

Definitive Subdivision: Two existing lots on an unaccepted stretch of Lincoln Drive and Jason Terrace.

- **Applicant:** Seaport Homes LLC
- **Owner:** Roger & Jeanine Jason
- **Agent:** Farland Engineering
- **Project Location:** Map 30A, Lots 85N and 85M. The site is near the terminus of Route 240 north of Route 6 at the end of Lincoln Drive (accepted street) and Jason Terrace (an unaccepted street).
- **Proposal:** The proposal is to create two buildable lots and create a road standard by connecting the paper street between Lincoln Drive and Jason Terrace to be known as Rita's Way.
- **Zoning:** Single Residence District (RA). 15,000 sf minimum lot size with 100 feet of frontage.
- **Surrounding Land Uses:** Highway, Commercial and Residential.

Project History:

- The subject property was farm land until the 1960's. It has never been developed but was used for staging during construction of Route 240 in the 1970's with some paving.
- 1958 – Lincoln and Jason area subdivided (Bristol Registry of Deeds Plan Book 57, Page 23). Lots 12 & 16 (now lot 85M) were set aside for drainage “not to fill-in, sell, convey, grant or otherwise dispose of by deed...
- 1971 – Lots 5 & 6 (now Lots 85N and part of 85L) were made the drainage lots instead of 12 & 16 (now 85M). Bristol Registry of Deeds Plan Book 1631, Pages 164-165. State laid out Route 240 around this time.
- 1976 – Around the time of construction of Router 240 the Lots were reconfigured and renamed 85N and 85M with 85N and part of Paper Street and 85L becoming the drainage (ponding) lots.
- 1985 - The Town Planner and head of the DPW made stipulations for drainage and a roadway that would be required to make these 85N and 85M buildable. However, the Select Board required the property owner to have the official documents drawn up and approved by Town Counsel. DPW required 4-6 catch basins connected to the State drainage ditch (with 15' maintenance easement), paving and curbing of Paper Street connecting Lincoln and Jason (proposed Rita's Way), landscaping, a drainage system, connecting the 6" water main from Lincoln to Jason. Fire should determine if a hydrant is necessary. Jason Terrace is an unaccepted street and should be brought up to Town Standards required for acceptance at Town Meeting.

1987 Environmental Assessment

- 1987 - An Environmental Assessment was performed on Lot 85M by Olde Boston Environmental Associates including installation of groundwater monitoring wells and gas vapor probes. Petroleum odor was detected. During percolation tests petroleum was detected 10 feet below the surface. A strong petroleum smell was detected during the installation of the second ground water monitoring well. It was found that the plume of gasoline and trace elements of fuel oil and lubricating oil had likely migrated from 200 Huttleston Avenue, approximately 100 feet to the west that had been discovered to have a leaking Underground Storage Tank in 1981. The UST was pumped dry, the fill above excavated and the interior of the tank sprayed with fiberglass. That property has an Activity Use Limitation (AUL) to not penetrate the paved site.
- 2023 – A representative at the DEP told the Town Planner that with old Environmental Assessments such as this without follow-up studies they recommend a condition to state “Before any activity may take place on the site, a Licensed Site Professional (LSP) must render an opinion with regard to historical reports of contamination to see if any conditions warrant notification to the Department of Environmental Protection (DEP).”

ADMINISTRATIVE SUMMARY

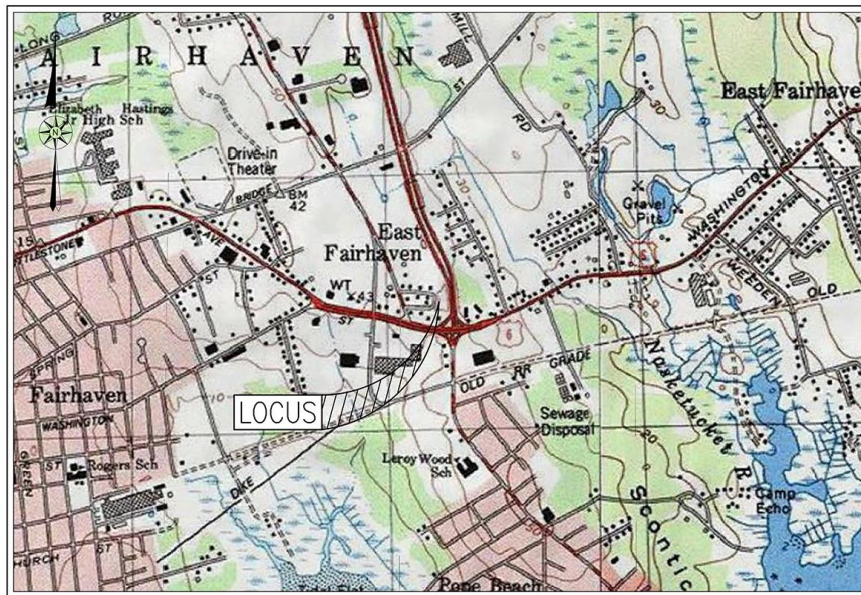
- **Complete Filing Received:** March 27, 2023
- **Advertisement:** FNN April 6 and April 13, 2023
- **Routing Sent:** April 14, 2023
- **Public Hearing:** April 25, 2023

— 2-LOT DEFINITIVE SUBDIVISION — A SEAPORT HOMES DEVELOPMENT



RITA'S WAY ASSESSORS MAP 30A # LOT # 85M & 85N FAIRHAVEN, MASSACHUSETTS

— INDEX —	
SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LOTING PLAN
4	UTILITIES & GRADING
5	DETAILS
6	NOTES & LEGEND



— AREA MAP —
SCALE: 1" = 1,000' ±

RECORD OWNER:
ASSESSORS MAP 30A LOT 85M & 85N
ROGER W. JASON & JEANNINE M. JASON
46 SCOUTICUT NECK RD
FAIRHAVEN, MA 02719
DEED BOOK 9529 PAGE 42 &
DEED BOOK 1567 PAGE 346

- WAIVERS REQUESTED:**
- SECTION 322-14 C. CONTENTS (22) - "PLAN AND PROFILE SHEET"
THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A PROFILE PLAN SHEET. THE APPLICANT HAS SHOWN THE WATER AND SEWER EXISTING AND PROPOSED UTILITIES.
 - SECTION 322-14 D. ADDITIONAL SUBDIVISION REQUIREMENTS (8) - "STREET LIGHTING"
THE APPLICANT IS REQUESTING A WAIVER FROM THE STREET LIGHTING REQUIREMENTS DUE TO THE SIZE OF THE PROJECT. THE PROPOSED TWO DWELLINGS WILL HAVE A LIGHT ALONG THE FRONTAGE.
 - SECTION 322-17 - "SIDEWALKS"
A WAIVER IS REQUESTED FOR SIDEWALKS AS THIS IS A MINOR ROADWAY EXTENSION AND MORE IMPORTANTLY THERE AREN'T SIDEWALKS WITHIN OR ABUTTING THE DEVELOPMENT. THE CLOSEST SIDEWALKS ARE ALONG ALDEN ROAD WHICH IS APPROXIMATELY OVER 1,300 LINEAL FEET AWAY.
 - SECTION 322-30 - "STREETS AND ROADWAYS"
A WAIVER IS REQUESTED FOR A GRAVEL CONNECTION ROADWAY IN LIEU OF PAVED ROADWAY.
 - SECTION 322-32 - "CURBING"
THE APPLICANT IS REQUESTING A WAIVER FROM CURBING TO KEEP CONSISTENCY WITHIN THE DEVELOPMENT AND MORE IMPORTANTLY TO ALLOW STORMWATER TO FLOW TO THE PROPOSED BIO-RETENTION AREA.

FOR REGISTRY USE ONLY

FAIRHAVEN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW
REQUIRED

DATE: _____
NO DETERMINATION AS TO THE COMPLIANCE WITH THE FAIRHAVEN ZONING BYLAW REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

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

REVISIONS	



www.FarlandCorp.com

154 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: BB/SB
DESIGNED BY: CAF
CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION
— LINCOLN DRIVE & JASON TERRACE —
ASSESSORS MAP 30A LOTS 85M & 85N
FAIRHAVEN, MASSACHUSETTS
PREPARED BY: SEAPORT HOMES, LLC
FOR: 154 HUTTLESTON AVE
FAIRHAVEN, MA 02719

MARCH 13, 2023
SCALE: AS NOTED
JOB NO. 22-521
LATEST REVISION:



LOCUS MAP SCALE: 1"=2,000'±

-- ZONING DATA --

DISTRICT: RA

DESCRIPTION	REQUIRED
LOT AREA	15,000 S.F.
LOT FRONTAGE	100 FT
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	30 FT

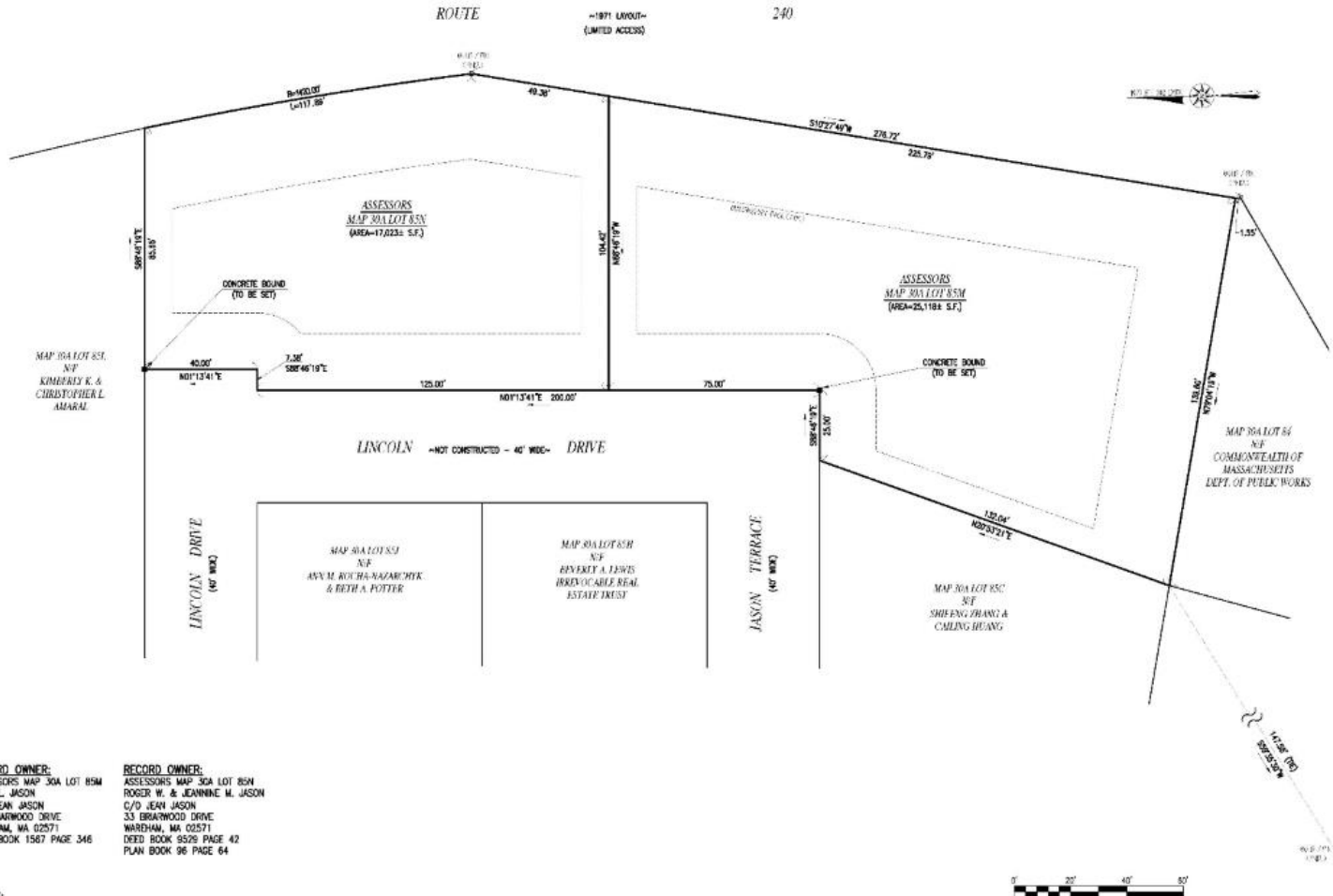
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

BRIAN J. MURPHY, P.L.S. DATE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

BRIAN J. MURPHY, P.L.S. DATE

FOR REGISTRY USE ONLY



RECORD OWNER:
 ASSESSORS MAP 30A LOT 85M
 WARY L. JASON
 C/O JEAN JASON
 33 BRIARWOOD DRIVE
 WARHAM, MA 02571
 DEED BOOK 1567 PAGE 346

RECORD OWNER:
 ASSESSORS MAP 30A LOT 85N
 ROGER W. & JEANNINE M. JASON
 C/O JEAN JASON
 33 BRIARWOOD DRIVE
 WARHAM, MA 02571
 DEED BOOK 9529 PAGE 42
 PLAN BOOK 96 PAGE 64

NOTES:
 1. SURVEY LOCATIONS PERFORMED BY FARLAND CORP. IN SEPTEMBER OF 2022.

REVISIONS

FARLAND CORP.

www.FarlandCorp.com

154 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
 P. 508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: BB/SB
 DESIGNED BY: CAF
 CHECKED BY: BJM

DEFINITIVE SUBDIVISION
 — LINCOLN DRIVE & JASON TERRACE —
ASSESSORS MAP 30A LOTS 85M & 85N
 FAIRHAVEN, MASSACHUSETTS

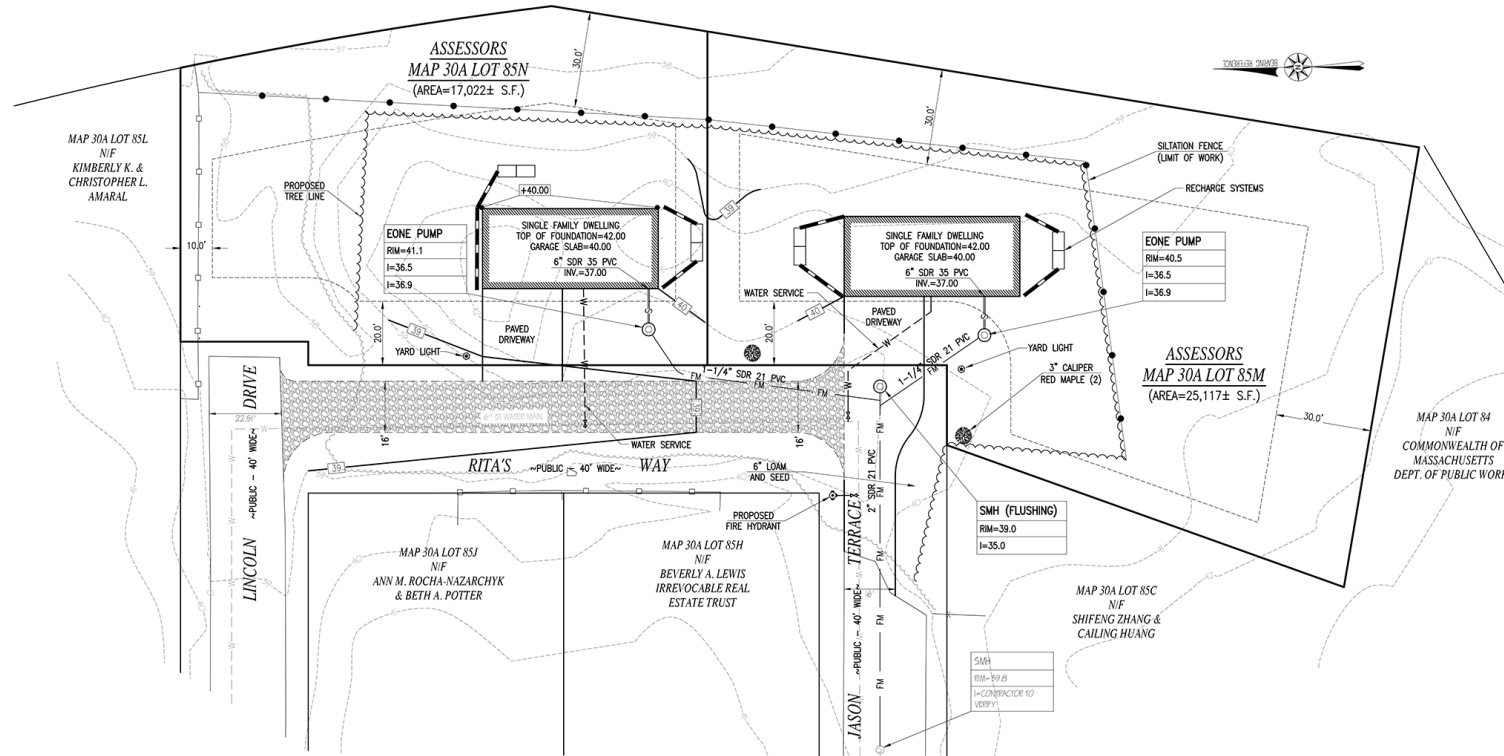
PREPARED SEAPORT HOMES, LLC
 154 HUTTLESTON AVE
 FAIRHAVEN, MA 02719

FEBRUARY 5, 2023
 SCALE: 1"=20'
 JOB NO. 22-521
 LATEST REVISION:

LOTTING

SHEET 2 OF 6

Lincoln/Jason Definitive Subdivision



FOR REGISTRY USE ONLY

FAIRHAVEN PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW
 REQUIRED

DATE: _____

NO DETERMINATION AS TO THE COMPLIANCE WITH THE FAIRHAVEN ZONING BYLAW REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT.

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

REVISIONS

www.FarlandCorp.com

154 HUTTLESTON AVENUE
 FAIRHAVEN, MA 02719
 P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: BB/SB
 DESIGNED BY: CAF
 CHECKED BY: CAF

DEFINITIVE SUBDIVISION
 — LINCOLN DRIVE & JASON TERRACE —
ASSESSORS MAP 30A LOTS 85M & 85N
 FAIRHAVEN, MASSACHUSETTS

PREPARED BY: SEAPORT HOMES, LLC
 FOR: 154 HUTTLESTON AVE
 FAIRHAVEN, MA 02719

MARCH 13, 2023
 SCALE: 1"=20'
 JOB NO. 22-521
 LATEST REVISION:

GRADING AND UTILITIES
 SHEET 4 OF 6

CONTRACTOR: © 2023, FARLAND CORP. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF FARLAND CORP. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. ANY VIOLATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RESULT IN FINES AND DAMAGES.

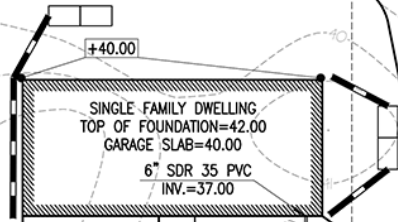
ASSESSORS
 MAP 30A LOT 85N
 (AREA=17,022± S.F.)



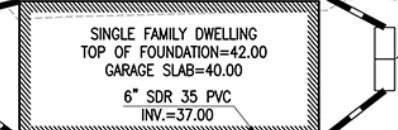
MAP 30A LOT 85L
 N/F
 KIMBERLY K. &
 CHRISTOPHER L.
 AMARAL

PROPOSED
 TREE LINE

EONE PUMP
RIM=41.1
I=36.5
I=36.9



WATER SERVICE



EONE PUMP
RIM=40.5
I=36.5
I=36.9

ASSESSORS
 MAP 30A LOT 85M
 (AREA=25,117± S.F.)

MAP 30A LOT 84
 N/F
 COMMONWEALTH OF
 MASSACHUSETTS
 DEPT. OF PUBLIC WORKS

DRIVE
 ~PUBLIC - 40' WIDE~
 LINCOLN

RITA'S WAY
 ~PUBLIC - 40' WIDE~

TERRACE
 ~PUBLIC - 40' WIDE~
 JASON

MAP 30A LOT 85J
 N/F
 ANN M. ROCHA-NAZARCHYK
 & BETH A. POTTER

MAP 30A LOT 85H
 N/F
 BEVERLY A. LEWIS
 IRREVOCABLE REAL
 ESTATE TRUST

MAP 30A LOT 85C
 N/F
 SHIFENG ZHANG &
 CAILING HUANG

PAVED
 DRIVEWAY

PAVED
 DRIVEWAY

YARD LIGHT

YARD LIGHT

3" CALIPER
 RED MAPLE (2)

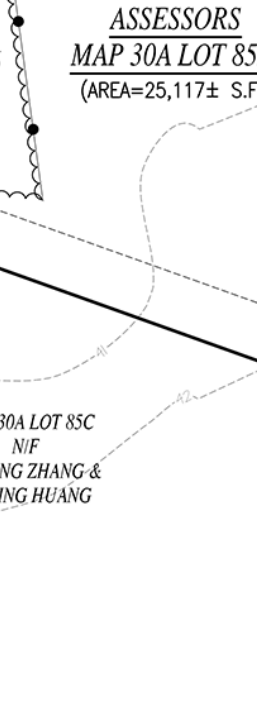
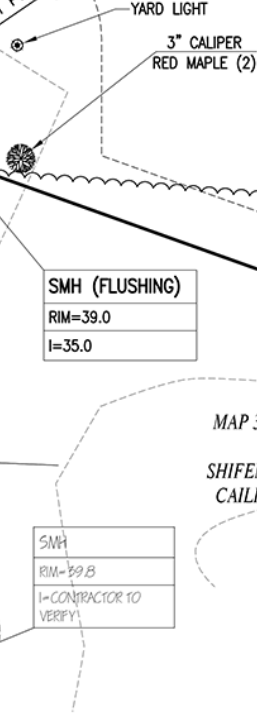
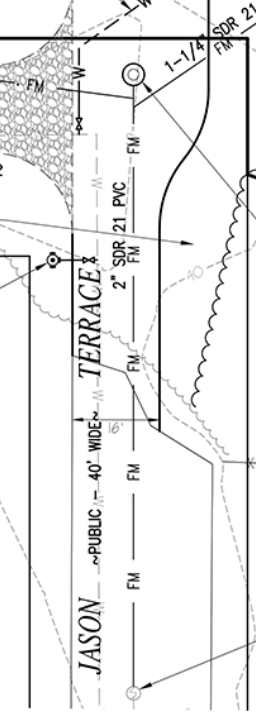
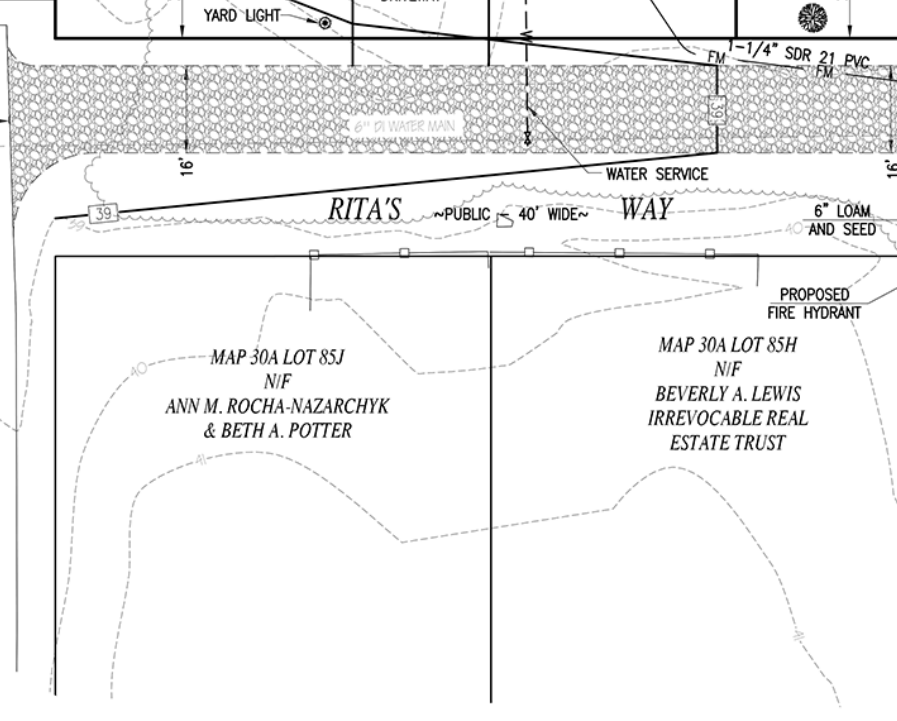
PROPOSED
 FIRE HYDRANT

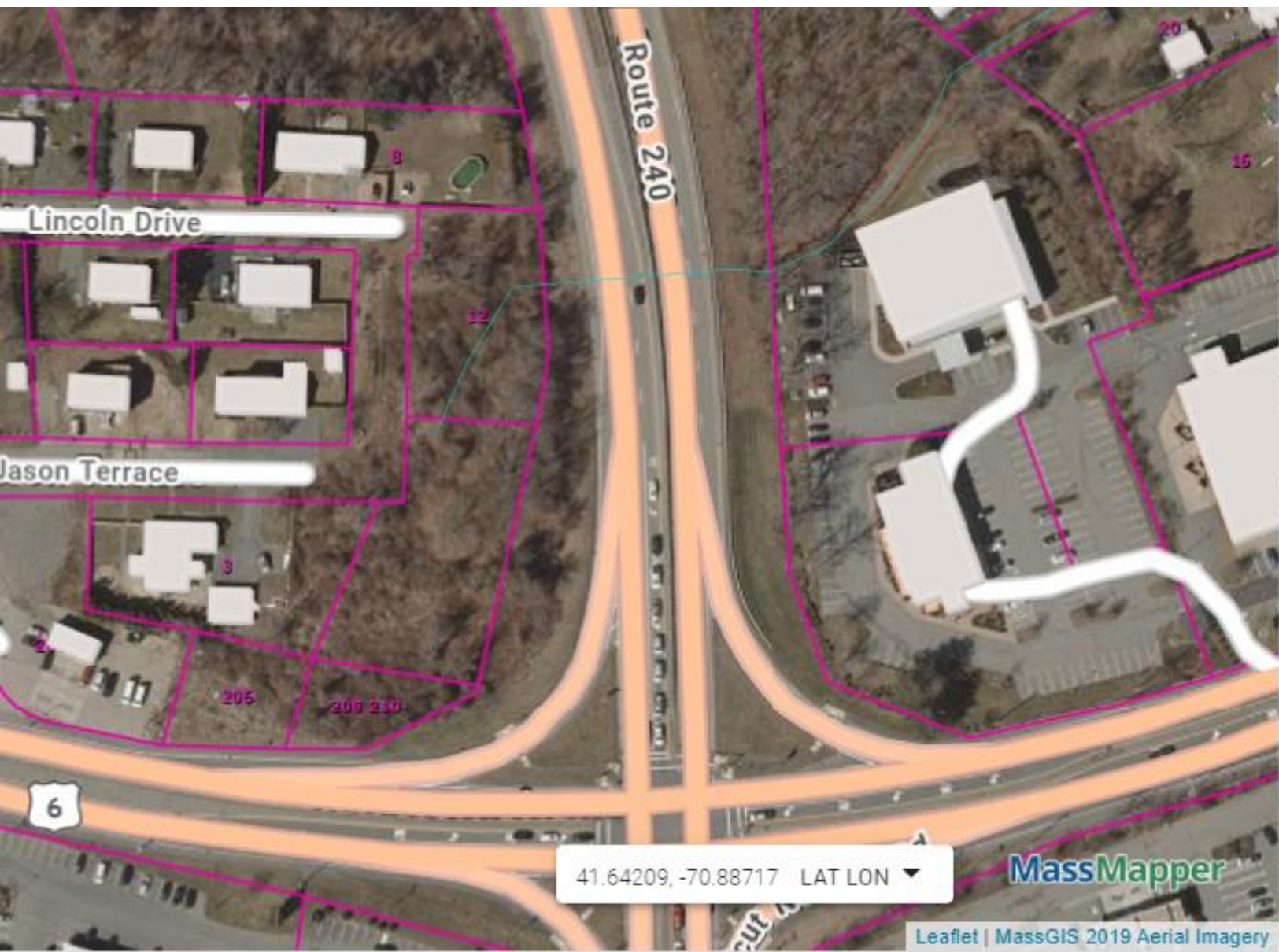
SMH (FLUSHING)
RIM=39.0
I=35.0

SMH
RIM=39.8
I=CONTRACTOR TO VERIFY

SILTATION FENCE
 (LIMIT OF WORK)

RECHARGE SYSTEMS



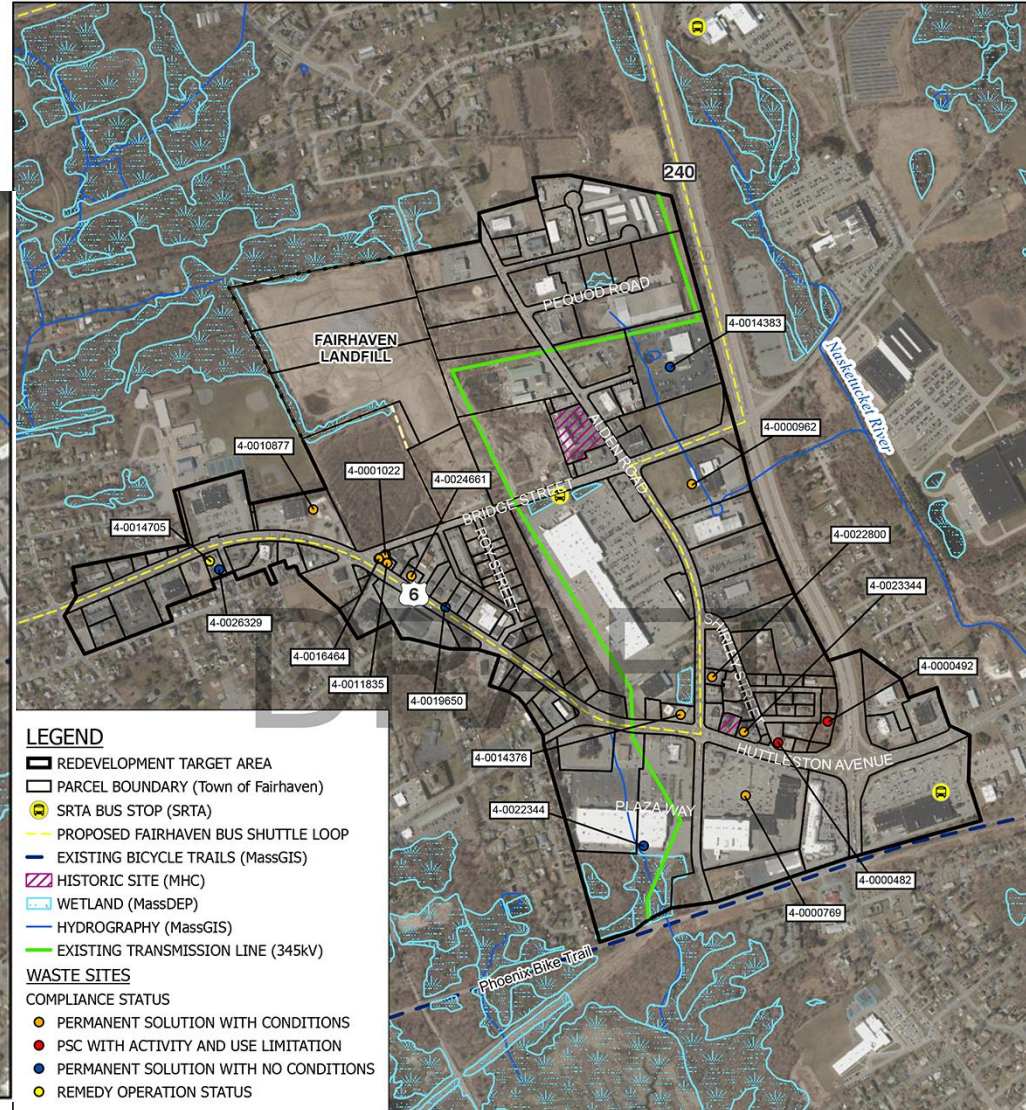
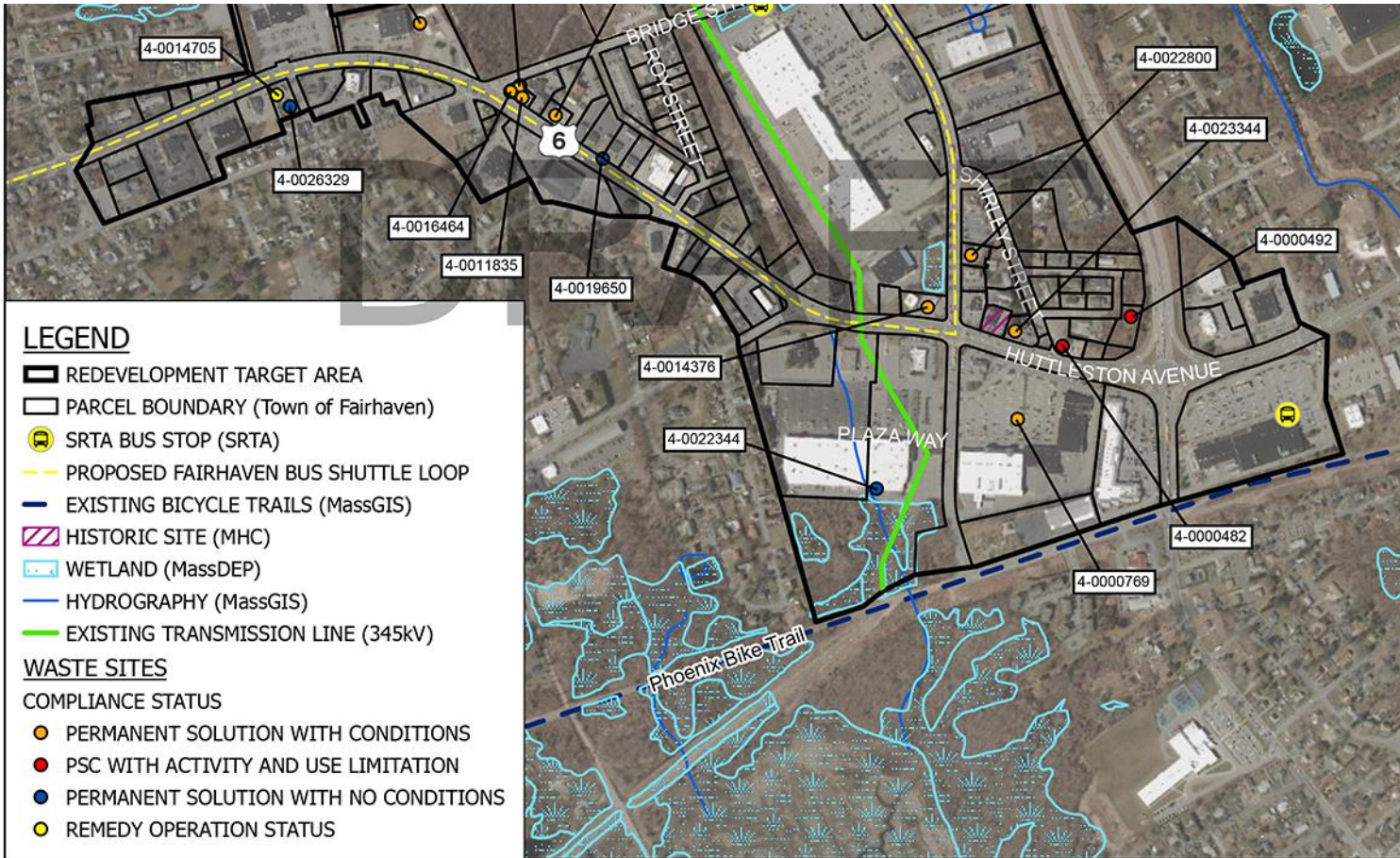


- [Barrier Beaches](#)

- [DEP Wetlands Hydrologic Connections](#)

- [USGS Rivers and Streams 25k](#)
 - Stream
 - INTERMITTENT STREAM
 - SHORELINE
 - INTERMITTENT SHORELINE
 - MANMADE SHORELINE
 - DITCH/CANAL
 - AQUEDUCT
 - DAM
 - CHANNEL IN WATER

- [NHESP Estimated Habitats of Rare Wildlife](#)



JULY 2021

20160481.P50



SITE PLAN
Rev 7/6/2021



Path: K:\P2016\0481\50\MXD\mhs_Fairhaven Inventory_20210603\mhs_Fairhaven Inventory_20210603.aprx

rec
9/12/85
[Signature]



VICTOR OLIVEIRA, JR.,
MANUEL CORREIRA,
PAUL E. FRANCIS, Chairman
DAVID SZELIGA, Vice-Chmn.
JOSEPH CATALDO, JR., Clerk

September 11, 1985

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

Re: East End of Jason Terrace

Gentlemen:

Mr. Tangney has requested an opinion as to what is needed at the east end of Jason Terrace to make it acceptable for development. The following list of items need to be installed:

1. A Drainage System consisting of 4 or 6 Catch Basins at the corner of Jason Terrace and Jason Terrace (90° corner) and at Jason Terrace and Lincoln Drive must be installed and connected to a pipeline crossing one of the lots to the State Drainage Ditch abutting Route 240. The drainage line across the lot will require a 15' easement for maintenance. Pipe to be Reinforced Concrete and meet Town Standards.

2. The Section of Jason Terrace in question should be constructed according to existing requirements - 12" of gravel, 3" of asphalt pavement, asphalt berm curbing on both sides, landscaping, a drainage system, and the connection of the 6" water main from Lincoln Drive to the existing section of Jason Terrace, including a hydrant if necessary.

3. The existing section of Jason Terrace is unaccepted and the developer should be required to construct this portion of Jason Terrace to meet existing standards to make the road acceptable. That would include plans and descriptions required for acceptance at Town Meeting. Lincoln Drive at the north end of Jason Terrace was accepted by Town Meeting in 1970.

If you have any questions, please call or I can attend your meeting to discuss details.

Very truly yours,

FAIRHAVEN BOARD OF PUBLIC WORKS

Jeffrey W. Osuch
Jeffrey W. Osuch
Superintendent

JWO/gwb

1985 Town Letters

Gentlemen:

Mr. Tangney has requested an opinion as to what is needed at the east end of Jason Terrace to make it acceptable for development. The following list of items need to be installed:

1. A Drainage System consisting of 4 or 6 Catch Basins at the corner of Jason Terrace and Jason Terrace (90° corner) and at Jason Terrace and Lincoln Drive must be installed and connected to a pipeline crossing one of the lots to the State Drainage Ditch abutting Route 240. The drainage line across the lot will require a 15' easement for maintenance. Pipe to be Reinforced Concrete and meet Town Standards.

2. The Section of Jason Terrace in question should be constructed according to existing requirements - 12" of gravel, 3" of asphalt pavement, asphalt berm curbing on both sides, landscaping, a drainage system, and the connection of the 6" water main from Lincoln Drive to the existing section of Jason Terrace, including a hydrant if necessary.

3. The existing section of Jason Terrace is unaccepted and the developer should be required to construct this portion of Jason Terrace to meet existing standards to make the road acceptable. That would include plans and descriptions required for acceptance at Town Meeting. Lincoln Drive at the north end of Jason Terrace was accepted by Town Meeting in 1970.

If you have any questions, please call or I can attend your meeting to discuss details.



FAIRHAVEN TOWN PLANNER

Nicholas F. Tangney, *Planner*
Office: 992-9228
Home: 996-4593

Town Hall
Fairhaven, Mass. 02719

Sept. 26, 1985

Board of Selectmen
Town Hall
Fairhaven, Mass.

Re: Lincoln Dr.
& Jason Terrace

Attention: Everett Macomber, Chairman

Gentlemen:

Your attention is called to the referenced subject and to the attached data on same.

The owner of the lots involved, Mr. Jason, has approached me with the object of getting the lots, now restricted, into a buildable condition. He believes that the need for same in Fairhaven is of importance and I agree with him. I also think that the restrictions put on these lots is no longer necessary and Mr. Osuch also believes that they are obsolete. Therefor, this letter to your Board asking for the release of those previously imposed restrictions.

Item marked "A" shows the sub-division for the area as signed by the Planning Board on July 16, 1959. One of the conditions at the time was that Lots 12 and 16 were to be left as a PONDING area so as to prevent surface water run-off to the abutting lots to the east of the sub-division.

Item marked "B" is an agreement signed by the owners and Board of Selectmen confirming the reservation of Lots 12 and 16 for ponding requirements. This item is dated Oct. 11, 1966.

Item marked "C" dated Oct. 27, 1971 allows a trade-off of the ponding requirements from Lots 12 and 16 to 5 and 6. This modification was signed by the Board of Selectmen at that time.

FAIRHAVEN - Says it all

PROUD OF ITS PAST - CONTROLLING ITS FUTURE

When the State laid out the right of way for Route 240, the taking included all of the property abutting the eastern side of the sub-division and also some of the land within it.

In March 1976, item marked "D" was presented to the Planning Board realigning lots 12-16-5 and 6 and they are now designated as lots 85M-85N and 85R. Lot 85R was attached to Lot 85L, and the stub end of Lincoln Drive (never accepted) was discontinued.

In view of the above, I have contacted Mr. Osuch as to what actions the Board of Public Works would require and have attached a copy of his letter, Item "E", outlining the steps necessary to conform.

I am therefore suggesting that the restrictions be removed and that any building permits issued for the area be issued only on the condition that the B.P.W. requirements are implemented.

Respectfully,

Nicholas F. Tangney
Town Planner

NFT/ew
enc.

1985 Town Letters



Massachusetts
Office of the Selectmen

EVERETT J. MACOMBER, JR., Chairman
ROBERT W. FOSTER
WALTER SILVEIRA

October 2, 1985

Mr. Nicholas F. Tangney
Town Planner
Fairhaven, MA 02719

RE: Lincoln Drive and Jason Terrace

Dear Sir:

The Board of Selectmen has no objection to releasing the lots presently held for ponding in the Lincoln Drive, Jason Terrace area.

It is recommended that Mr. Jason's attorney prepare the necessary document to have this accomplished and then we will submit it to our counsel for approval.

The requirements as set out by the Board of Public Works must also be met and should be a part of any release that is signed.

Very truly yours,

SELECTMEN

Everett J. Macomber, Jr.
J. Macomber, Jr.

RE: Lincoln Drive and Jason Terrace

Dear Sir:

The Board of Selectmen has no objection to releasing the lots presently held for ponding in the Lincoln Drive, Jason Terrace area.

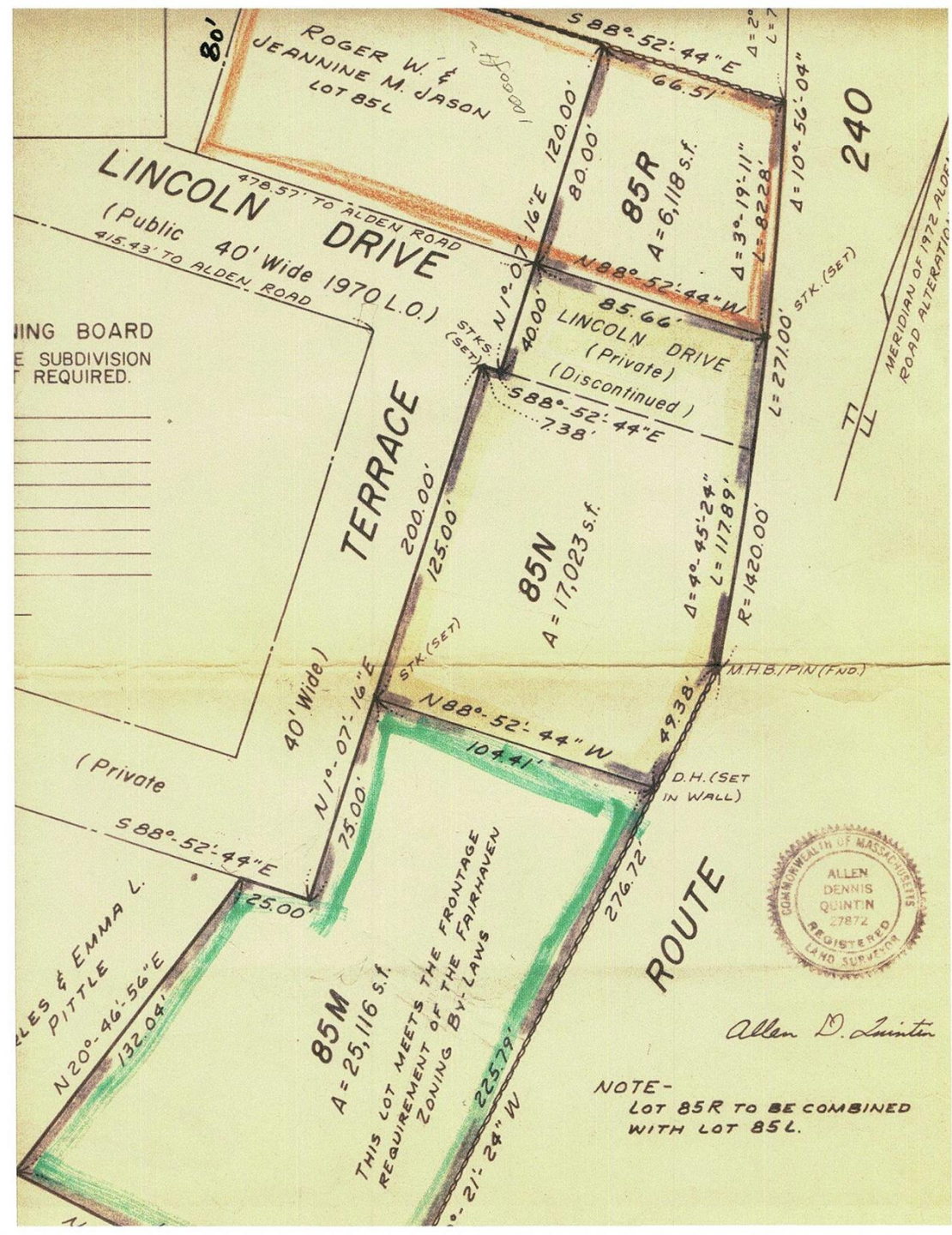
It is recommended that Mr. Jason's attorney prepare the necessary document to have this accomplished and then we will submit it to our counsel for approval.

The requirements as set out by the Board of Public Works must also be met and should be a part of any release that is signed.

Very truly yours,

BOARD OF SELECTMEN

*3 lots at
15m each
88ft. frontage
each*



Comments from other Town Departments:

- Fire Department (Chief Correia): The fire department has no issues and no knowledge of the environmental study.
- Police Department (Chief Meyers): No concerns.
- Conservation & Sustainability (Bruce Webb): These lots are not jurisdictional. There was a small area of ponding visible following a rain event during the Conservation Commission's site visit. However hydric soils were not observed in soil samples taken with a hand held soil auger. Conservation has no information on hydrocarbons on the lots, although we did observe what appeared to be a monitoring well on the southerly lot.
- Finance/Treasurer/Collector ():
- Board of Health: No issue

Comments from DPW

- Public Works Department: Preconstruction meeting is required. Full-time town hired inspector to be present during and BPW utilities and paving being installed. The inspector services and as-built plans will be paid by the developer.
- Sewer: Sewer personnel must witness concrete ballast installed in the field at time of pump installation. Flushing connection port must have a 12" sewer frame and cover installed over that for safety and access. E-one pumps must be tested by the pump rep on-site with a sewer inspection person to witness. Passing forms to be sent to the Fairhaven Board of Public Works to keep on file
- Water: The water department would like to have service at the end of Jason relocated so it does not cross under the driveway. They would also like the location of the water main on Rita's way verified of its location to make sure it is in the right of way.

Comments from Highway Department

- Highway would like a plan and profile sheet provided and recommends the PB deny the Waiver request to not supply the plan and profile sheet.
- Highway would like a paved HMA surface and recommends the PB deny Waiver for streets and roadways.
- No objection to waiver requests for lights, sidewalks, or curbing
- Proposed width needs to be 20 foot minimum - Street name signs if warranted need to be provided on plan and must meet town standard formatting.
- Contour lines/ spot elevations provided do not clearly show where storm water runoff will go or collect. Profiles are requested to supplement.
- Lines coming off recharge system are not identified, no detail provided on sheet 6 of 6 - Yard lights shown with no detail or information.
- No notes relative to dust control or other measures to minimize impacts to abutters.
- No details on backfill material provided for pipe work or adjacent to structures
- Recharge system is not specified or detailed here, more information is needed.
- No details for proposed tree line or misc. plantings as indicated on sheet 5 of 6.
- No detail provided for water connection or hydrant install.
- Gravel road request denied, remove gravel roadway cross section.
- Roadway cross section showing grass strip pitching towards the roadway, this contradicts the waiver request for curbing as water is requested to sheet flow off the roadway. Revised and update accordingly.
- Permanent trenching detail not provided for utility work. Permanent utility patch must be 3.5" minimum or match thickness of the existing asphalt plus 1 inch.
- 1987 Environmental assessment – Considering how long ago this assessment was completed, is there no requirement to update this report?
- Was informed that perk tests of the site have been recently performed or have been ongoing, will this information be available for review as well?

Planning Concerns

- Environmental status of Lot 85M should be reviewed by an LSP and their opinion rendered and followed before anything is done including digging, cutting or development.
- Possible water monitoring well on Lot 85M needs to be identified on dealt with.
- Roadway and drainage standards of 1985 Town letters and/or current Highway Superintendent need to be met and easement for drainage maintenance provided.
- Engineer must submit documentation, stamp and certify that the design meets the DEP Stormwater Management Regulations per § 322-26.B(1).
- Proximity to terminus of Route 240 and removal of vegetation will expose these houses and neighborhood to noise. At a minimum a solid 6' tall fence should be installed at the back of the properties and Street Trees should be planted along Rita's Way every 30' to minimize sight of, and noise from, Route 240. Additional vegetative screening should be added as well.
- Northerly lot 85N is mapped as a hydrologic connection. An NOI was filed with Conservation and found not to be a jurisdictional property.
- It would appear that these lots have not been developed for a reason but that sufficient time has passed for some of the records to be lost or forgotten.

Lincoln Drive looking at Route 240







Jason Terrace and Lot 85M















