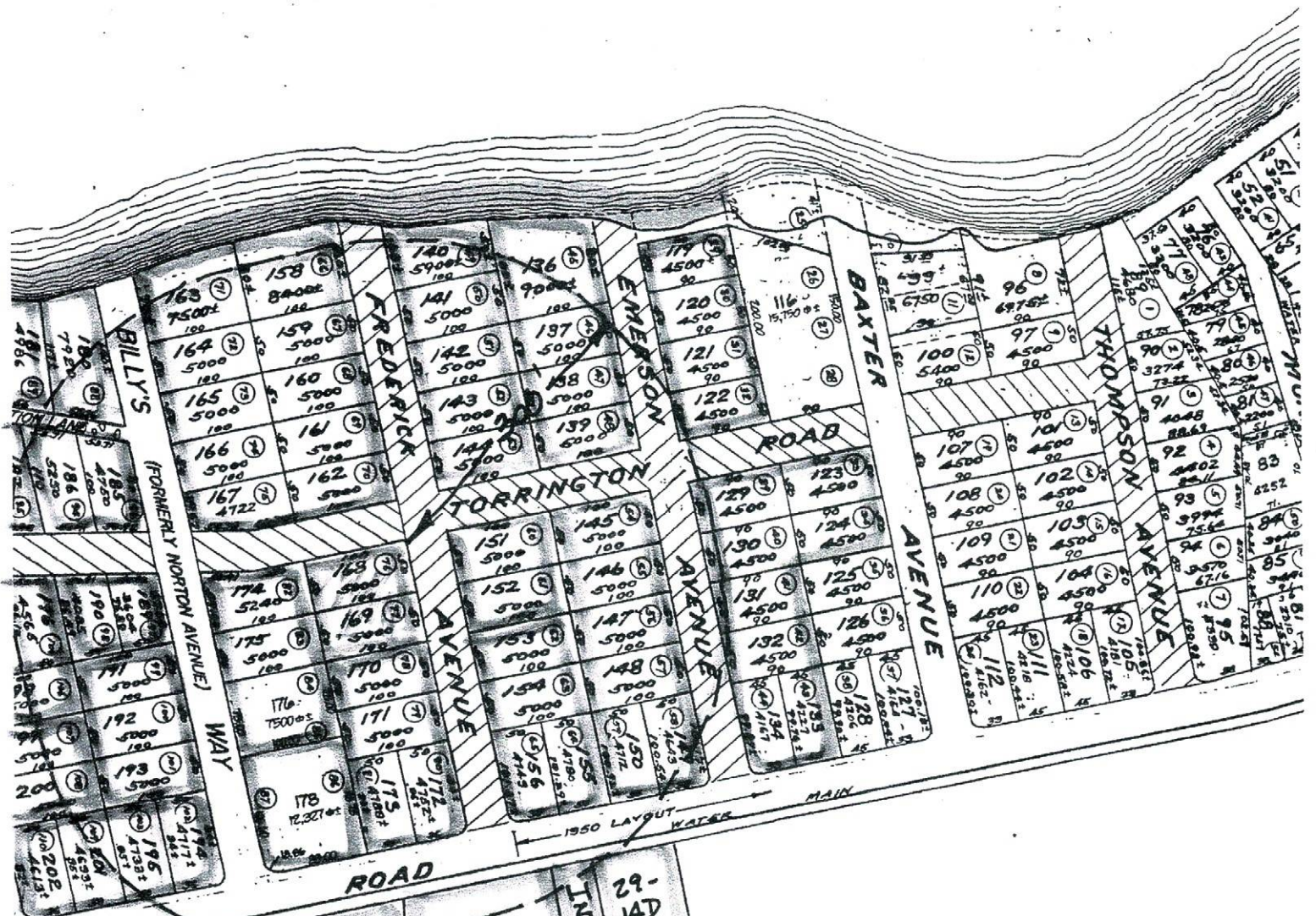
9). **Section 322-33.A.** Waiver of driveway approach areas from the edge of the roadway to the edge of the right of way shall be cement concrete.

This would make sense if this connected to a sidewalk, but we have asked for a waiver of sidewalks because it's a roadway for one house.

Sincerely,


Alan Ewing, P.E.

BUZZA'



PORTION PLAT # 29-A
 SCALE: 1" = 160'

WARNING
 THESE PLANS ARE FOR
 ASSESSMENT PURPOSE
 ONLY-DO NOT USE FIGURE
 FOR WRITING DEEDS

NOTE:
 ROADS SHOWN WITH CROSS
 SECTIONAL LINES WITHIN THE STREET
 LAYOUT DELINEATES UNDEVELOPED
 (PAPER) STREETS.
 DELINEATION BY THE TOWN OF FAIRHURST

29-16
 29-14C
 29-14A
 29-14
 29-15
 29-16A ASHLEY ISLAND ED.
 INDIAN WAY
 29-14D



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

This checklist is provided as an aid to both the Applicant and the Planning Board in the preparation and processing of subdivision plans. A copy of this checklist shall be filled out by the Applicant and retained by the Planning Board for each subdivision that is submitted.

Name of Subdivision: _____

Number of Lots: One _____

Owner or Developer: Steven M. & Sandra J. Hermenau _____

Phone: 508-813-8548 _____

Address: 451 Sconticut Neck Road, Unit N, Fairhaven, MA 02719 _____

Name of Engineer: Alan Ewing Engineering, Inc. _____

Phone: 508-997-9311 _____

Name of Surveyor: Zenith Land Surveyors, LLC. _____

Phone: 508-995-0100 _____

Plan Processing

(This section to be filled out by Planning Department)

Date

- _____ Preliminary plan submitted
- _____ Planning Board action
- _____ Definitive plan submitted
- _____ Public hearing notice
- _____ Second notice
- _____ Report from Board of Health
- _____ Report from Board of Public Works
- _____ Public hearing
- _____ Planning Board action
- _____ Notice to Town Clerk
- _____ Receipt of financial guaranty
- _____ Endorsement (20 days following Planning Board approval)
- _____ Request for security release
- _____ Planning Board action _____

Preliminary Plan Submittals

- _____ 1. 10 Prints
- _____ 2. Application Form B
- _____ 3. Form B to Town Clerk
- _____ 4. Print to Board of Health

Preliminary Plan Contents

- _____ a. Subdivision name
- _____ Subdivision boundaries
- _____ North point
- _____ Date
- _____ Scale
- _____ Legend
- _____ Title " Preliminary Plan "
- _____ b. Owner's name
- _____ Applicants name
- _____ Designer's name
- _____ c. Abutter's names
- _____ d. Location of all existing and proposed streets, ways, easements, and public areas. *
- _____ e. Proposed system of stormwater management. *
- _____ Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
- _____ f. Location of all boundaries of proposed lots.*
- _____ Areas*
- _____ Dimensions*
- _____ g. Nearby street names, widths, and locations*
- _____ h. Topo*
- _____ i. Locus Plan (1 inch equals 600 feet)*
- _____ j. Sketch of proposed remaining land development*

Items marked * need to be done in only a general manner on a Preliminary Plan.

Preliminary Plan Substance

- _____ a. Lots meet zoning?
- _____ b. General street layout safe?
- _____ c. Potential wetland impacts?
- _____ d. Open space preservation?
- _____ e. Respect for natural features?
- _____ f. Effectiveness of stormwater management system?
- _____ g. Connection to other land?



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

- h. Adequate street widths?
 - i. Dead-end streets not too long?
- Definitive Plan Submittals**
- 1. Ten prints
 - 2. Fee
 - 3. Application Form C (2), to Planning Board and Town Clerk
 - 4. Complete list of abutters
 - 5. Planning Board will submit plans to Board of Public Works, Fire and Police Departments, Board of Health, and Board of Assessors, Conservation Commission, Building Commissioner

- Definitive Plan Form**
- 1. Engineer and land surveyor stamps and names.
 - 2. India ink on linen or Mylar.
 - 3. Scale of 1 inch equals 40 feet
 - 4. Sheet sizes 9 1/2 x 14 inches minimum.
 - 5. Index sheet if multiple sheets.

- Definitive Plan Contents**
- a. Subdivision name
 - Subdivision boundaries
 - North point
 - Date
 - Scale
 - b. Owner's name
 - Applicants name (subdivider/developer)
 - Engineer name
 - Surveyor's name
 - c. Abutters' names
 - d. Lines of existing and proposed streets, ways, lots, easements and public areas
 - Proposed street names in pencil
 - e. Location, direction and length of all street, way, lot and boundary lines
 - Lot numbers in circles
 - Street numbers in squares
 - f. Existing monuments
 - Proposed monuments
 - g. Nearby street names, widths and locations

- h. Space for Town Clerk and Planning Board certifications
- i. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
- Existing topo at 5-foot intervals
- Proposed topo at 5-foot intervals
- j. Street plan and profile
- 1. Exterior lines, location, direction, and length of way.
- 2. Existing center-line profile (black full line)
- Right side line (dashed black line)
- Left side line (black dots)
- 3. Proposed center-line profile (red line)
- Elevations every 50' feet.
- 4. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
- 5. Drainage inverts
- Drainage slopes
- Drainage capacity and velocity
- 6. Water pipe sizes
- Water gate valves
- Water hydrants
- 7. Scale 1 inch equals 40 feet and 1 inch equals 4 inches
- 8. Elevations refer to mean sea level
- k. Locus Plan (1 inch equals 600 feet)

- Definitive Plan Design Standards**
- A. Streets**
- 1. Location & alignment
 - a. Attractive layout/maximum amenity
 - b. Master Plan conformance
 - c. Proper projection of streets
 - d. No reserve strips
 - e. Centerline Offsets \geq 125 feet
 - f. Centerline radius (100 feet, 150 feet, 500 feet)
 - g. Intersections (60 degrees +)?
 - h. Corners rounded (15 feet, 30 feet)?
 - 2. Width
 - a. Street right of way width (40', 50', 60')?



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

3. Grade/street profiles

- a. Minimum grade (6%, 8%, 12%)?
- b. Leveling area if required (4% for 50 feet)?
- c. Vertical curves (minimums 10 and 20 feet per 1% grade)?

4. Dead-end streets

- a. Maximum length less than 500 feet
- b. Turnaround diameters
 - Outside of Pavement (100 feet)
 - Outside Property Line (120 feet)

5. Sight Distance

Minimums (150 feet, 200 feet)

6. Cross Section

- a. Paved Width (24 feet) (See § 322-10C.)
- b. Minimum 12-inch gravel subbase
- c. 2 ¾ inch bituminous concrete binder course
- d. 1 ¼ inch bituminous concrete top course
- e. Curb, Type I - 1 Class 1 bituminous concrete [See § 322-10C(3)]
- f. Granite curb inlets at catch basins
- g. Minimum 24 inches cover over drain lines (Class Three pipe if less than 48 inches)
- h. Materials and methods to conform to MHD Spec. B-18
- i. Sidewalks (minimum 5 feet width) [See § 322-10D(1)]
 - 1. On all collector and minor residential streets of less than 120 feet frontage per dwelling unit
 - 2. 8 inches gravel base.
 - 3. 2 inches asphalt concrete (3 inches at driveway entrances)
- j. Landscaping
 - 1. 6 inches loam
 - 2. 2 ½ inch caliper trees

7. Areas outside A.C.E. hurricane barrier

Minimum elevation to 13 feet above mean sea level

B. Easements

- 1. 12 feet minimum
- 2. As necessary for watercourses
- Drainage ways

3 Drainage improvements outside subdivision

C. Open Space

Park, recreation and open air reasonable in relation to subdivision?

D. Protection of Natural Features

- Trees
- Watercourses
- Scenic points

E. Utilities

1. Drainage

- Tide gates for culverts (below 10 feet above mean sea level)
- Rational Method used for calculation
- 10-year frequency (sewers)
- 25-year frequency (culverts)
- Velocity (2 feet – 10 feet per second)
- Runoff coefficient $\geq .3$
- Calcs include all developable tributary land
- Catch basin to manhole drainage system?
- 12 inches minimum pipe diameter
- Catch basins (minimum 48 inches diameter)
- Catch basins at corners?
- Catch basins every 350 feet?

2. Water supply & sanitary disposal

- a. Evidence of adequate water supply for each lot?
- b. Public sewer or private sanitary disposal (Board of Health)

3. Protection from Flooding

- All facilities design based upon 13-foot flood elevation (MSL)
- Utilities
- Sewage disposal
- Refuse/other wastes

F. One Lot Per Dwelling

- Complies with zoning
- Adequate way (Planning Board determination)
- Access to each building site



2019 00031178

Bk: 13059 Pg: 271 Pg: 1 of 2 BS
Doc: DEED 12/27/2019 02:03 PM

Please Return To:
The Hermenau Family Revocable Trust
29 Nachaomet Road
Lakeville, MA 02347

CONFIRMATORY DEED

We, George R. Mendonca and Sharon C. Mendonca, husband and wife, both now of 112 Clarendon Street, North Dartmouth, Bristol County, Massachusetts, for consideration paid and in full consideration of One Dollar (\$1.00) *grant to* Steven M. Hermenau and Sandra J. Hermenau, husband and wife, both now of 29 Nachaomet Road, Lakeville, Bristol County, Massachusetts, Trustees of the Hermenau Family Revocable Trust, u/d/t dated September 11, 2015, Memorandum of Trust recorded with the Bristol County North District Registry of Deeds in Book 13032, Page 69, with *quitclaim covenants*

The land shown as Plot 29A, Lots 168 and 169 on Assessors Plans and as further described in an Instrument of Taking recorded in Bristol County (S.D.) Registry of Deeds in Book 1616, Page 203.

Together with the beach rights granted by deed dated June 28, 1948 recorded with Bristol County South District Registry of Deeds in Book 950, Page 205.

This Confirmatory Deed is given to correct the deed dated December 6, 2019 and recorded with the Bristol County South District Registry of Deeds in Book 13032, Page 71, in which said deed did not grant beach rights.

We, George R. Mendonca and Sharon C. Mendonca, Grantors named herein, do hereby voluntarily release all our rights of Homestead as set forth in M.G.L. Chapter 188, if any, and warrant there is no other person entitled to any such rights.

Witness our hands and seals this 21 day of December, 2019.

George R. Mendonca

Sharon C. Mendonca

Property Address: 0 Frederick Avenue, Fairhaven, MA 02719