



**FAIRHAVEN PLANNING BOARD
FORM B
Application for
Preliminary Subdivision Plan**

Fairhaven, Massachusetts

Date: February 2, 2022

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): The Starboard Drive Nominee Trust

Applicant(s) Address: John P. Mathieu, Trustee, 168 Eighth Street, New Bedford, MA 02740

Phone Number: (508) 996-8283 Fax Number: _____

Name of Owner(s): Same as Applicant

Owner(s) Address: _____

Name of Engineer/Surveyor: Schneider, Davignon & Leone, Inc.

Engineer/ Surveyor Address: P.O. Box 480, 1 County Road, Mattapoisett, MA 02739

Phone Number: (508) 758-7866 Fax Number: (508) 758-6493

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: 13760 Page: 279

Location of Site: 2, 3, 5, 9 and 11 Starboard Drive

Assessors' Plat(s): 42 Lot No(s): 9D, 9E and a portion of 9A

Number of Proposed New Lots: 8

- Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: _____

Owner Signature: 

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

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

N. DOUGLAS SCHNEIDER, P.E., P.L.S.
MATTHEW C. LEONE, P.L.S.



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

February 3, 2022

Town of Fairhaven
Planning Board
40 Center Street
Fairhaven, MA 02719
Attn: Paul Foley, Town Planner

Re: Form B – Preliminary Subdivision Application

Applicant/Owner: The Starboard Drive Nominee Trust
Site Address: 2, 3, 5, 9 and 11 Starboard Drive
Assessors Lots #9D, #9E and a portion of #9A on Map #42

Site History and Existing Conditions:

The Assessors Map depicts lots #9D, #9E and #9A as having 100', 100' and 148.01', respectively of frontage along Sconticut Neck Road, a Public Way and 21,525 sq. ft., 22,120 sq. ft. and 8.8 acres of area, respectively (see attached) - until they were reconfigured through an ANR Plan prepared by this office dated 6-14-21 (see attached).

Said ANR Plan reconfigured lots #9B 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.

The property has historically contained five (5) single family dwellings on a single parcel with shared access from Sconticut Neck Road via a gravel roadway of variable width.

Zoning District:

The subject property falls within Zoning District Rural Residence (RR) which requires that a building lot contain a minimum lot area of 30,000 sq. ft. and 140.00' of frontage along an acceptable roadway.

The Applicant proposes to divide the property into eight (8) building lots by creating new frontage through the Definitive Subdivision process by developing a 40 ft. wide Roadway Layout.

Roadway Construction:

The Applicant proposes to construct an 18' wide paved roadway with 12" cape cod berms and a paved 80' diameter culdesac at its terminus.

Stormwater Management:

The Applicant proposes to implement a Stormwater Management System including a Detention Pond which is conceptually depicted on Sheet No. 1.

Utilities:

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.

Waivers:

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.

Sincerely,

A handwritten signature in blue ink that reads "David M. Davignon". The signature is written in a cursive style with a large initial 'D'.

David M. Davignon, P.E.

cc: File 3474

JP Mathieu

The Starboard Drive Nominee Trust