

# **SCHNEIDER, DAVIGNON & LEONE, INC.**

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.  
JAY MCKINNON, E.I.T.

January 6, 2023

Town of Fairhaven  
Planning Board  
40 Center Street  
Fairhaven, MA 02719

Attn: Madam Chair Cathy Melanson

***Re: Proposed 16-Lot Definitive Subdivision Plan***

Applicant/Developer: Robert Roderiques  
Site Address: Hiller Avenue & Timothy Street  
Assessors Lot #71 and #71A on Map #28C

Dear Madam Chair & Board Members,

On behalf of the Applicant, Schneider, Davignon & Leone, Inc. hereby submits the following information attached:

1. Revised Peer Review Reply Letter – said document simplifies/clarifies all Peer Review Comments by classifying them into several categories as follows
  - N/A = (46) Items which required no further action & have been resolved
  - BPW = (13) Items which have not been outlined as an issue per the BPW Review
  - DEP = (7) Items which have been approved by the DEP through the issuance of a Superseding Order of Conditions
  - Other = (14) Stormwater Items which are subject to Final Peer Review
  
2. “Revised Definitive Subdivision Settlement Plans” which depict the following changes since the last “Remand” hearing with the Planning Board.
  - Per senior board member Wayne Hayward’s request - which was supported by several other members – a 50 ft. continuous Buffer Zone has been provided along the property line which abuts the Sewer Treatment Plant next to the detention pond
  - Per the suggestion of board member Jeffrey Lucas- The redesign of the detention pond was accomplished using minimum side slopes of 2.5 ft. : 1 ft. (waiver will be needed)
  - Per the concern of senior board member Wayne Hayward – The alleged new intersection has been revised to a hammerhead which complies with the Subdivision Rules & Regulations.
  - Per the concern of senior board member Wayne Hayward – We have provided aerial photos & plans of 2 other known constructed hammerhead designs which both depict driveway access from the paved hammerhead turn-around but without the hammerhead not used as a part of the driveway.
  - Per the request of various newer board members, we have now received comments from the Fire Chief & Sewer, Water & Highway Superintendents.

All items conveyed to the Board by the Sewer, Water & Highway Superintendents have been or will be addressed in the Final Drafts of the Plans.

Please note that it is the Applicants position that all significant concerns discussed at previous meetings have been addressed.

P.O. Box 480, 81A County Road, Unit G, Mattapoisett, MA 02739

Phone 1-508-758-7866

Page 1

**SCHNEIDER, DAVIGNON & LEONE, INC.**

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

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JAY MCKINNON, E.I.T.

We respectfully request that the Board vote to endorse the proposed Revised Definitive Subdivision Settlement Plan as presented.

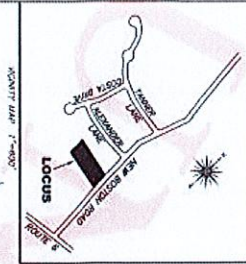
Should you have any questions or require additional information, please call me at (508) 758-7866 (ext. 203).

Sincerely,  
Schneider, Davignon, & Leone, Inc.

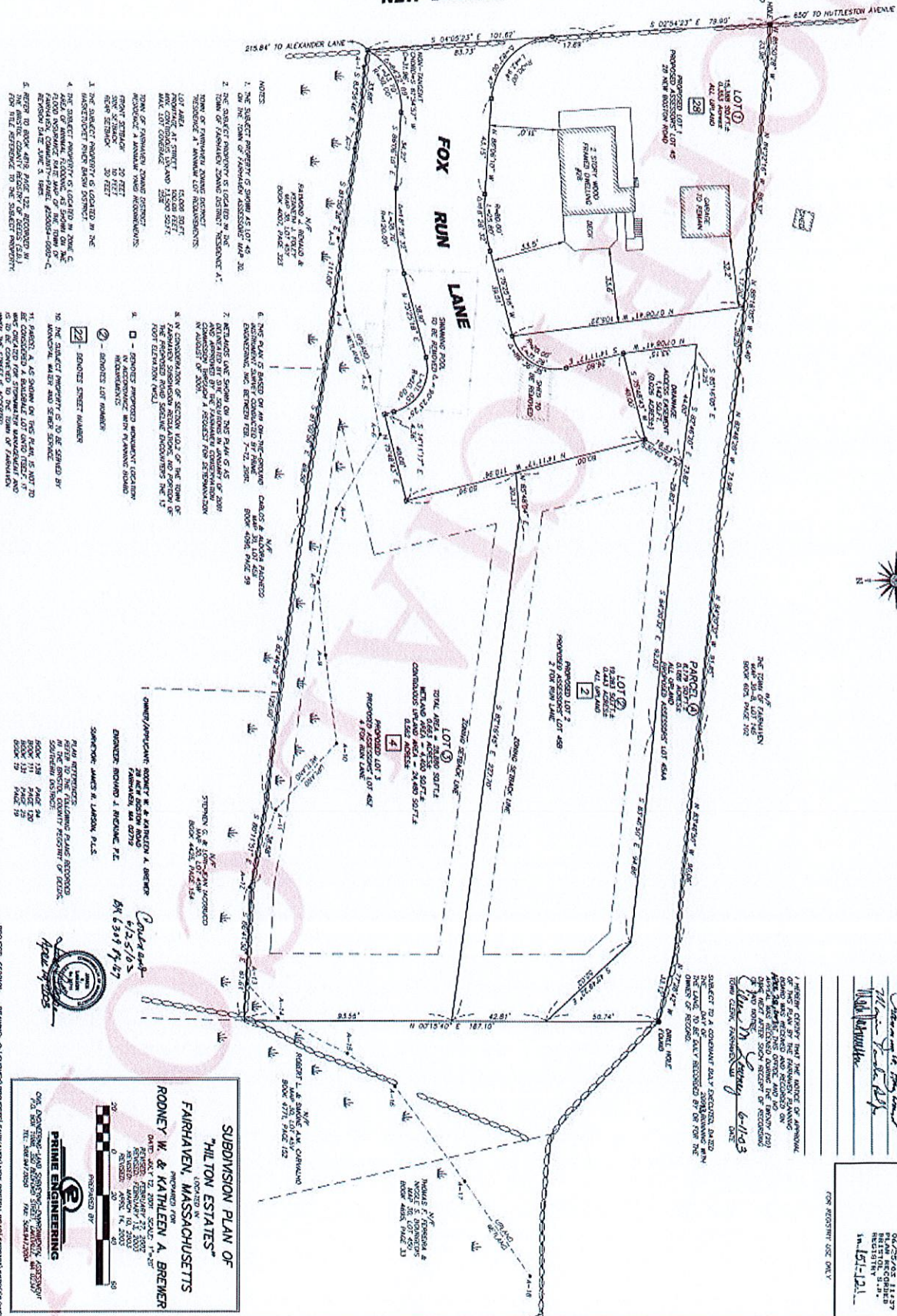
David M. Davignon, P.E.

cc: File 3072  
Robert Roderiques  
Attorney J.P. Mathieu

151-121



**NEW BOSTON ROAD** (PUBLIC 45' WIDE - 1985 LAYOUT)



- NOTES:**
1. THE SUBJECT PROPERTY IS SHOWN AS LOT 1 OF THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.
  2. THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.
  3. THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.
  4. THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.
  5. THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.

6. THE PLAN IS MADE OF AN ORIGINAL COPY OF THE SUBDIVISION PLAN AS FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS AND RECORDS IN THE TOWN OF FAIRHAVEN, MASSACHUSETTS, ON FEBRUARY 22, 2000.
7. METERS ARE SHOWN ON THIS PLAN AS A CONVERSION OF FEET. METERS ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR FEET.
8. IN CONSIDERATION OF SECTION 10A OF THE TOWN OF FAIRHAVEN SUBDIVISION REGULATIONS, NO PORTION OF THIS PLAN IS TO BE CONSIDERED AS A SUBSTITUTE FOR FEET.
9. THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF FAIRHAVEN ZONING DISTRICT RESIDENTIAL A.

- OWNER/PLANNING BOARD MEMBER:** RODNEY W. & KATHLEEN A. BREMER  
**ENGINEER:** JAMES J. LARSON, P.E.  
**DATE:** APRIL 15, 2003  
**PROJECT:** SUBDIVISION PLAN OF HILTON ESTATES, FAIRHAVEN, MASSACHUSETTS

**PRIME ENGINEERING**  
 100 DANFORTH STREET, SUITE 200  
 FAIRHAVEN, MASSACHUSETTS 01934  
 TEL: 508/833-7200  
 FAX: 508/833-7201

**SUBDIVISION PLAN OF "HILTON ESTATES" FAIRHAVEN, MASSACHUSETTS**

PROPOSED BY: RODNEY W. & KATHLEEN A. BREMER

DATE: APRIL 15, 2003

REVISIONS: NONE

SCALE: AS SHOWN

PROJECT: SUBDIVISION PLAN OF HILTON ESTATES, FAIRHAVEN, MASSACHUSETTS

APPROVED BY THE TOWN OF FAIRHAVEN  
 APRIL 15, 2003  
 JAMES J. LARSON, P.E.

**FAIRHAVEN PLANNING BOARD**  
 APPROVED: JUNE 15, 2003  
 JAMES J. LARSON, P.E.

FOR RECORDING USE ONLY  
 04/15/2003 11:37  
 RECORDING  
 151-121

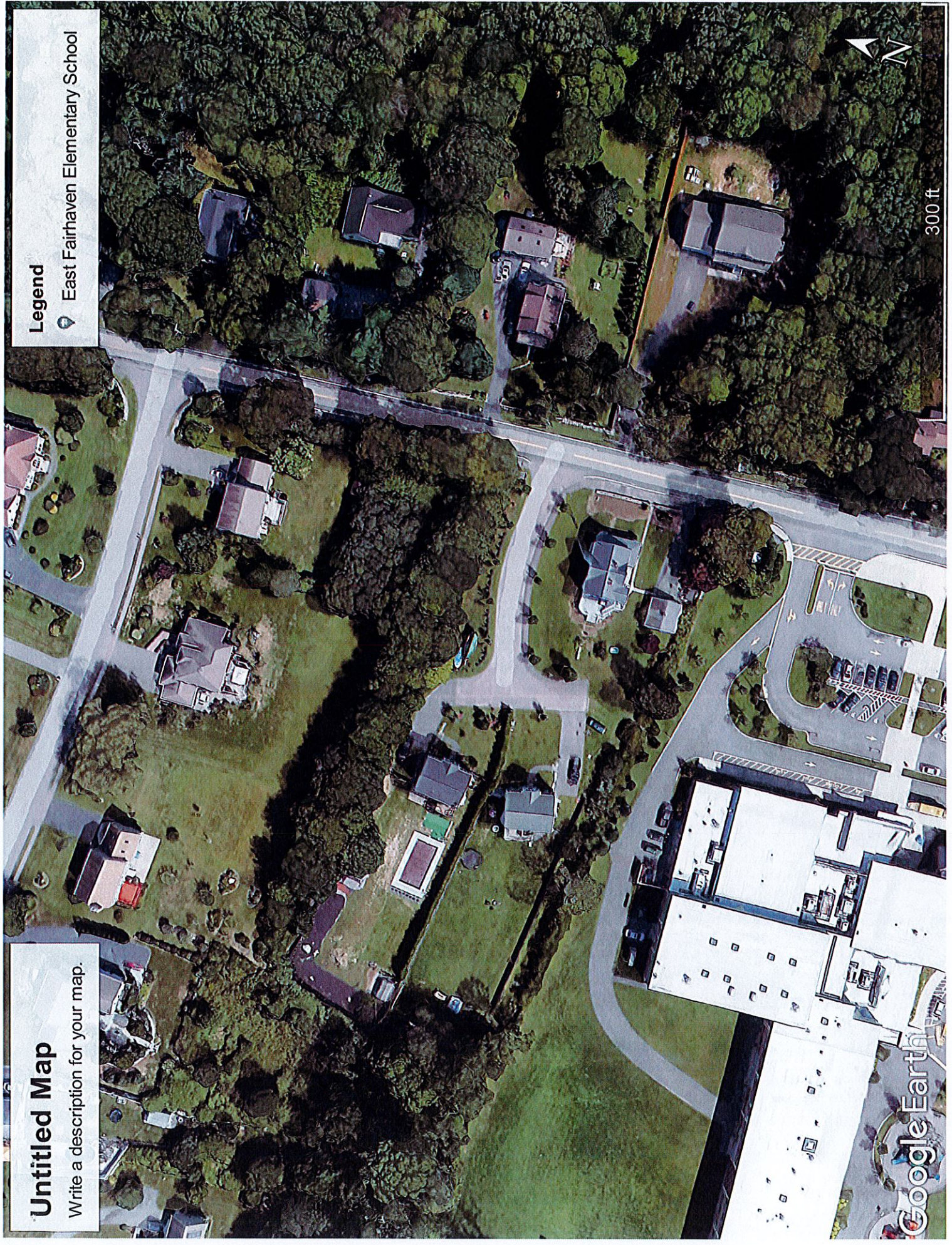
151-121

# Untitled Map

Write a description for your map.

## Legend

📍 East Fairhaven Elementary School



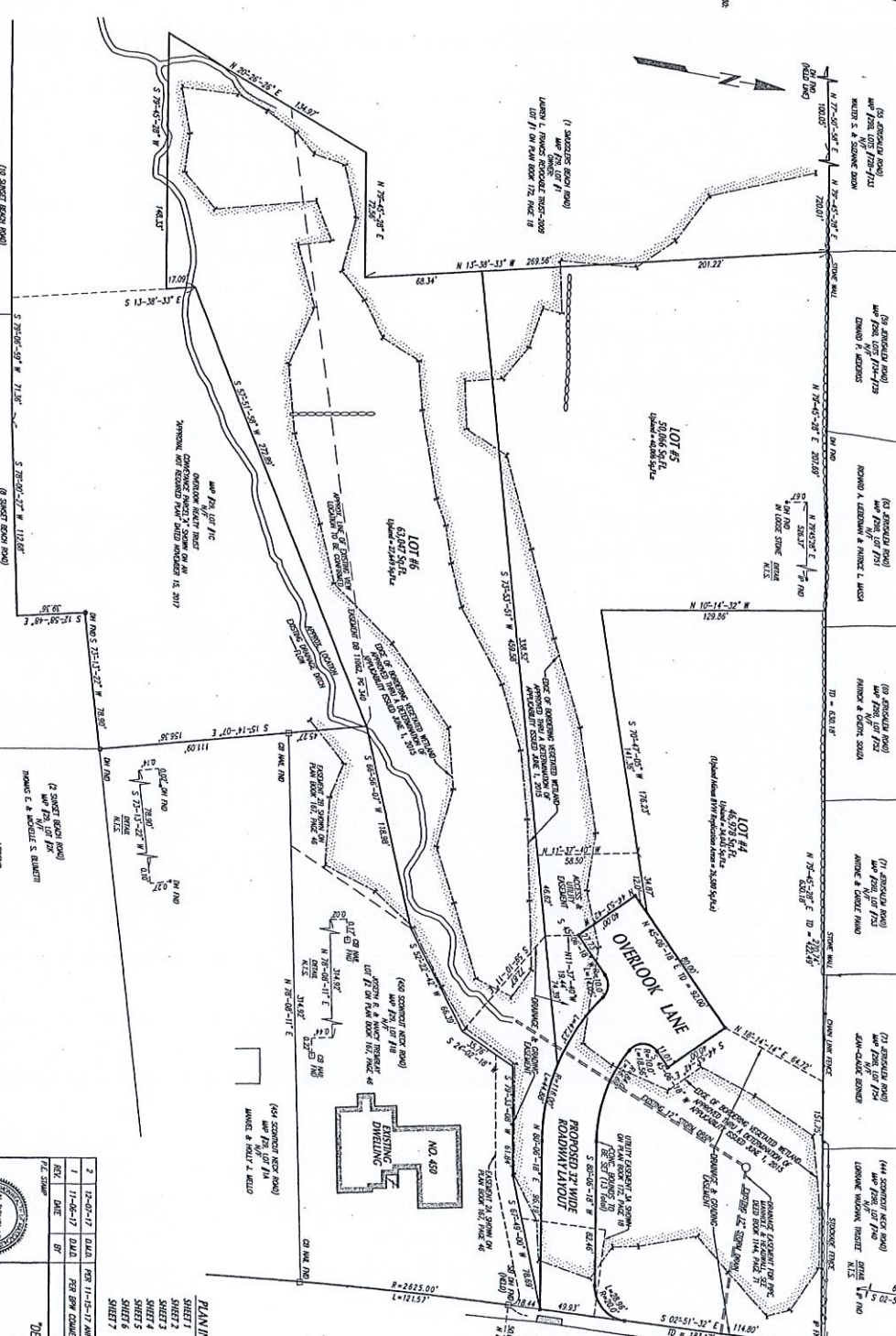
300 ft

Google Earth

1. CERTIFY THAT THIS PLAN COMPLES WITH THE RULES AND REGULATIONS OF THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS.

*[Signature]*  
PLANNING

- REGISTERED MAPS:**
- MAP 1 - ZONING BY-LAW, 1989
  - MAP 2 - ZONING BY-LAW, 1991
  - MAP 3 - ZONING BY-LAW, 1993
  - MAP 4 - ZONING BY-LAW, 1995
  - MAP 5 - ZONING BY-LAW, 1997
  - MAP 6 - ZONING BY-LAW, 1999
  - MAP 7 - ZONING BY-LAW, 2001
  - MAP 8 - ZONING BY-LAW, 2003
  - MAP 9 - ZONING BY-LAW, 2005
  - MAP 10 - ZONING BY-LAW, 2007
  - MAP 11 - ZONING BY-LAW, 2009
  - MAP 12 - ZONING BY-LAW, 2011
  - MAP 13 - ZONING BY-LAW, 2013
  - MAP 14 - ZONING BY-LAW, 2015
  - MAP 15 - ZONING BY-LAW, 2017



**FAIRHAVEN PLANNING BOARD**

APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: 05/12/2017

DATE EXPIRES: 05/12/2020

*[Signatures]*  
MEMBERS

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

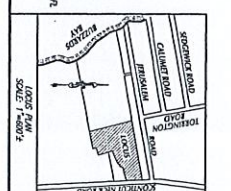
PLANNING BOARD

**GENERAL NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS.
2. THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS, HAS REVIEWED THIS PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE ZONING BY-LAW, 1989, AS AMENDED.
3. THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS, HAS REVIEWED THIS PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE ZONING BY-LAW, 1989, AS AMENDED.
4. THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS, HAS REVIEWED THIS PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE ZONING BY-LAW, 1989, AS AMENDED.
5. THE BOARD OF ZONING AND PLANNING OF THE TOWN OF FAIRHAVEN, MASSACHUSETTS, HAS REVIEWED THIS PLAN AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE ZONING BY-LAW, 1989, AS AMENDED.

**LEGEND:**

- 1" = 20' 0" 1/2"
- 2" = 40' 0" 1/2"
- 3" = 60' 0" 1/2"
- 4" = 80' 0" 1/2"
- 5" = 100' 0" 1/2"
- 6" = 120' 0" 1/2"
- 7" = 140' 0" 1/2"
- 8" = 160' 0" 1/2"
- 9" = 180' 0" 1/2"
- 10" = 200' 0" 1/2"
- 11" = 220' 0" 1/2"
- 12" = 240' 0" 1/2"
- 13" = 260' 0" 1/2"
- 14" = 280' 0" 1/2"
- 15" = 300' 0" 1/2"



**PLANNING BOARD**

*[Seal]*  
FAIRHAVEN, MASSACHUSETTS

**PLANNING BOARD**

DATE: MAY 12, 2017

**OVERLOOK ACRES**

SCOTICUT NECK ROAD

FAIRHAVEN, MA

OVERLOOK REALTY TRUST

SHEET 1 OF 7 - TOTTING PLAN

SCALE: 1" = 40'

N. DONALD SCHMIDT & ASSOCIATES, INC.  
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
100 COUNTY ROAD #200, FAIRHAVEN, MASSACHUSETTS 02719

DATE: MAY 12, 2017

NO.	DATE	DESCRIPTION
1	12-01-17	DATE
2	11-06-17	DATE
3	11-06-17	DATE

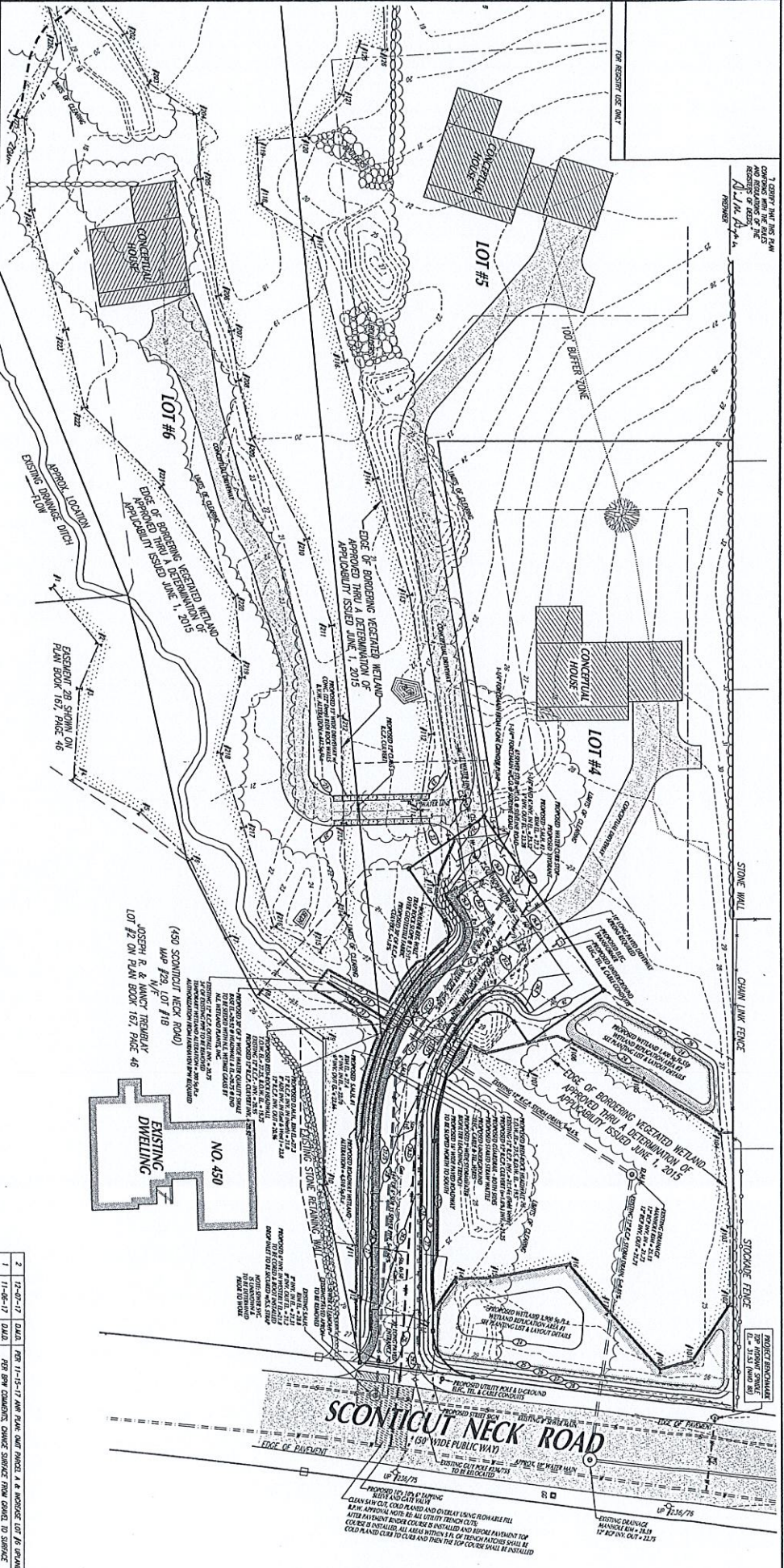
179-17

**FARHAVEN PLANNING BOARD**  
 APPROVED UNDER SUBDIVISION CONTROL LAW

DATE APPROVED: Dec. 12, 2017  
 DATE SUBMITTED: Feb. 01, 2017

Walter J. ...  
 ...  
 ...

THE ABOVE ENGINEERING IS NOT A PROFESSIONAL ENGINEERING DESIGN OR A DETERMINATION MADE BY THE USE OF A SURVEYOR.



**APPROVED FOR THE BORROWING VEGETATED WETLAND**  
 APPROVED THROUGH A DETERMINATION OF APPLICABILITY ISSUED JUNE 1, 2015

**APPROVED FOR THE BORROWING VEGETATED WETLAND**  
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**APPROVED FOR THE BORROWING VEGETATED WETLAND**  
 APPROVED THROUGH A DETERMINATION OF APPLICABILITY ISSUED JUNE 1, 2015

**REVISIONS:**

REV.	DATE	DESCRIPTION
1	11-08-17	DATE
2	12-07-17	DATE

**LEGEND**

- PROPOSED ROADS
- EXISTING ROADS
- 100' BUFFER ZONE
- EDGE OF BORROWING VEGETATED WETLAND
- EDGE OF CLIPPING
- 100' BUFFER ZONE

**PROJECT ASSUMPTIONS**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF A DETERMINATION OF APPLICABILITY ISSUED JUNE 1, 2015.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF A DETERMINATION OF APPLICABILITY ISSUED JUNE 1, 2015.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF A DETERMINATION OF APPLICABILITY ISSUED JUNE 1, 2015.

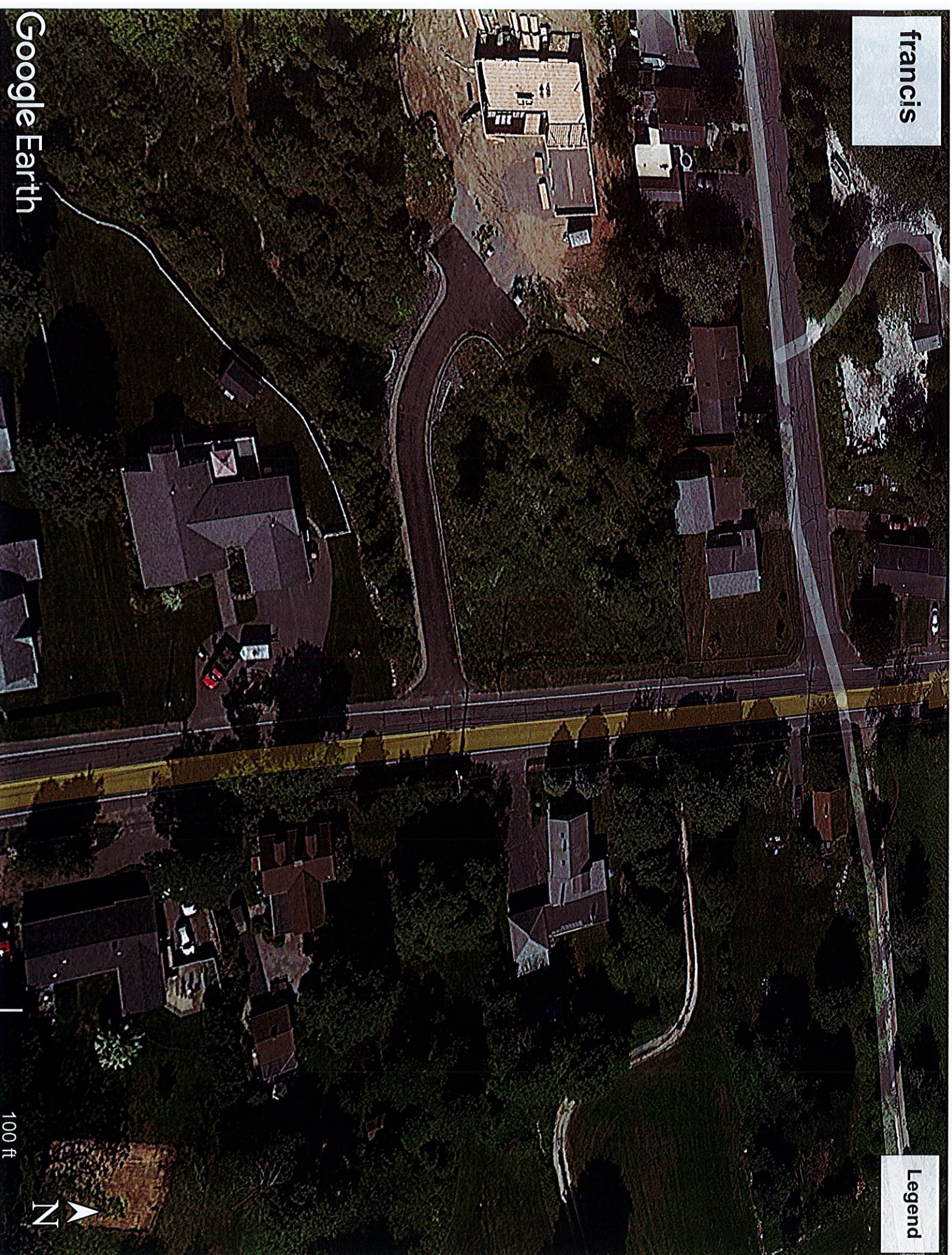
**PROFESSIONAL ENGINEER AND SURVEYOR**

**N. DOUGLAS SCHNEIDER & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEER AND SURVEYOR  
 1000 ROUTE 1  
 FAIRHAVEN, MA 01934  
 PHONE: 508-298-2888  
 FAX: 508-298-2889

DATE: MAR 12, 2017  
 SHEET 5 OF 7 - UTILITY PLAN

francis

Legend



Google Earth

100 ft

