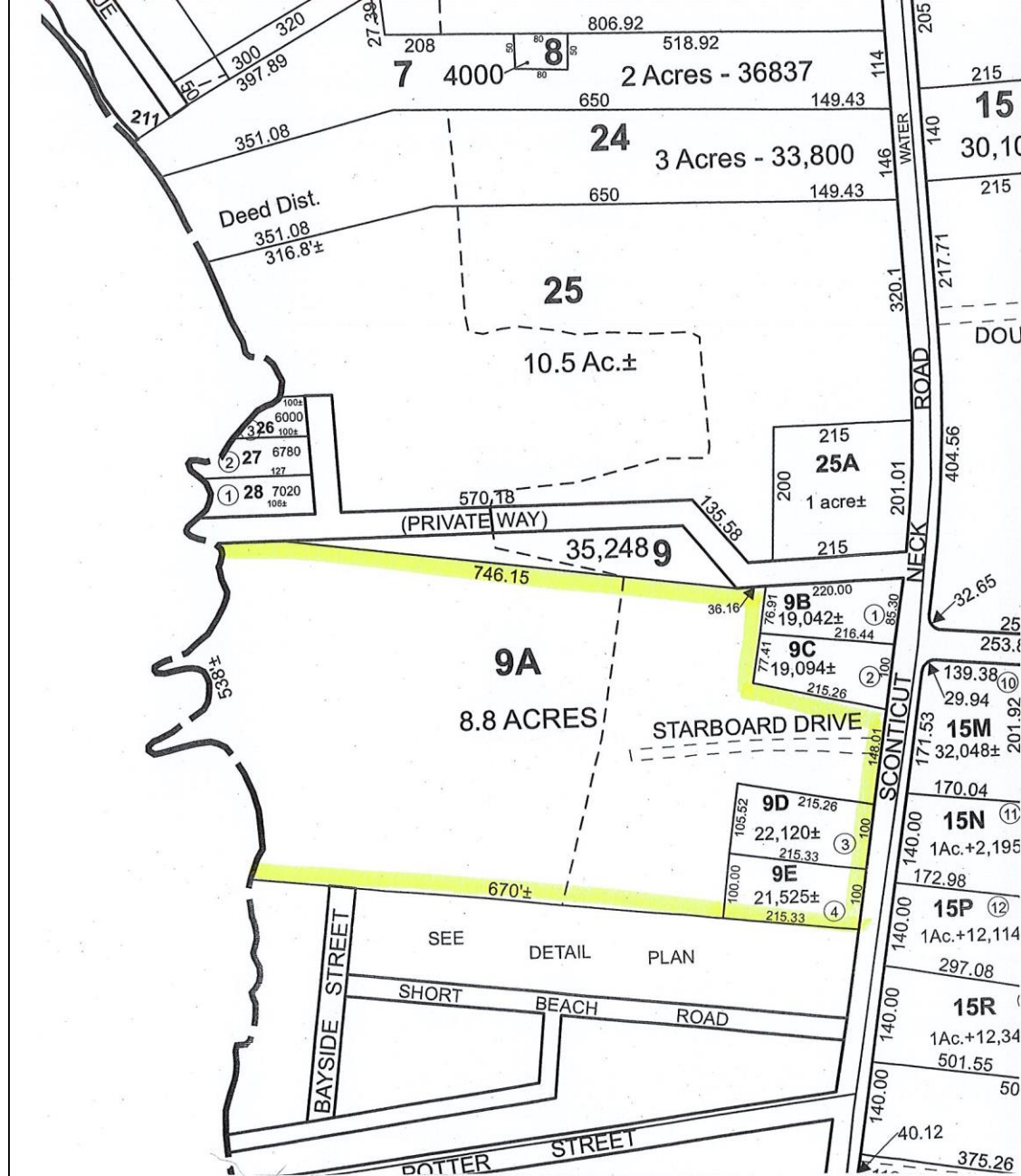


Starboard Drive Definitive Subdivision

- The Assessors Map depicts lots #9D, #9E and #9A
- Reconfigured last year through an ANR Plan.
- The ANR Plan reconfigured lots #9B and #9C to comply with the minimum zoning requirements and merged lots #9D and #9E with #9A.
- Property has 9.53 acres & 266.66' of frontage.
- The property has contained five (5) single family dwellings since 1970's, possible earlier, on a single parcel with shared access from Sconticut Neck Road via a gravel roadway of variable width.
- Zoning District Rural Residence (RR) which requires that a building lot contain a minimum lot area of 30,000 sf and 140' of frontage.





Hoppy's Landing

Off the Hook Bar & Grill

Image © 2022 TerraMetrics
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

1985

Imagery Date: 10/23/2021 41°36'06.40" N 70°52'02.21" W elev -11 ft eye alt 12533 ft





Stewart Park



Google Earth





4 887

770

770

9

9

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9

821

833

835

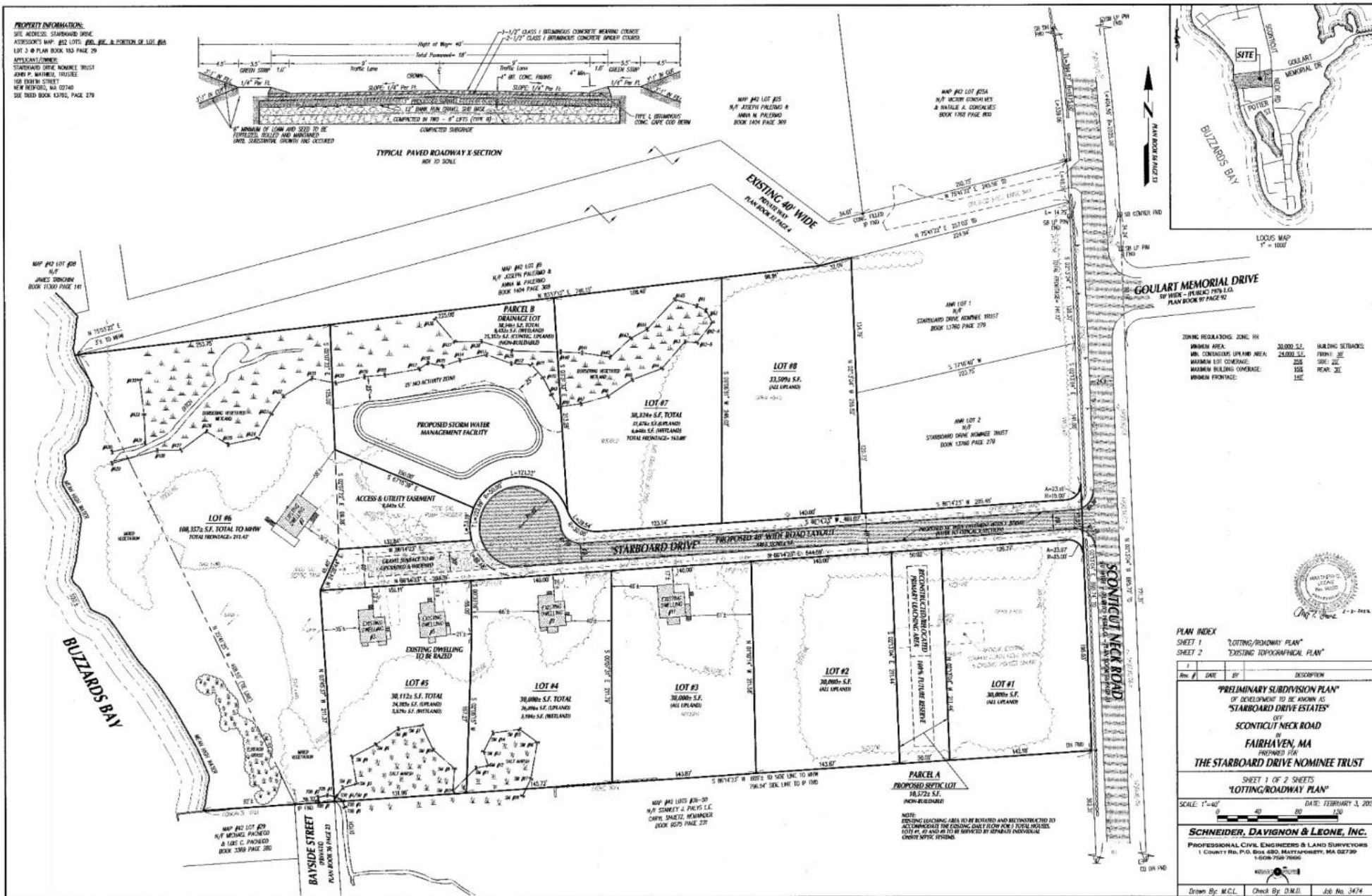
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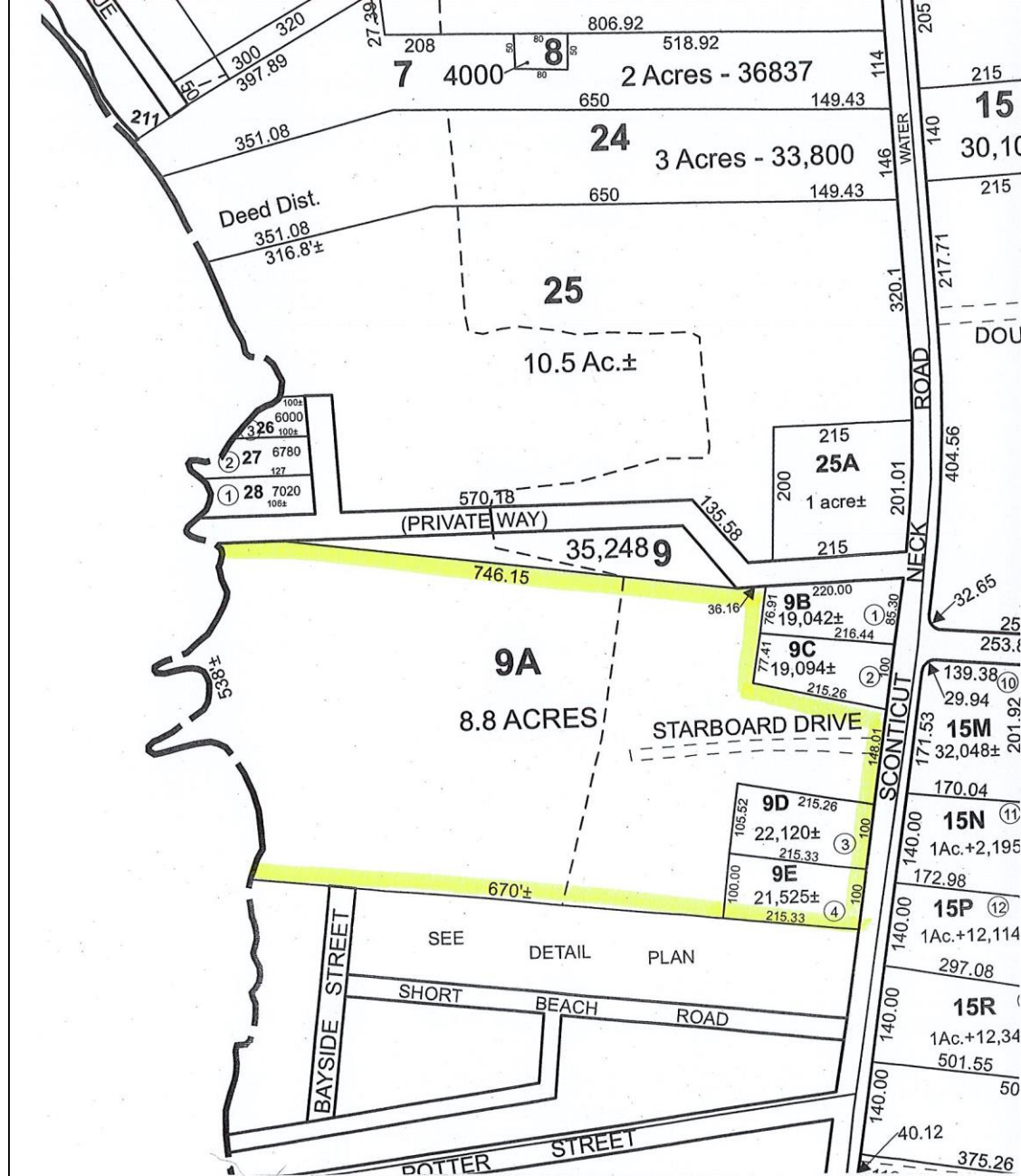
8

DS 2022-01 Starboard Drive Definitive Subdivision



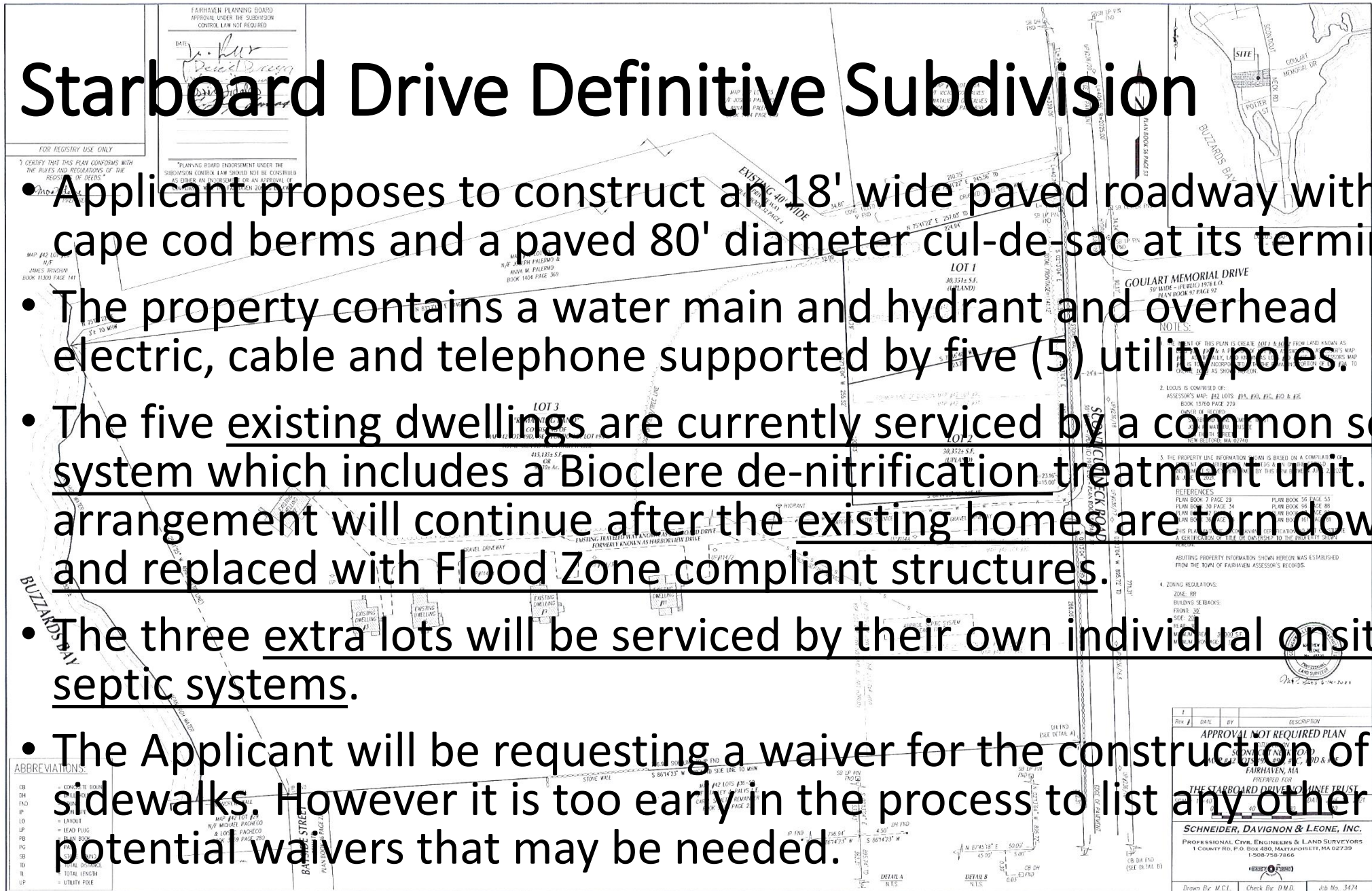
Starboard Drive Definitive Subdivision

- The Assessors Map depicts lots #9D, #9E and #9A
- Reconfigured last year through an ANR Plan.
- The ANR Plan reconfigured lots #9B and #9C to comply with the minimum zoning requirements and merged lots #9D and #9E with #9A.
- Property has 9.53 acres & 266.66' of frontage.
- The property has contained five (5) single family dwellings since 1970's, possible earlier, on a single parcel with shared access from Sconticut Neck Road via a gravel roadway of variable width.
- Zoning District Rural Residence (RR) which requires that a building lot contain a minimum lot area of 30,000 sf and 140' of frontage.



Starboard Drive Definitive Subdivision

- Applicant proposes to construct an 18' wide paved roadway with 12" cape cod berms and a paved 80' diameter cul-de-sac at its terminus.
- The property contains a water main and hydrant and overhead electric, cable and telephone supported by five (5) utility poles.
- The five existing dwellings are currently serviced by a common septic system which includes a Bioclere de-nitrification treatment unit. This arrangement will continue after the existing homes are torn down and replaced with Flood Zone compliant structures.
- The three extra lots will be serviced by their own individual onsite septic systems.
- The Applicant will be requesting a waiver for the construction of sidewalks. However it is too early in the process to list any other potential waivers that may be needed.



- **Applicant:** The Starboard Drive Nominee Trust, John P. Mathieu, Trustee
- **Project Location:** 2, 3, 5, 9 and 11 Starboard Drive, Map 42 Lots 9D, 9E and a portion of 9A.
- **Proposal:** 8-lot subdivision on Starboard Drive on 9.5 acres with 5 existing cottages.
- **Zoning:** Rural Residence (RR) which requires that a building lot contain a minimum lot area of 30,000 sf and 140' of frontage. The property contains 9.53 acres and 266.66' of frontage along Sconticut Neck Road. A new road will be developed with lots meeting the requirements.
- **Local Permits:** PB Subdivision; Conservation Commission; Building.
- **Surrounding Land Uses:** Farms and seaside residences.

Project History:

- The property has historically contained five cottages on a single parcel with shared access from Sconticut Neck Road via a gravel driveway.
- The property was slightly reconfigured last year through an ANR Plan
- The ANR Plan reconfigured lots #98 and #9C to comply with the minimum zoning requirements and merged lots #9D and #9E with #9A. The property now contains 9.53 acres and 266.66' of frontage along Sconticut Neck Road.

Project Summary:

- Applicant proposes to construct an 18' wide paved roadway with 12" Cape Cod berms and a paved 80' diameter cul-de-sac at its terminus.
- The property contains a water main and hydrant and overhead electric, cable and telephone supported by five (5) utility poles.
- The five existing dwellings are currently serviced by a common septic system which includes a Bioclere de-nitrification treatment unit. This arrangement will continue after the existing homes are torn down and replaced with Flood Zone compliant structures.
- The three extra lots will be serviced by their own individual onsite septic systems.
- The Applicant will likely be requesting numerous waivers from the subdivision regulations.
- The entire subdivision will be in the velocity zone under elevation 10'.
- Future homes will use existing municipal water and onsite septic systems.
- A stone wall along Sconticut Neck Road will be impacted.

Stormwater Peer Review:

- GCG Associates reviewed under Chapter 322; 194; and 198. Conservation will review under 192.
- Development requires a Land Disturbance Permit with the Fairhaven Board of Public Works. Permit could be exempted per 194-4. A.3.
- This project requires an US-EPA National Pollutant Discharge Elimination System (NPDES) permit and associated Stormwater Pollutant Prevention Plan (SWPPP) filing.
- There are wetland resource areas delineated on the property. The property is in the Zone VE Coastal Flood Zone with Velocity Hazard (wave action).
- A Notice of Intent will be filed with the Town of Fairhaven, Conservation Commission.

Stormwater Peer Review:

- Existing Conditions Plan:
 - Need to show and clarify soil test pit locations and demonstrate the system meets the minimum separation from the estimated seasonal high groundwater (ESHW).
- Grading & Utility Plan
 - Lots #1 & #2 roof drain chambers system do not meet the 50-foot setback to the Title V soil absorption systems.
 - Roof drain infiltration system do not meet the 2-foot separation to ESHW.
- Roadway Plan & Profile Sheet 5
 - Proposed Water Quality Swales (#1 & #2) do not have a pretreatment device and do not have the soil media thickness required and are close to the ESHW.
 - 198-31.1. C.(2)(k)[1][d] - Design standards, Pond A forebay is only 0.5 feet deep, **waiver requested**.
 - Approximately 75 % of Pond-A and 100% of Pond-B are in the Hydrologic Soil Group 'D' area and not suitable for exfiltration.
 - GCG recommends the width of earth berm be increased to minimum 10-foot width
- Roadway Plan & Profile Sheet 6
 - Bottom of the forebay should be at a minimum of 2 feet above seasonal high groundwater. The cul-de-sac forebay bottom grade is approximately 0.5 feet below existing grade.
 - Applicant should demonstrate that forebay exfiltrating/draining between storm events.
 - New-development and requires a 90% TSS removal and 60% of Total Phosphorus
 - 198-31.1. C. (2). (n).[6] – Requires storm drains shall be at least 12 inches diameter, **Wavier has been requested**

Stormwater Peer Review:

- Stormwater Report:
 - Re-development impervious areas are limited to the existing five building roofs only.
 - 198-31.1. A. (1)[2] - Tables 2, 3, and 4 should provide comparison of the 10-year, 24-hour design storm pre-development and post-development volumes to demonstrate the net increases. There appeared to be increased in runoff volume during the 10-yr storm event and **the applicant is requesting a waiver.**
- Review Summary:
 - The general drainage mitigation concept is based on soil media pre-treatments and in infiltration/detention ponds with sediment forebay pre-treatments which requires a deep ESHW and well drained soils. The ESHW is within two feet of the ground surface which also affects the exfiltration rate.
 - GCG recommends utilizing wet BMPs as recommended by the MSH to provide treatment for high ESHW.

The Applicant respectfully requests the following waivers:

Section 322-14 D. (7) Construct Cost Estimate

The applicant proposes to provide a Form D Covenant and the roadway will remain private in perpetuity.

Section 322-14 F. Staking of the centerline of the roadway.

This has not been provided at the time of the submission because the proposed roadway improvements fall within the existing gravel roadway which is currently in use.

Section 322-26 d. – BMP is located within a common easement vs. common parcel

The BMP will be maintained by a HOA in perpetuity & therefore never conveyed to the town.

Appendix A – Stormwater Management Systems

The following waivers are required due to the existing flat topography and location within the velocity zone.

B. (3) (c) [2] [b] – 10 year volume control has not been provided

C. Design Standards

(1) (a) 10 year volume control has not been provided

(2) (k) [d] 4 foot deep forebay has not been provided

(2) (m) [7] 12 inch reinforced concrete drainage pipe has not been provided

Section 322-16. B. Street Design Standards – Table A and Section 322-32:

No curbing or cape cod berms have been provided because the roadway has been designed to fit the site sloping south to north to divert stormwater into a water quality swale.

Section 322-17 Sidewalks and Section 322-16. B. – Table A

Sidewalks have not been provided as none exist in Sconticut Neck Road

Section 322-25 – Landscape Street Tree Belts

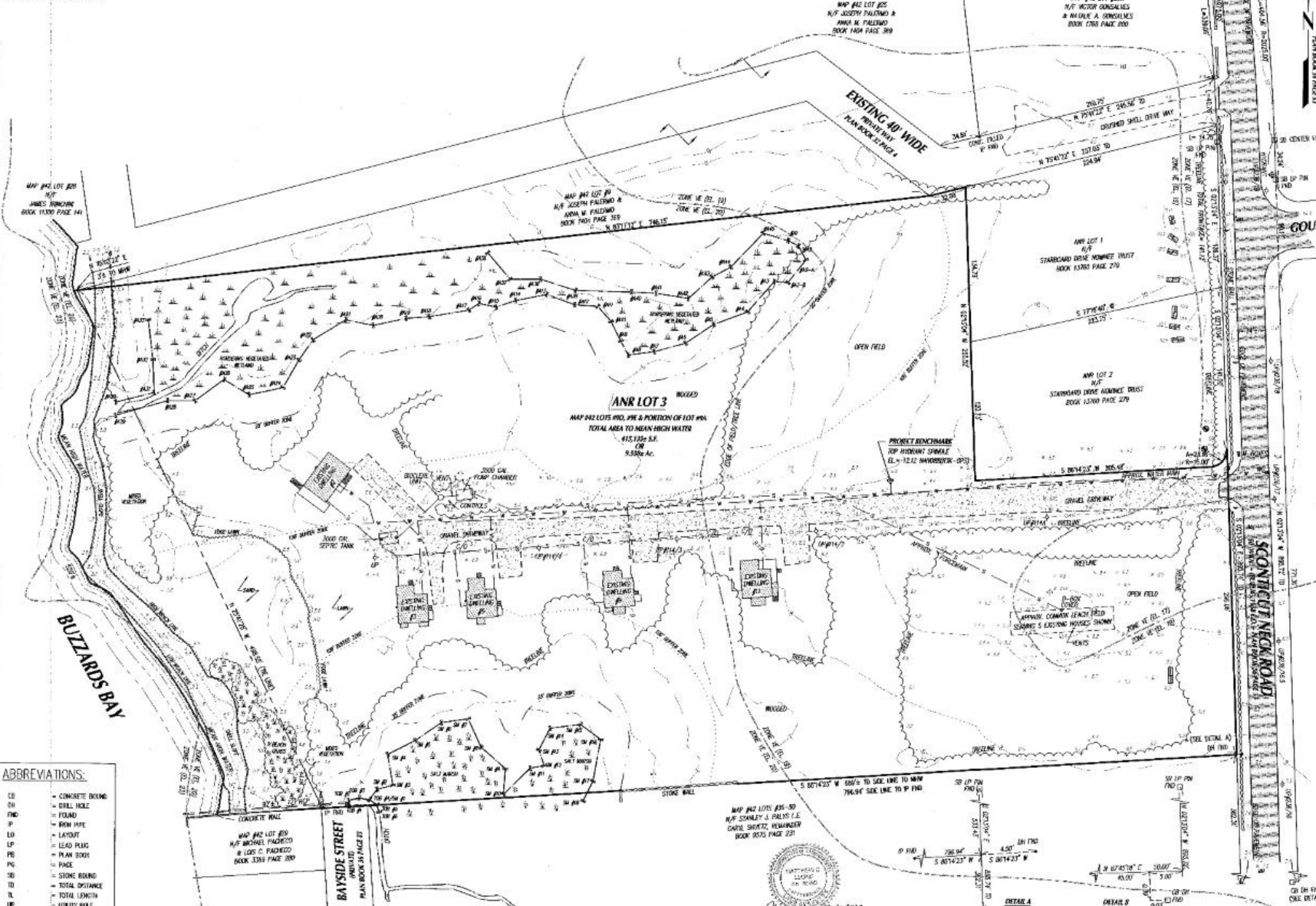
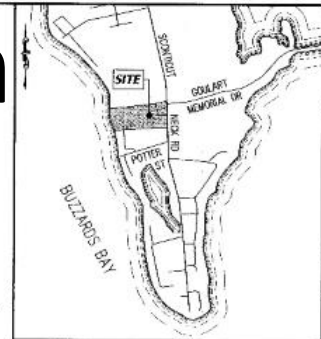
Trees are only proposed along the southerly side and cannot be place along the northerly side due to the existing water main, existing sewer forcemain pipe and proposed water quality swale.

ADMINISTRATIVE SUMMARY

- **Preliminary Subdivision stamped:** February 8, 2022
- **Advertisement:** FNN October 20 & 27, 2022
- **Routing Sent:** September 26, 2022
- **Public Hearing:** November 10, 2022

Existing Conditions w/ ANR Plan

PROPERTY INFORMATION:
 SITE ADDRESS: STARBOARD DRIVE
 ASSessor's MAP: 862 LOTS 1-25, 28, 30, A PORTION OF LOT 26A
 LOT 3 OF PLAN BOOK 183 PAGE 20
 METROCONDOMINIUMS:
 STARBOARD DRIVE NOMINEE TRUST
 JOHN P. WATHELL, TRUSTEE
 103 EDWIN STREET
 NEW BEDFORD, MA 02740
 SEE DEED BOOK 13704, PAGE 239



NOTES:

- THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPLETION OF CURRENT AVAILABLE PLANS AND NOTES & AN IN THE GROUND INSTRUMENT SURVEY PERFORMED BY THIS FIRM BETWEEN JUNE 2, 2021 & JANUARY 27, 2022.
- DURING REGULATORY TIME: RT
 MINIMUM AREA: 30,000 S.F. BUILDING SETBACKS
 MIN. CONTIGUOUS UPLAND AREA: 20,000 S.F. FRONT SET
 MAXIMUM LOT COVERAGE: 25% REAR SET
 MAXIMUM BUILDING COVERAGE: 10% REAR SET
 MINIMUM FRONTAGE: 100'-0"
- LIMITS OF BORROWING VEGETATED WETLANDS AND SALT MARSH SHOWN HEREON DELINEATED BY LEG. ENVIRONMENTAL CONSULTANTS, INC. ON MARCH 10 & 16, 2021.
- FLOOD ZONES SHOWN HERE ON ARE AS DEPICTED ON FIRM PANEL 200000005E EFFECTIVE 07-01-2004.
- VERTICAL DATUM SHOWN HEREON AS NAVD 83 NORTH AMERICAN VERTICAL DATUM OF 1983 ESTABLISHED BY GPS-MODERNIZED REAL TIME NETWORK.
- CONTIGUOUS SHOWN HEREON ARE A COMPLETION OF ON THE GROUND FIELD SURVEY AND LEAS DATA GENERATED BY ISSI, U.S. GEOLOGICAL SURVEY COSTAL & MARINE GEOLOGY PROGRAM, AND NOAA WIDE AREA AVAILABLE THROUGH NOAA'S DATA ACCESS CENTER.
- ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE CONTRACTOR SHALL CONTACT GAS SAFE AT (1-888-366-5462) 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 EXISTENCE OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDITIONS AND LINES HEREON SHALL NOT BE ASSIGNED TO BRIDGE SITE CONTRACTOR'S RESPONSIBILITY.

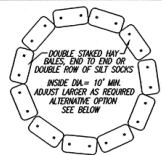
REFERENCES:

PLAN BOOK 7 PAGE 23	PLAN BOOK 97 PAGE 92
PLAN BOOK 30 PAGE 24	PLAN BOOK 97 PAGE 23
PLAN BOOK 33 PAGE 4	PLAN BOOK 91 PAGE 91
PLAN BOOK 36 PAGE 23	PLAN BOOK 183 PAGE 20
PLAN BOOK 36 PAGE 33	

ABBREVIATIONS:

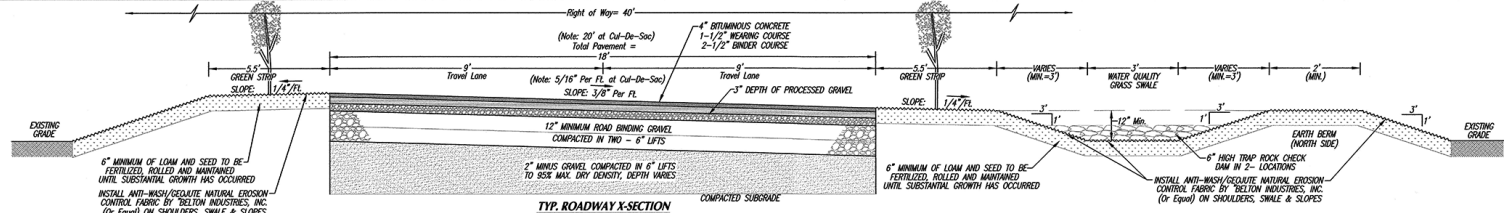
CB	CONCRETE BOUND
DN	DRILL HOLE
FD	FLOOD
FP	FIRM FLOOD
LP	LAYOUT
LP	LEAD PLUS
PL	PLAN BOOK
PG	PAGE
SB	STONE BOUND
TD	TOTAL DISTANCE
TL	TOTAL LENGTH
UP	UTILITY POLE

NO.	DATE	BY	DESCRIPTION
1			"PRELIMINARY SUBDIVISION PLAN" OF DEVELOPMENT TO BE KNOWN AS "STARBOARD DRIVE ESTATES" OFF SCONTICUT NECK ROAD IN FAIRHAVEN, MA PREPARED FOR THE STARBOARD DRIVE NOMINEE TRUST
SHEET 2 OF 2 SHEETS "EXISTING TOPOGRAPHICAL PLAN"			
SCALE: 1"=40'		DATE: FEBRUARY 3, 2022	
SCHNEIDER, DAYIGNON & LEONE, INC.			
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 1 COUNTY RD., P.O. BOX 483, BLYTHWATER, MA 02728 (508) 736-7866			
Drawn By: M.C.L.	Check By: D.M.D.	Job No. 5474	



ALTERNATIVE OPTION: USE THE "DWT BAC" PUMPED SLY CONTROL SYSTEM BY "ACE" DISTRIBUTOR: A.H. HARRIS & SONS, INC. ALTERNATIVE OPTION SEE BELOW.

TYP. DEWATERING HAY BALEING
Not to Scale

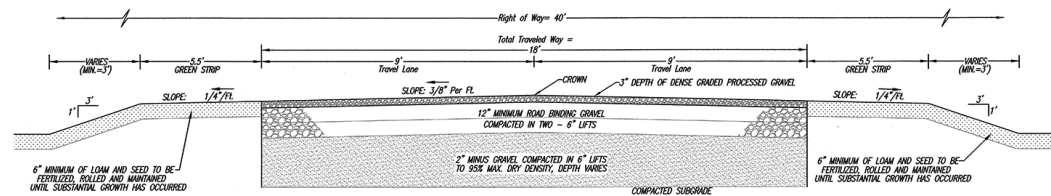


TYP. ROADWAY X-SECTION
NOT TO SCALE

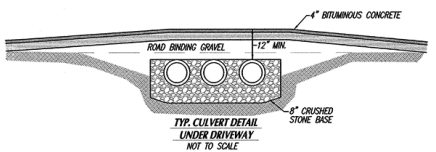
FOR REGISTRY OF DEEDS USE ONLY

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

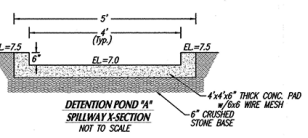
A.H. Harris & Sons, Inc.
PREPARER



TYP. GRAVEL ROADWAY IMPROVEMENT X-SECTION
NOT TO SCALE



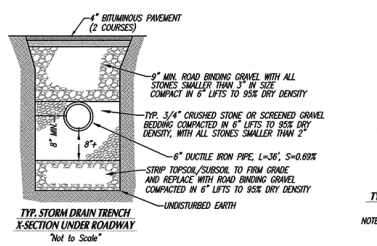
TYP. CULVERT DETAIL UNDER DRIVEWAY
NOT TO SCALE



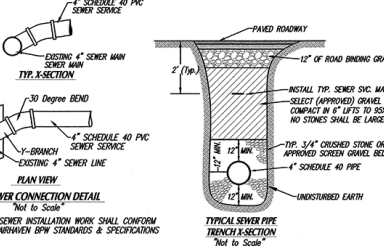
TYP. DETENTION POND SPILLWAY X-SECTION
NOT TO SCALE

ROADWAY CONSTRUCTION NOTES:

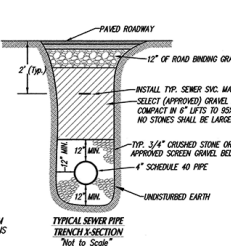
- 1) ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD MDP# M230.0, TYPE A SPECIFICATIONS AND ANY APPLICABLE TOWN OF FAIRHAVEN BOARD OF PUBLIC WORKS SPECIFICATIONS AND PLANNING BOARD RULES AND REGULATIONS.
- 2) ALL BASE FILL MATERIAL WITHIN ROADWAY BED SHALL BE SELECT GRAVEL WITH A 3\"/>



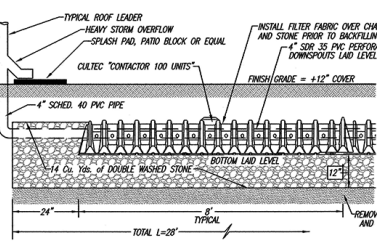
TYP. STORM DRAIN TRENCH X-SECTION UNDER ROADWAY
Not to Scale



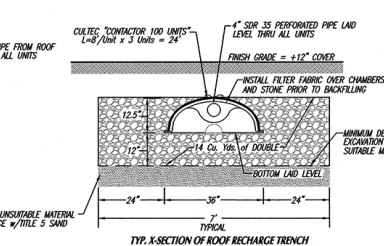
TYP. SEWER CONNECTION DETAIL
Not to Scale



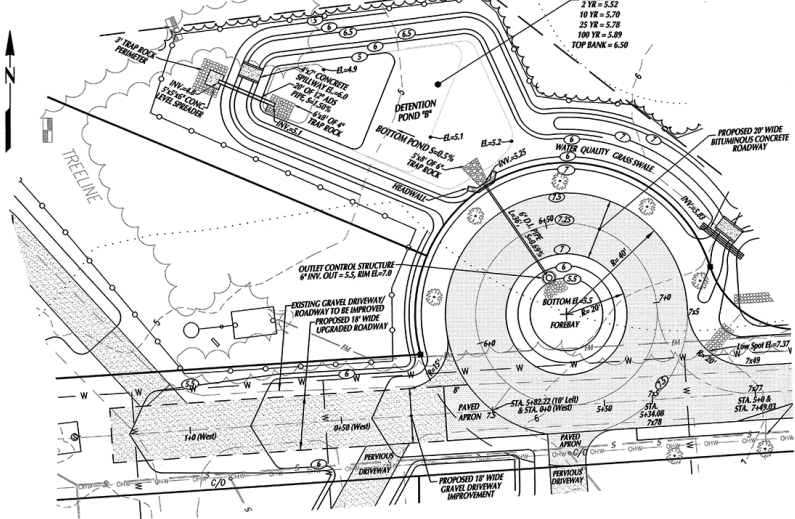
TYPICAL SEWER PIPE TRENCH X-SECTION
Not to Scale



TYP. PROFILE OF ROOF DRAINAGE TRENCH
Not to Scale



TYP. X-SECTION OF ROOF RECHARGE TRENCH
Not to Scale



EROSION AND DUST CONTROL PLAN

1. THE OPEN FIELD AREA - OUTSIDE OF THE 100' BUFFER ZONE - ON LOT #8 SHALL BE UTILIZED FOR THE STOCKPILING OF MATERIALS & STAGING OF EQUIPMENT.
2. DUST FROM THE SITE SHALL BE CONTROLLED USING A MOBILE PRESSURE WATER DISTRIBUTOR TRUCK TO APPLY WATER TO DISTURBED AREAS AS NEEDED.
3. PRIOR TO ANY CONSTRUCTION EROSION CONTROL CONSIDERABLE SEDIMENT FORCE, STORM WATER, & SILT LOADS SHALL BE INSTALLED WHERE DEPicted ON THE PLAN.
4. EROSION CONTROL FABRIC SHALL BE INSTALLED ON ALL BERMS AND SLOPESIDES OF DETENTION POND AND SHALL BE MAINTAINED UNTIL SIGNIFICANT GROWTH OCCURS.

OPERATION & MAINTENANCE PLAN - FOREBAYS AND DETENTION PONDS

INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS.

CLEAN FOREBAY AND BUSH OF ANY SEDIMENT AND DEBRIS.

CLEAN FOREBAY AND BUSH OF ANY LEAVES, PINE NEEDLES AND THE LIKE.

EXAMINE THE OUTLET PIPES & SPILLWAY FOR EVIDENCE OF CLOGGING.

CLEAN OUTLET PIPE AND SPILLWAY.

REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE NOW OR CUT ALL VEGETATION ON THE BOTTOM OF FOREBAY, POND AND SIDESLOPES.

OPERATION & MAINTENANCE PLAN - GRASS SWALE

INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS.

CLEAN SWALES OF ANY SEDIMENT AND DEBRIS.

CLEAN SWALES OF ANY LEAVES, PINE NEEDLES AND THE LIKE.

REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE NOW OR CUT ALL VEGETATION ON THE BOTTOM AND SIDESLOPES.

OPERATION & MAINTENANCE PLAN - OUTLET CONTROL STRUCTURE

INSPECT INLET AND OUTLET OF PIPES.

CLEAN STRUCTURE OF ANY DEBRIS, LEAVES, PINE NEEDLES & THE LIKE.

INSPECT FOR PROPER PIPE OUTLINE DURING HEAVY STORM EVENT.

CLEAN DRAINAGE PIPES AS NECESSARY.

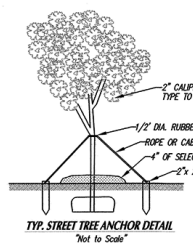
OPERATION & MAINTENANCE PLAN - OWNER & RESPONSIBLE PARTY:

"STARBOARD DRIVE NOMINEE TRUST" HOME OWNERS ASSOCIATION
c/o JOHN F. MARTELLO TRUSTEE
168 EDWIN STREET, NEW BEDFORD, MA 02740

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
DATE SIGNED: _____

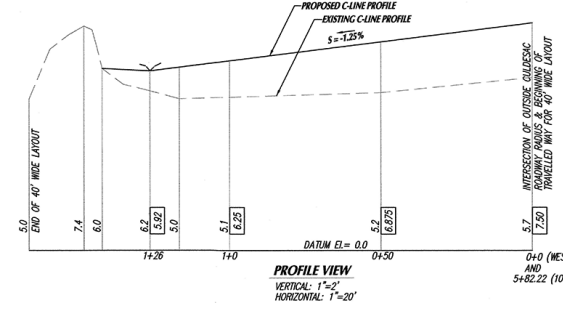
"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."



TYP. STREET TREE ANCHOR DETAIL
Not to Scale

TEST PIT DATA
DATE OF SOIL EVALUATIONS: MARCH 11, 2022
SOIL EVALUATOR: JAY MARINO, C.E.T.
WITNESSES BY: DAVID FLANNERY, HEALTH AGENT

Depth	TEST PIT D-1	Elevation	Depth	TEST PIT D-2	Elevation	Depth	TEST PIT D-3	Elevation
0'	FILL	5.8	0'	HORIZON A SANDY LOAM TO 1/2\"/>				



PROFILE VIEW
VERTICAL: 1"=2'
HORIZONTAL: 1"=20'

Rev. #	DATE	BY	DESCRIPTION
1			

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

PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST

SHEET 6 OF 6 SHEETS
ROADWAY PLAN AND PROFILE

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

0 20 40 80 120

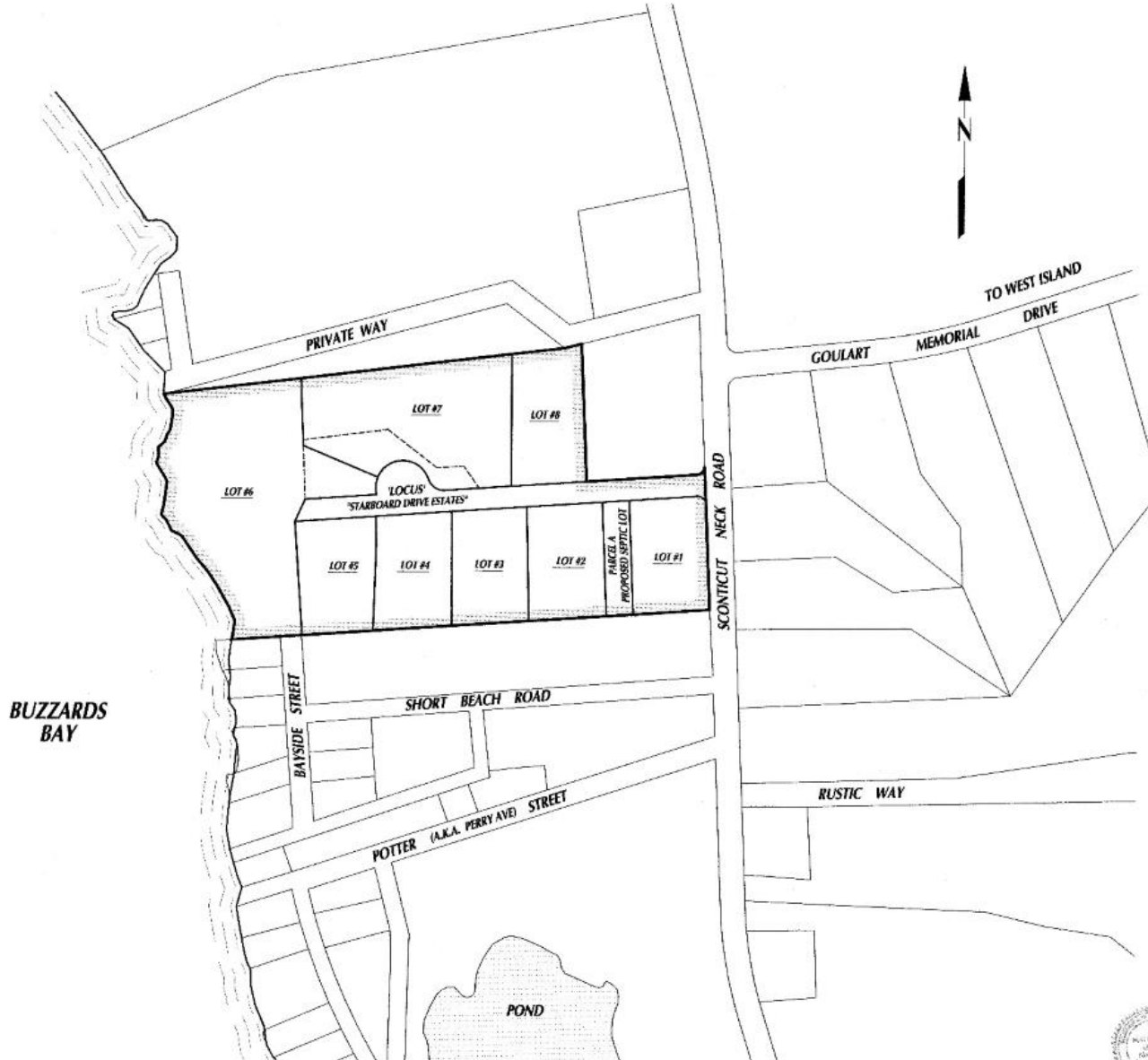
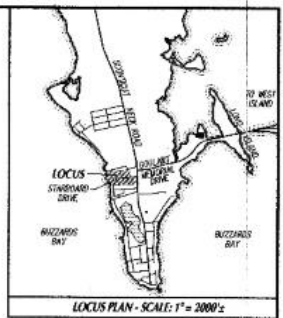
SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. Box 480, 81A COUNTY RD, UNIT G, MATTAPOSETT, MA 02739
1-508-758-7866

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

FOR RECORDS OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS:

And M. Ryan
PREPARED



PROPERTY INFORMATION:
 SUB ADDRESS - KNOWN AS:
 PLS. 2, 3, 4, 5, 6 & 71 STARBOARD DRIVE
 OFF SCONTICUT NECK ROAD
 ASSESSORS MAP # 42
 ASSESSORS CITY:
 No. 36, 37 & PORTION OF 38
 LOT 7 IN PLAN BOOK REF PAGE 29
 APPLICABLE DEEDS:
 STARBOARD DRIVE NOMINEE TRUST
 OWNER OF RECORD:
 STARBOARD DRIVE NOMINEE TRUST
 JOHN P. ANDRELL, TRUSTEE
 100 ELDON STREET
 NEW BEDFORD, MA 02740
 SEE DEED BOOK 12700, 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

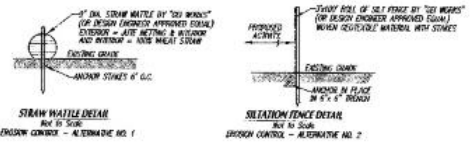
No.	DATE	BY	DESCRIPTION
DEFINITIVE SUBDIVISION PLAN OF A DEVELOPMENT TO BE KNOWN AS "STARBOARD DRIVE ESTATES" OFF SCONTICUT NECK ROAD IN FAIRHAVEN, MA PREPARED FOR STARBOARD DRIVE NOMINEE TRUST SHEET 1 OF 6 SHEETS COVER SHEET SCALE: 1"=100' DATE: SEPTEMBER 8, 2022 			
SCHNEIDER, DAYGNON & LEONE, INC. PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 480, 81A COUNTY RD. UNIT 6, MATTAPOSETT, MA 02731-1006-750-7066 			
Drawn By: D.M.G. Check By: M.C.L. Job No. 3474			

FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
 DATE SIGNED: _____

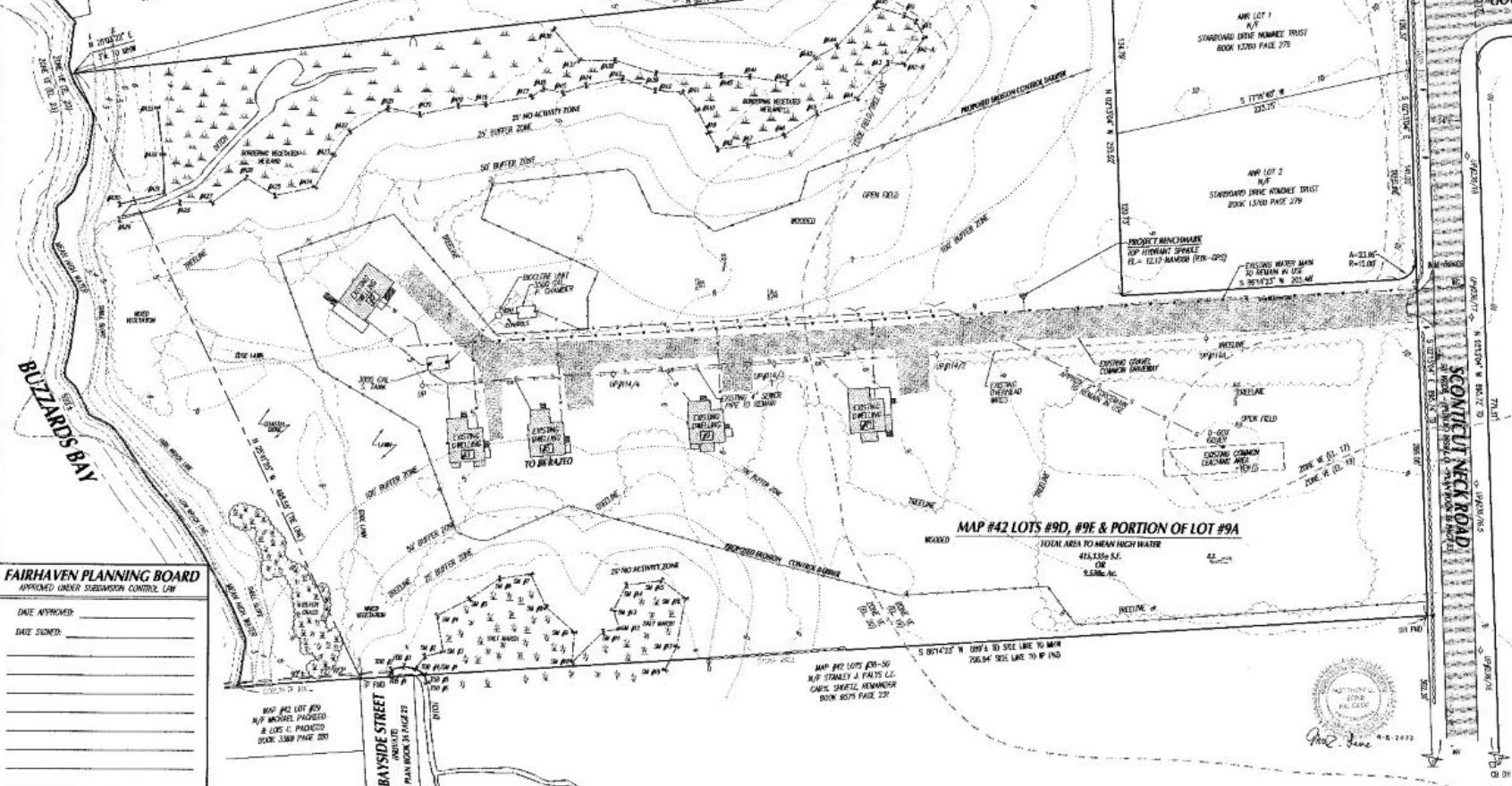
"THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BUILDABLE."

LOCUS VIEW
 SCALE: 1"=100'



FOR RECORD ONLY - SEE LEGS ONLY
 I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE RECORDERS OF DEEDS.
Red M. Lynn
 PREPARED BY

MAP #42 LOT #88
 N.P. JAMES WINDSOR
 BOOK 11320 PAGE 141



PROPERTY INFORMATION:
 SITE ADDRESS - KNOWN AS
 MAP # 2, 3 & 4 - 11 CORNHORND DRIVE
 OFF SCOUTICUT NECK ROAD
 ASSESSORS MAP # 42
 ASSESSORS 1000
 MAP # 30, 31 & 32 - PORTION OF SA
 LOT 3 & 4 PLAN BOOK 143 PAGE 29
 APPLICATION/RECORD
 STARBORD DRIVE NOMINEE TRUST
 DRAFTY OF RECORD
 CORNHORND DRIVE NOMINEE TRUST
 JOHN P. WARDEN, TRUSTEE
 MAP #42 LOT #88
 NEW RECORD, MAP #2740
 SEE DEED BOOK 13700, PAGE 279

1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMBINATION OF CURRENT AVAILABLE PLANS AND DEEDS & ARE ON THE RECORDS OF THE RECORDERS OF DEEDS FOR THE TOWN OF FAIRHAVEN, MASSACHUSETTS, BETWEEN JUNE 2, 2014 & JANUARY 27, 2022.
2. THIS PLAN AND THE ACCOMPANYING CERTIFICATION DO NOT CONSTITUTE A GUARANTEE OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON.
3. EXISTING PROPERTY INFORMATION SHOWN HEREON HAS BEEN ESTABLISHED FROM THE TOWN OF FAIRHAVEN ASSESSOR'S RECORDS.
4. ZONING REGULATIONS, ZONE: RR
 MINIMUM AREA: 30,000 S.F.
 MIN. CONTIGUOUS WETLAND AREA: 2000 S.F.
 MAXIMUM LOT COVERAGE: 20%
 MAXIMUM BUILDING COVERAGE: 10%
 MINIMUM HEIGHT: 15 FT.
5. LIMITS OF EXISTING REGULATED WETLANDS AND SALT MARSH SHOWN HEREON DETERMINED BY IEG, ENVIRONMENTAL CONSULTANTS, INC. ON MARCH 13 & 16, 2021.
6. FLOOD ZONES SHOWN HERE ON ARE AS DEPICTED ON FIRM PANEL 25002105007 EFFECTIVE 07-07-2020.
7. VERTICAL DATUM SHOWN HEREON IS NAVD 83 NORTH AMERICAN VERTICAL DATUM OF 1983 ESTABLISHED VIA GPS-MAGNUS REAL, THE NETWORK.
8. CONTOURS SHOWN HEREON ARE A COMBINATION OF THE GROUND FIELD SURVEY AND LIDAR DATA OBTAINED BY IEG, U.S. GEOLOGICAL SURVEY COASTAL & MARINE GEOLGY PROGRAM, AND NOAA MADE AVAILABLE THROUGH NOAA'S DATA ACCESS CENTER.
9. ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY NOT BE COMPLETE. SITE CONTRACTOR SHALL CONTACT THE STATE AT 1-800-455-SAFE AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF ANY PROPOSED CONSTRUCTION OF CONSTRUCTION WITHIN THE PROJECT LIMITS. THE EXISTENCE OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES HEREON SHALL NOT BE ASSUMED TO REDUCE THE CONTRACTOR'S RESPONSIBILITY.

FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW
 DATE APPROVED: _____
 DATE SIGNED: _____

THE ABOVE ENDORSEMENT IS NOT A GUARANTEE OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON. THE ABOVE ENDORSEMENT IS NOT A GUARANTEE OF TITLE OR OWNERSHIP TO THE PROPERTY SHOWN HEREON.

NO.	DATE	BY	DESCRIPTION
1			

DEFINITIVE SUBDIVISION PLAN
 OF A DEVELOPMENT TO BE KNOWN AS
"STARBORD DRIVE ESTATES"
 OFF SCOUTICUT NECK ROAD IN
 FAIRHAVEN, MA
 PREPARED FOR
STARBORD DRIVE NOMINEE TRUST
 SHEET 3 OF 6 SHEETS
EXISTING CONDITIONS/EROSION CONTROL PLAN
 SCALE: 1"=40'
 DATE: SEPTEMBER 8, 2022

SCHNEIDER, DAVIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYORS
 P.O. BOX 480, 81A CONYER LN, UNIT G, MATTAPOISETT, MA 02720
 1-800-758-7906

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

FOR HISTORY OF DEEDS USE ONLY

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

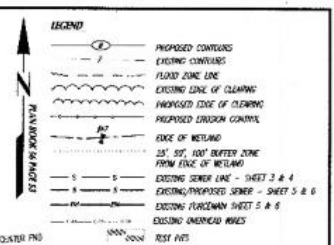
A.M.A.
PREPARED

DEEDS RECORDING BOOK 1330 PAGE 741

FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CLERICAL LAW

DATE APPROVED: _____
DATE SIGNED: _____

"THE ABOVE ENCLOSURE IS NOT A REPRESENTATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOT IS BOUNDABLE."



REV.	DATE	BY	DESCRIPTION
1			

DEFINITIVE SUBDIVISION PLAN
OF A DEVELOPMENT TO BE KNOWN AS
STARBOARD DRIVE ESTATES
at SCOUTCUT NECK ROAD in
FAIRHAVEN, MA
PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST
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, 51A COUNTY RD, UNIT G, MATTAPOSETT, MA 02739
1-800-755-7066
Drawn By: D.M.D. Check By: M.C.L. Job No. 3474

MAP #42 LOT #29
N/F MICHAEL PACHECO

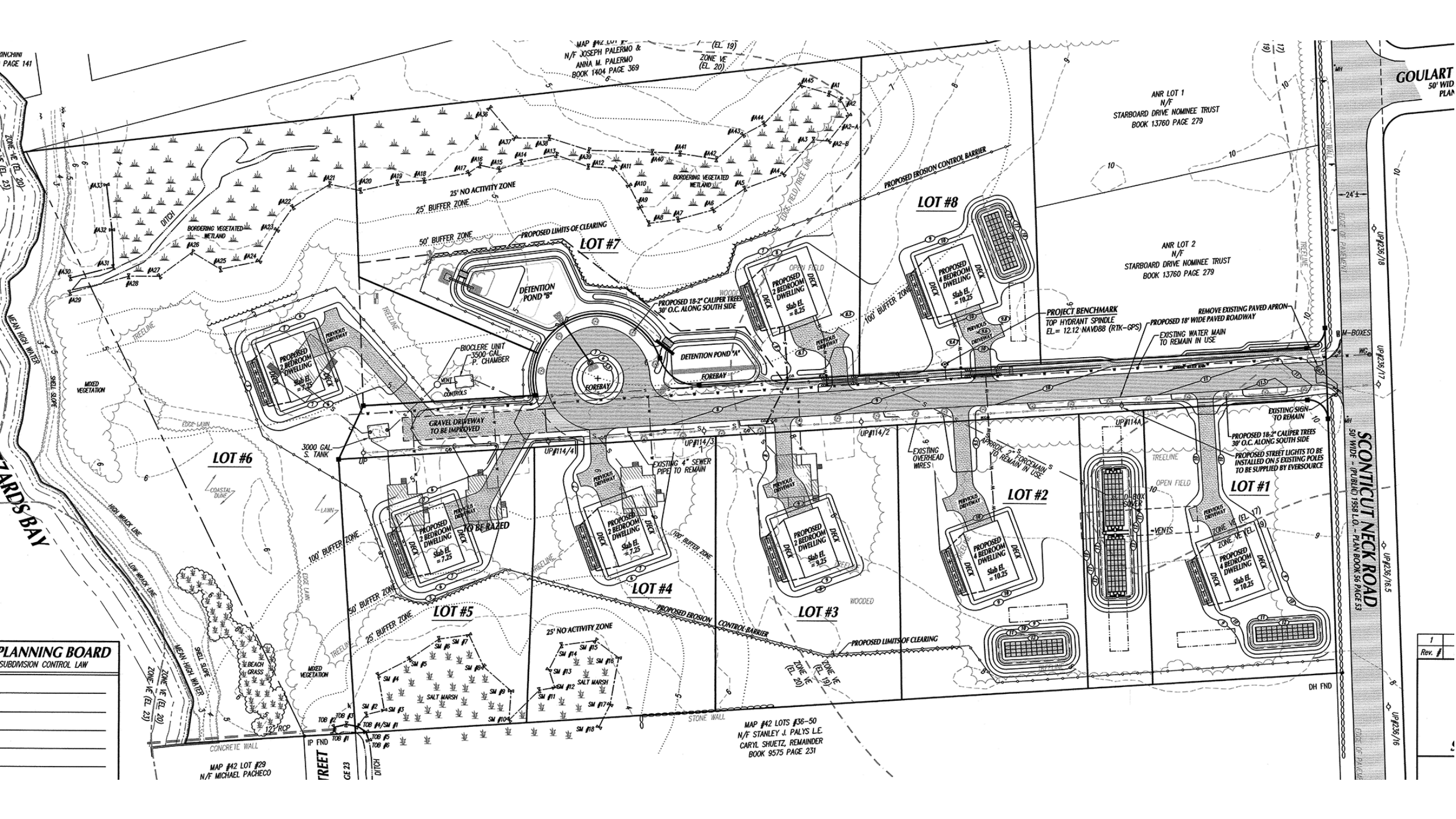
MAP #42 LOTS 1-6
N/F JOSEPH PALERMO &
ANNA M. PALERMO
BOOK 1404 PAGE 369

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

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

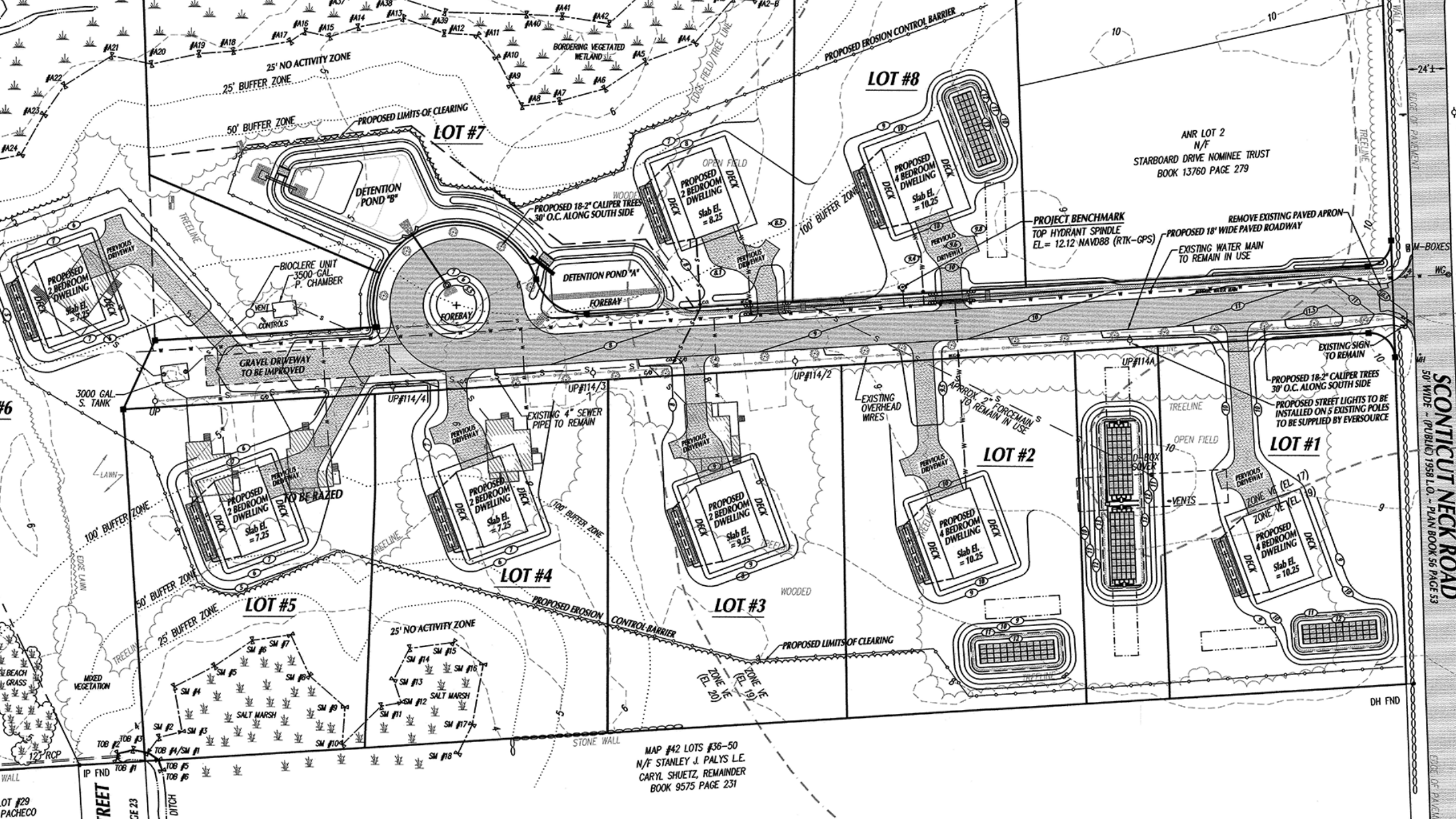
ANR LOT 2
N/F
STARBOARD DRIVE NOMINEE TRUST
BOOK 13760 PAGE 279

GOULART
50' WID
PLAN



SCONTICUT NECK ROAD

1	Rev. #
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ANR LOT 2
N/F
STARBOARD DRIVE NOMINEE TRUST
BOOK 13760 PAGE 279

PROJECT BENCHMARK
TOP HYDRANT SPINDLE
EL. = 12.12 NAVD88 (RTK-GPS)

REMOVE EXISTING PAVED APRON
TOP HYDRANT SPINDLE
EL. = 12.12 NAVD88 (RTK-GPS)

PROPOSED 18" WIDE PAVED ROADWAY

EXISTING WATER MAIN
TO REMAIN IN USE

EXISTING SIGN
TO REMAIN

PROPOSED 18-2" CALIPER TREES
30' O.C. ALONG SOUTH SIDE

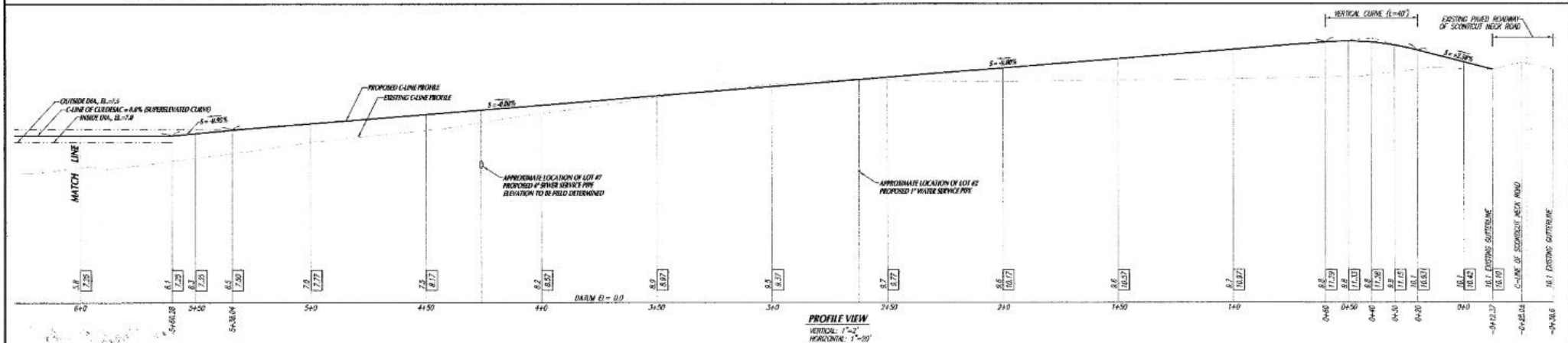
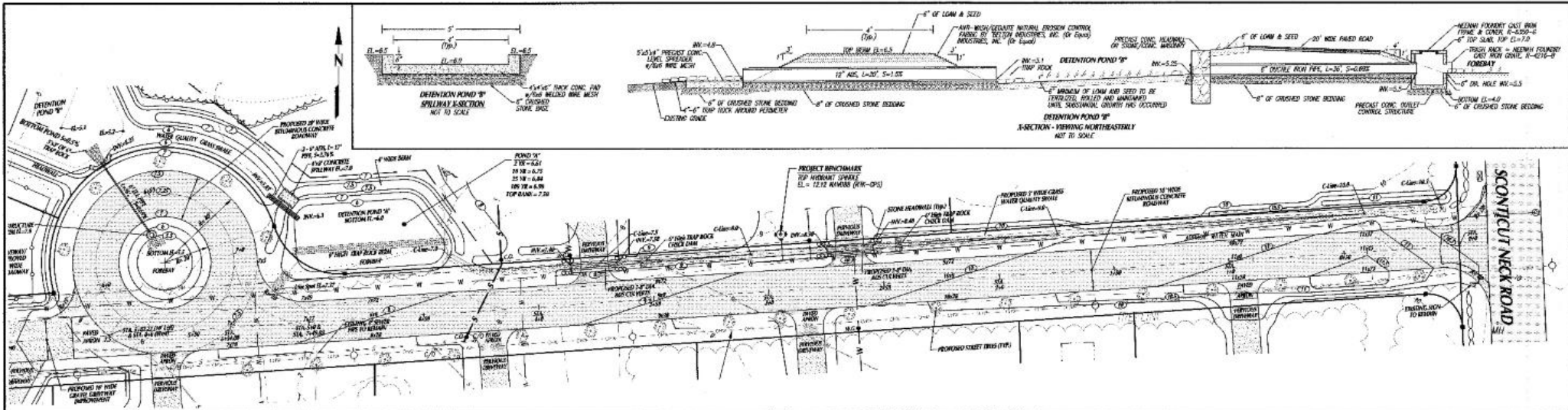
PROPOSED STREET LIGHTS TO BE
INSTALLED ON 5 EXISTING POLES
TO BE SUPPLIED BY EVERSOURCE

PROPOSED 4 BEDROOM
DWELLING
Slab EL. = 10.25

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

SCONTICUT NECK ROAD
50' WIDE - (PUBLIC) 1958 I.O. - PLAN BOOK 58 PAGE 53

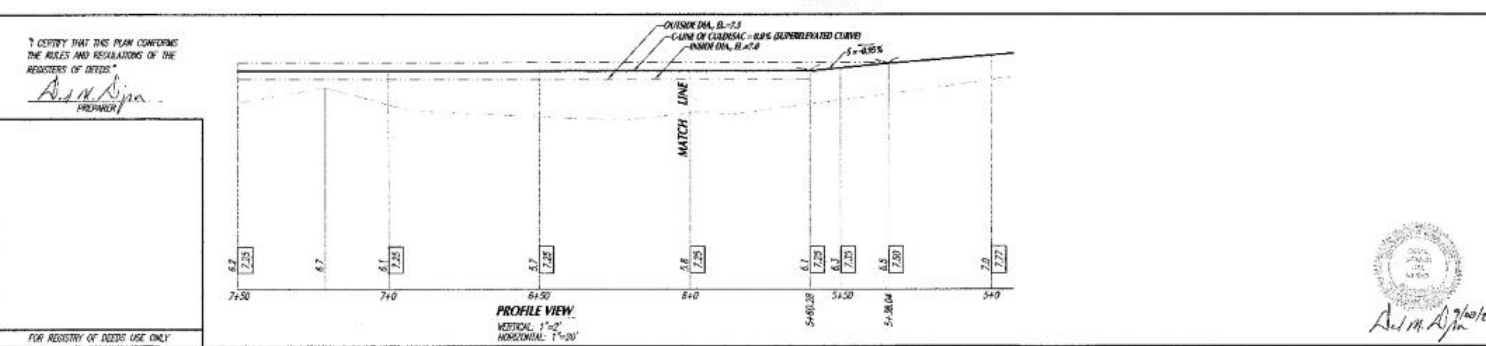
EDGE OF PALMWAY



FAIRHAVEN PLANNING BOARD
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
 DATE SIGNED: _____

FOR REGISTRY OF DEEDS USE ONLY



Rev.	DATE	BY	DESCRIPTION
1			

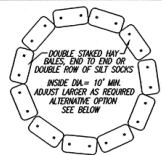
DEFINITIVE SUBDIVISION PLAN
 OF A RESUBDIVISION TO BE KNOWN AS
 "STARBOARD DRIVE ESTATES"
 ON SCOTTCUT NECK ROAD IN
 FAIRHAVEN, MA
 PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST

SHEET 5 OF 6 SHEETS
ROADWAY PLAN AND PROFILE

SCALE: 1"=20' OR AS NOTED DATE: SEPTEMBER 8, 2022
 0 10 20 40 60

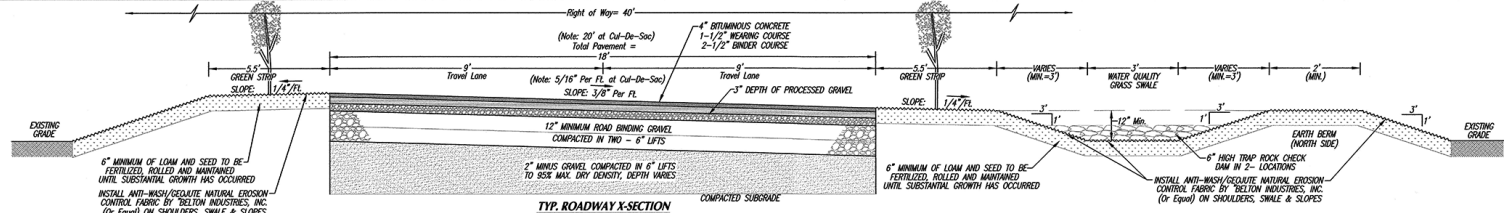
SCHNEIDER, DAYIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 P.O. BOX 480, 81A COUNTY RD. UNIT G, NATTAPOSETT, MA 02739
 1-800-758-7808

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



ALTERNATIVE OPTION: USE THE "DWT BAC" PUMPED SET CONTROL SYSTEM BY "ACE" DISTRIBUTOR: A.H. HARRIS & SONS, INC. ALTERNATIVE OPTION SEE BELOW.

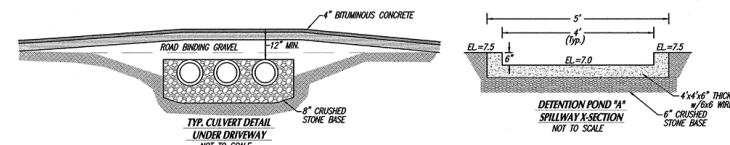
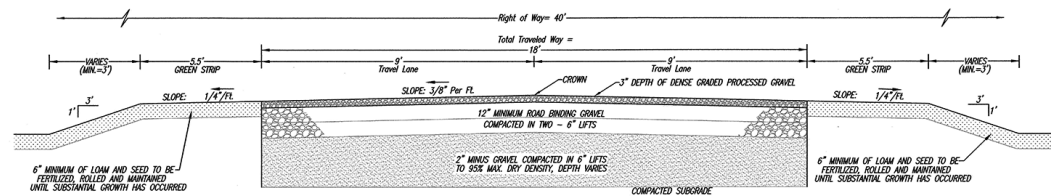
TYP. DEWATERING HAY BALEING
Not to Scale



FOR REGISTRY OF DEEDS USE ONLY

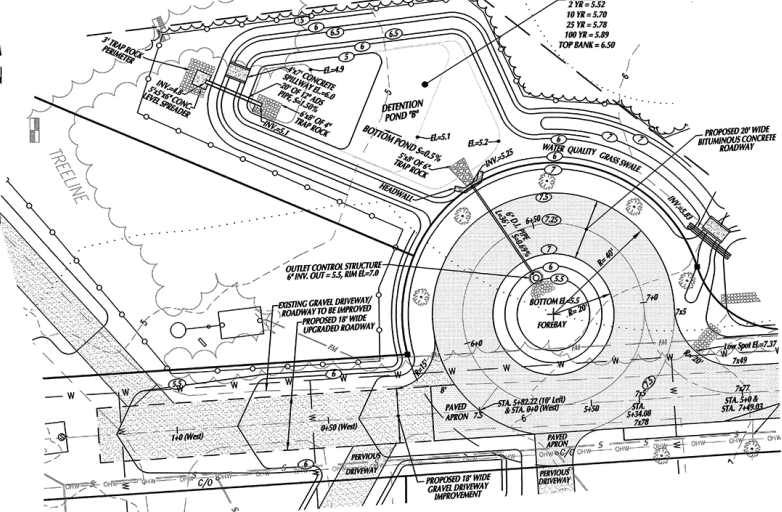
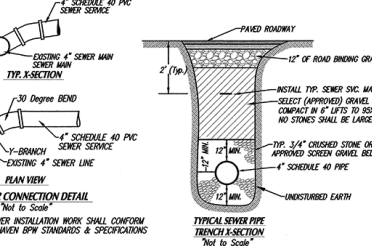
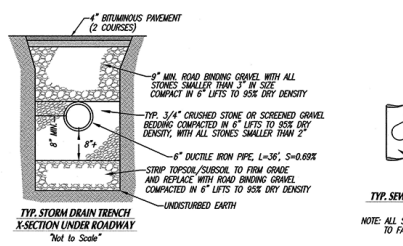
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

A.H. Harris & Sons, Inc.
PREPARER



ROADWAY CONSTRUCTION NOTES:

- 1) ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD MDPW MTS-10. TYPE A SPECIFICATIONS AND ANY APPLICABLE TOWN OF FAIRHAVEN BOARD OF PUBLIC WORKS SPECIFICATIONS AND PLANNING BOARD RULES AND REGULATIONS.
- 2) ALL BASE FILL MATERIAL WITHIN ROADWAY BED SHALL BE SELECT GRAVEL WITH A 3\"/>



EROSION AND DUST CONTROL PLAN

1. THE OPEN FIELD AREA - OUTSIDE OF THE 100' BUFFER ZONE - ON LOT #8 SHALL BE UTILIZED FOR THE STOCKPILING OF MATERIALS & STAGING OF EQUIPMENT.
2. DUST FROM THE SITE SHALL BE CONTROLLED USING A MOBILE PRESSURE TIRE DISTRIBUTOR TRUCK TO APPLY WATER TO DISTURBED AREAS AS NEEDED.
3. PRIOR TO ANY CONSTRUCTION EROSION CONTROL CONSIDERATIONS: SLOTTED FORCE STORM MITRES OF SET BACKS SHALL BE INSTALLED WHERE DEPICED ON THE PLAN.
4. EROSION CONTROL FABRIC SHALL BE INSTALLED ON ALL BERMS AND SLOPESIDES OF DETENTION PONDS AND SHALL MAINTAINLY UPON COMPLETION OF THE TRENCH GRADING AND SHALL BE MAINTAINED UNTIL SIGNIFICANT GRASS GROWTH OCCURS.

OPERATION & MAINTENANCE PLAN - FOREBAYS AND DETENTION PONDS

INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS.

CLEAN FOREBAY AND BUSH OF ANY SEEDLING AND WEEDS.

CLEAN FOREBAY AND BUSH OF ANY LEAVES, PINE NEEDLES AND THE LIKE.

EXAMINE THE OUTLET PIPES & SPILLWAY FOR EVIDENCE OF CLOGGING.

CLEAN OUTLET PIPE AND SPILLWAY.

REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE NOW OR CUT ALL VEGETATION ON THE BOTTOM OF FOREBAY, POND AND SIDESLOPES.

OPERATION & MAINTENANCE PLAN - GRASS SWALE

INSPECT AT LEAST TWICE PER YEAR & AFTER MAJOR STORM EVENTS.

CLEAN SWALES OF ANY SEEDLING AND WEEDS.

CLEAN SWALES OF ANY LEAVES, PINE NEEDLES AND THE LIKE.

REPAIR ANY AREAS OF EROSION USING EROSION CONTROL FABRIC & REVEGETATE NOW OR CUT ALL VEGETATION ON THE BOTTOM AND SIDESLOPES.

OPERATION & MAINTENANCE PLAN - OUTLET CONTROL STRUCTURE

INSPECT INLET AND OUTLET OF PIPES.

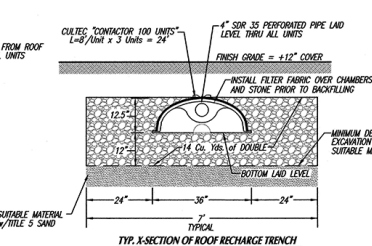
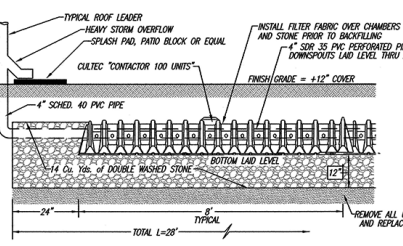
CLEAN STRUCTURE OF ANY DEBRIS, LEAVES, PINE NEEDLES & THE LIKE.

INSPECT FOR PROPER PIPE OUTLINE DURING HEAVY STORM EVENT.

CLEAN DRAINAGE PIPES AS NECESSARY.

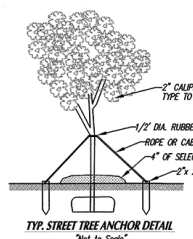
OPERATION & MAINTENANCE PLAN - OWNER & RESPONSIBLE PARTY:

"STARBOARD DRIVE NOMINEE TRUST" HOME OWNERS ASSOCIATION
c/o JOHN F. MARTELLO TRUSTEE
168 EDWIN STREET, NEW BEDFORD, MA 02740



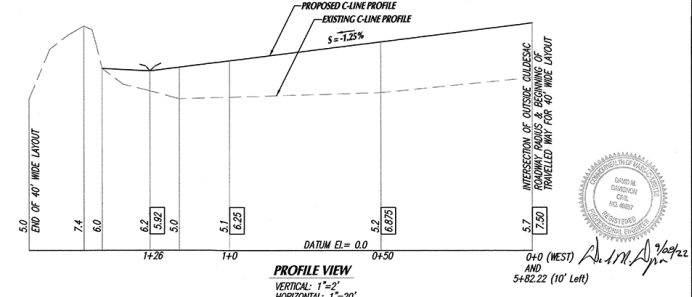
FAIRHAVEN PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: _____
DATE SIGNED: _____



TEST PIT DATA
DATE OF SOIL EVALUATIONS: MARCH 11, 2022
SOIL EVALUATOR: JAY MARINO, C.E.T.
WITNESSES BY: DAVID FLANNERY, HEALTH AGENT

Depth	TEST PIT D-1 Elevation	TEST PIT D-2 Elevation	TEST PIT D-3 Elevation
0'	5.8	6.1	5.8
0'	FILL		FILL
14'	HORIZON A SANDY LOAM TO 1/2\"/>		



Rev. #	DATE	BY	DESCRIPTION
1			

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

PREPARED FOR
STARBOARD DRIVE NOMINEE TRUST

SHEET 6 OF 6 SHEETS
ROADWAY PLAN AND PROFILE

SCALE: 1"=20' OR AS NOTED 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, MATTAPOSETT, MA 02739
1-508-758-7866

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

Comments from Town Departments:

- Fire Department (Chief Correia): No major issues with the proposed project. Fire will yield to the water department to ensure the water main and hydrants are consistent with other developments along with hydrant placements.
- Police Department (Chief Meyers): The Police department has no issue.
- Highway Department (John Charbonneau): Highway will be looking for the drainage plans and roadway profile plan in the Definitive Plan. Highway believes the street should be 20' wide.
- Water: Does not like that plan shows water and sewer lines would be crossing. Asks that they run the sewer line behind the homes to the septic leach field instead of crossing the road to the field. (*Note: possibly existing*)
- Sewer: Everything is on septic. They should reach out to a specific septic hauler that would maintain the pumping of the holding tanks for that development. Probably going to need advanced denitrification septic system.
- Conservation & Sustainability (Whitney McClees):
 - The wetland line for this property has not yet been verified. The applicant's representative has contacted the conservation agent about setting up a preliminary site visit, but there is nothing on file.
 - The resource areas include coastal beach, barrier beach, salt marsh, bordering vegetated wetland, & flood zone.
 - Entire property falls within the velocity flood zone, so all structures will have to be constructed on columns and in compliance with all flood zone regulations. May also be FEMA reg.s regarding the road & emergency egress.
 - The conservation agent attached a map created by the Buzzards Bay National Estuary Program showing areas that are likely to be critical for salt marsh migration to adapt to sea level rise. The yellow is DEP mapped salt marsh and the red are the areas that may be crucial to supporting coastal resiliency and salt marsh migration.
- Finance/Treasurer/Collector (Wendy Graves): No issue
- Board of Health: Not in a Zone II so denitrification is not necessarily an issue. Agent would need a working plan, not necessarily a final plan, to give further guidance.

Planning comments/questions

- Entire development is in the Velocity Zone
 - **VE, V1-V30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- Entire roadway is under elevation 10'
- Loss of farmland
- Will new septic systems be advanced de-nitrification systems?
- Wetlands need to be delineated to confirm buildable area.
- Proposal requires numerous waivers.
- Proposal would potentially benefit with cluster zoning.

ANR LOT 3

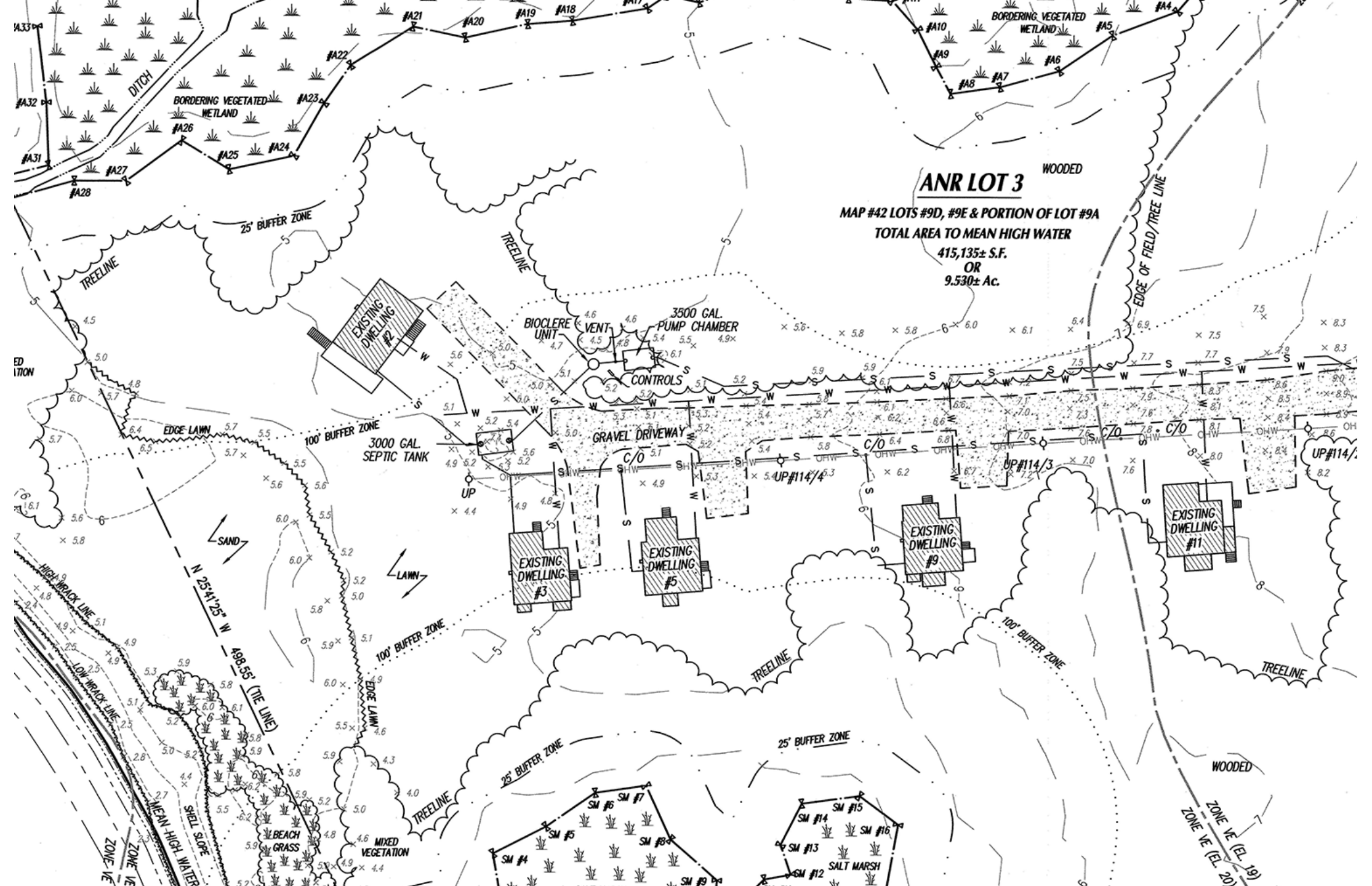
MAP #42 LOTS #9D, #9E & PORTION OF LOT #9A

TOTAL AREA TO MEAN HIGH WATER

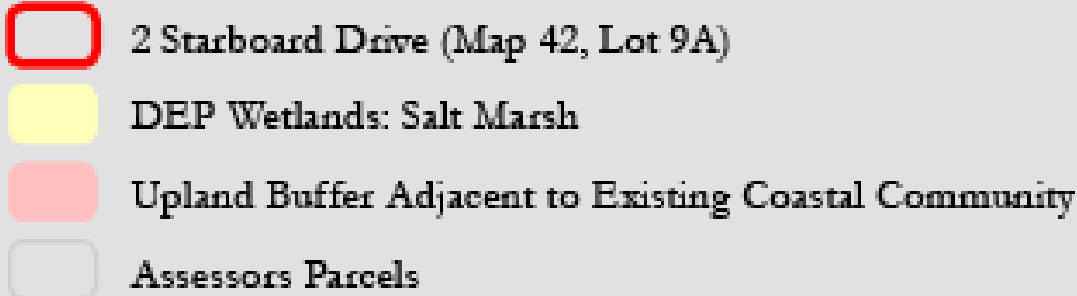
415,135± S.F.

OR

9.530± Ac.



BBC/TNC/NHESP BioMap2 Coastal Adaptation Analysis



2 Starboard Drive (Map 42, Lot 9A)

DEP Wetlands: Salt Marsh

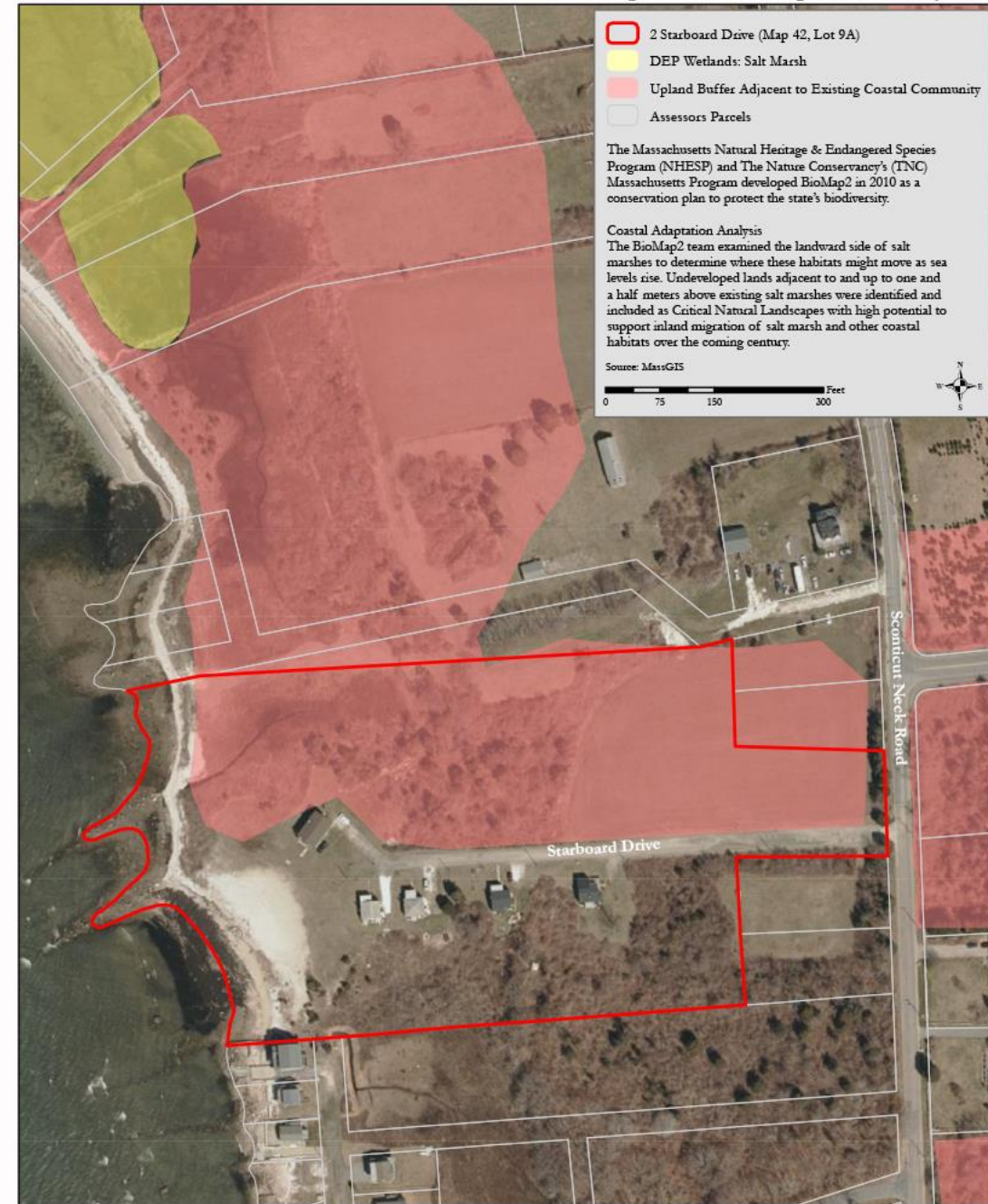
Upland Buffer Adjacent to Existing Coastal Community

Assessors Parcels

The Massachusetts Natural Heritage & Endangered Species Program (NHESP) and The Nature Conservancy's (TNC) Massachusetts Program developed BioMap2 in 2010 as a conservation plan to protect the state's biodiversity.

Coastal Adaptation Analysis
The BioMap2 team examined the landward side of salt marshes to determine where these habitats might move as sea levels rise. Undeveloped lands adjacent to and up to one and a half meters above existing salt marshes were identified and included as Critical Natural Landscapes with high potential to support inland migration of salt marsh and other coastal habitats over the coming century.

Source: MassGIS





Hazard Mitigation Plan – Recommended Actions

- Mitigation Action #1 – Review and Amend Zoning Bylaws to Reduce Risk: Conduct review of existing zoning bylaws and identify specific opportunities to incorporate additional measures to reduce the long-term risk to life and property from natural hazard events. This includes but is not limited to the adoption of higher regulatory standards and/or incentives for development that considers projected changes in future climate and/or hazard conditions.
- Mitigation Action #4 – Hazard Avoidance through Development Regulations: Minimize or eliminate the potential for future damage and loss through the incorporation of best practices for hazard mitigation and climate adaptation into existing development regulations under the Town's authority.
- Mitigation Action #6 – Incorporate Anticipated Future Conditions into Town Bylaws: Incorporate existing and projected future climate conditions into the Town's zoning bylaw to promote (re)development patterns that minimize exposure to known hazards. This action is linked to the same recommendation included in the Town's Master Plan under Sustainability Goal #3.