



Town Clerks Stamp

**FAIRHAVEN PLANNING BOARD  
FORM C  
Application for  
Definitive Subdivision Plan**

Fairhaven, Massachusetts

Date: Feb. 22, 2021

The undersigned, herewith submits the accompanying Preliminary Plan of property located in the Town of Fairhaven for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Fairhaven.

Name of Applicant(s): Daniel E. & Jillian A. Masse

Applicant(s) Address: 3 Hopkins Street

City: Fairhaven State: MA Zip Code: 02719

Phone Number: 508-642-8286 Fax Number: \_\_\_\_\_

Name of Owner(s): Same

Owner(s) Address: \_\_\_\_\_

Name of Engineer or Surveyor: Charon Associates, Inc.

Address of Engineer or Surveyor: 323 Neck Road

City: Rochester State: MA Zip Code: 02770

Phone Number: 508-763-8362 Fax Number: \_\_\_\_\_

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: 13306 Page: 314

Location and Description of Property: 35,025 S.F. parcel on westerly side of Beach St.

Address of Property: Beach Street Plat Number(s): 19 Lot Number(s): 19

Other Descriptive Material: Definitive Subdivision Plan "Beach Street, Lot 19" Fairhaven, Mass.

Applicant(s) Signature: \_\_\_\_\_ Owner(s) Signature: \_\_\_\_\_

**File one completed form with the Planning Board and one copy with the Town Clerk.**



**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: "BEACH STREET LOT 19"  
Number of Lots: ONE  
Owner or Developer: Deniel E. + Jillian A. Masse  
Phone: 508-642-8286  
Address: 3 Hopkins St., Fairhaven  
Name of Engineer: Charm Associates Inc.  
Phone: 508-763-8362  
Name of Surveyor: John L. Libby, P.L.S.  
Phone: 508-999-2860

**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 (30')
- 4. Sheet sizes 9 1/2 x 14 inches minimum.
- 5. Index sheet if multiple sheets. (Sht. 1.)

**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 (30')
  - 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  
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Subdivision Plan Checklist**

3. Grade/street profiles \_\_\_\_\_

- 0.9% 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 - RES'L. LANE ≤ 3 HOMES

- 18' a. Paved Width (24 feet) (See § 322-10C.) \_\_\_\_\_
- b. Minimum 12-inch gravel subbase \_\_\_\_\_
- 2 1/2" c. 2 3/4 inch bituminous concrete binder course \_\_\_\_\_
- 1 1/2" d. 1 1/4 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 1/2 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 ≥ .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 \_\_\_\_\_





*Charon Associates, Inc.*

*Consulting Engineers*

*323 Neck Road  
Rochester, MA 02770  
Phone: 508-763-8362  
Fax: 508-763-9582*

Paul Foley, Director  
Planning Board  
Town Hall  
Fairhaven, MA 02719

February 22, 2021

Dear Mr. Foley:

RE: Map 19 Lot 19, Beach Street; Daniel Masse & Jillian (Corcoran) Masse, Owners  
(Revised 12/08/20)

The owners purchased the subject lot on July 20, 2020 from Daniel and Pamela Corcoran, for whom this firm submitted plans and filings to the Conservation Commission for construction of a new home on the parcel, and to whom the Conservation Commission issued an Order of Conditions permitting work within the flood zone and riverfront area that is recorded in book 13292 page 262.

The attached Form C definitive subdivision plans entitled "Form C Subdivision 'Beach Street Lot 19' Fairhaven, Mass." dated February 12, 2021 by Charon Associates is submitted herewith as a one-lot subdivision with the intention of obtaining review and approval of the proposed residential lane for the proposed residence.

Access to this parcel has been by gravel driveway from the end of Newbury Avenue, which is an un-improved street on the westerly side of Sycamore Street. Site constraints resulting from provisions of the Wetlands Act and the Riverfront Act require the new residence to be located in the southeast corner of the parcel. As a result, the proposed access to Alpine Avenue, an improved street, is the shortest path and is proposed to replace the current access from Newbury Street. The plan was submitted to the B.P.W. for review and the roadway details were revised in accordance with their comments. The B.P.W. review was summarized in the attached memo from Superintendent Vincent Furtado to Conservation Agent Whitney McClees dated January 30, 2020. Conditions required by the Highway Department included: no maintenance or plowing by the Town; return of an existing guardrail to the B.P.W. yard; and pavement to Town standard 4" thickness to the first driveway opening. The previous owners were and the current owners are in agreement with these conditions.

The proposed residential lane has an 18-foot wide roadway with a 12-inch thick gravel base laid down in 6-inch lifts and compacted to 95%, with 2.5-inch binder course and 1.5-inch wearing course, pitched at 1/4" per ft. with a 6-ft. grass strip on each side. The

pavement would be extended 70 feet from Alpine Avenue to the second driveway opening, with an additional 20 feet of un-paved gravel roadway for snow removal.

The proposed roadway design is in substantial conformance with Planning Board requirements in "Table A Street Design Standards" (Section 322 Attachment I) for a residential lane serving 3 or fewer homes, but is not in full compliance and requires waivers as summarized below:

1. Minimum R.O.W. width = 32'; Existing = 40'
2. Pavement width 16' plus CC berm; Waiver requested to allow paved width = 18' without CC berm
3. Sidewalk, paved on one side; Waiver requested to allow 6' grass strip both sides
4. Green strip n/a; Proposed = 6' grass strip both sides if granted by waiver above
5. Minimum grade = 0.75%; Proposed = 0.8%
6. Maximum grade = 8%; Proposed = 0.8%
7. Minimum centerline radius = 100' (Not applicable)
8. Minimum tangent = 100'; (Not applicable)
9. Roadway crown = 1/4 inch per foot; Proposed crown = 1/4" per ft.
10. Maximum shoulder slope = 3:1; Proposed = no slope
11. Sight distance = 150'; Proposed = 200'+
12. Dead ends with hammerhead; Waiver requested for no hammerhead.
13. Maximum dead end length = 500'; Proposed length = 90'

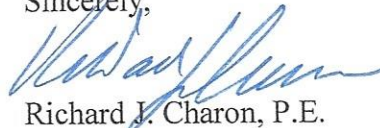
The waiver from item 2 to allow no curbs or berms is requested in order to permit storm run-off to flow without concentration to the grass strips on the sides of the roadway.

The waiver from item 3 for no sidewalk is due to the short distance to a dead end and the lack of any nearby sidewalk to connect with. The proposed grass strips on both sides of the roadway will provide limited access in addition to drainage.

The waiver from item 12 for no hammerhead is requested due to the short nature of this street and the absence on a hammerhead at the end of Alpine Avenue, for which the proposed roadway would act as a turn-around.

Thanks for your assistance with this matter and we look forward to discussing the above requests at the next Planning Board meeting.

Sincerely,



Richard J. Charon, P.E.

Cc: D. & J. Masse

MAP	LOT	OWNER/MAILING ADDRESS-300'	PROPERTY ADDRESS	2/9/2021
		Daniel W. & Jillian A. Masse		
		3 Hopkins Street	Owner of record	
		Fairhaven, MA 02719		
19	001-015	John J. & Sally A. Medeiros	Same	
	017-018	538 Dana Farms		
	212-214	Fairhaven, MA 02719		
19	16	Town of Fairhaven	Rear Beach Street	
		40 Center Street		
		Fairhaven, MA 02719		
19	029-032	Christopher P. & Kathleen M. Leidhold	3 Veranda Avenue	
		205 Mattapoisett Road		
		Acushnet, MA 02743		
19	033-036	Jason D. & Jaimie Baptista	Same	
		7 Veranda Avenue		
		Fairhaven, MA 02719		
19	037-041	Derek Clancy	Beach Street land	
	044-048	4 Newbury Avenue		
		Fairhaven, MA 02719		
19	050-053	Kathleen M. Douris	Same	
		100 Sycamore Street		
		Fairhaven, MA 02719		
19	42,43,54	Victor T. & Ana M. Giovannini	Same	
		96 sycamore Street		
		Fairhaven, MA 02719		



19	56	Wayne Luiz	Same	
		94 Sycamore Street		
		Fairhaven, MA 02719		
19	135-139	Brian W. Michael	Owner passed	
		4 Newbury Avenue New Owners		
		Fairhaven, MA 02719		
19	144-147	Robert J. Souza	88 Sycamore Street	
		28 Garrison Street		
		Fairhaven, MA 02719		
19	140-143	Scott D. Coelho	Same	
	148	86 Sycamore Street		
		Fairhaven, MA 02719		
19	152-155	Richard Fernandes	Same	
	149-151	16 Alpine Avenue		
	178 & 179	Fairhaven, MA 02719		
19	208	Heather Ann Thomas	Same	
		5 Alpine Avenue		
		Fairhaven, MA 02719		
19	215-217	David P. Tetreault	Same	
		15 Alpine Avenue		
		Fairhaven, MA 02719		
19	243G	Buzzards Bay Landing LLC	Sycamore Street	
		583 South Street		
		New Britain, CT 06051		



19	243D	Sycamore Street Realty LLC	72 Sycamore Street	
		583 South Street		
		New Britain, CT 06051		
19	261	Raul E. Soltran	Same	
		2 Dover Street		
		Fairhaven, MA 02719		
19	277	Colomb Family Realty Trust	Same	
		Beatrice M. Braga Trustee		
		75 Sycamore Street		
		Fairhaven, MA 02719		