



Town Clerks Stamp

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

Fairhaven, Massachusetts

Date: February 22, 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): Peter M. Armanetti

Applicant(s) Address: 23 Mattapoissett Road, Rochester, MA 02770

Phone Number: 508 846-2090 Fax Number: N/A

Name of Owner(s): Thomas and Barbara Ferreira

Owner(s) Address: 3 Nakata Ave, Fairhaven, MA 02719

Name of Engineer/Surveyor: John Romanelli

Engineer/ Surveyor Address: 1162 Rockdale Ave, New Bedford, MA 02740

Phone Number: 508 509-3268 Fax Number: N/A

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: 6019

Page: 114  
Plan Book 117-105

Location of Site: Island View Road off Scanticut Neck Road

Assessors' Plat(s): 43 Lot No(s): 201

Number of Proposed New Lots: 2

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

Applicant Signature: *Peter M. Armanetti*

Owner Signature: see authorization letter

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

February 7, 2022

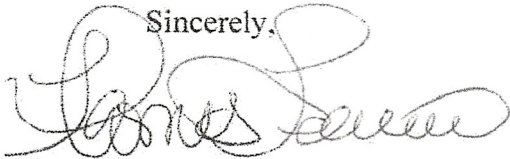
Town of Fairhaven Planning Board  
40 Center Street  
Fairhaven, MA 02719

RE: Island View Road Subdivision Application Authorization Letter

Planning Board,

I, Thomas Ferreira, owner of Property ID: 43-201 in Book, Page: 6019, 114 along Island View Road am selling this lot to Peter Armanetti and hereby authorize him, as the applicant, to petition the planning board for such approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Ferreira". The signature is written in black ink and is positioned below the word "Sincerely,".

Thomas F. Ferreira

**Narrative Accompanying Preliminary Subdivision Application  
(Two Lot Residential Subdivision)  
Island View Road – Sconticut Neck**

**Background / Applicant:**

The current contract purchasers of the property, Peter and Olga Armanetti (the applicant), have submitted a preliminary subdivision plan seeking to finalize a two (2) lot subdivision of the property which was originally submitted by the existing owner (Mr. Thomas Ferreira) in early March of 2017, was reviewed by the department staffs and the Planning Board at that time, but was never processed beyond the preliminary review stage.

- If approval of the proposed subdivision is granted, the applicant intends to construct a single-family home on one of the two lots, and to occupy this home, year-round, as their primary residence.
- The applicants are familiar with the area, and are already members of the community, having owned a seasonal home on Sconticut Neck, located several blocks from the subject property, since 2008. Mr. Armanetti's family has also owned a property on Sconticut Neck, abutting Jack's Cove and Long Island, since the mid-19<sup>th</sup> century (circa 1840).

**Location:**

The property is located on the north side of Island View Road, bordered by Sconticut Neck Road, to the west, Nakata Avenue, to the east, and Rustic Way, to the north. Island View Road is a traveled way, with a surface of compacted gravel, approximately twenty (20) feet wide. This way has never been plotted or approved as a right of way / street / road on a plan of record, but has been used as an ongoing means of vehicular and pedestrian access for many decades by the owners and visitors to many of the properties in the area, primarily including the series of year-round homes and seasonal cottages which are located on the east side of Nakata Avenue.

**Existing Zoning:**

The entire property is designated within the Rural Residence (RR) zoning district.

**Subject Property:**

In total, the subject property is comprised of +/- 5.16 acres of land. Approximately ten percent of the site is comprised of the area that has been improved (surfaced with compacted gravel) as a traveled way (known as Island View Road).

From a topographic standpoint, the site is flat, from north to south, as well as from west to east, sloping down very slightly to the east, where the subject property intersects with and abuts Nakata Avenue. The site is rectangular in shape, and measures +/- 850 feet long, from west to east, along Island View Road, by +/- 265 feet deep, from south to north.

Approximately sixty percent of the property is comprised of unimproved upland area, with clusters of wooded areas primarily comprised of deciduous trees and shrubs, interspersed with some scrub pine and evergreen vegetation. Approximately forty percent of the property is comprised of (previously delineated) bordering vegetated wetlands (BVW). The wetland areas are concentrated in the center and the eastern portions of the site. The upland areas are concentrated in the western, western center, and the eastern center portions of the site.

**Proposed Subdivision:**

The current proposal seeks to obtain approval for the same (two lot) residential subdivision that was previously applied for in March of 2017 (but not finalized) by the existing property owner.

The proposed subdivision (and accompanying conceptual development plan) is designed for two (2) building lots, each of which would be improved with a single-family dwelling. The property is eligible for and meets all of the requirements for such subdivision and for its subsequent development as set forth in Chapter 322 of the Town of Fairhaven Code (the *Rules and Regulations Governing the Subdivision of Land, Town of Fairhaven, Massachusetts*) and as set forth in Section 198-18 (the *Intensity of Use Schedule*) of the Town of Fairhaven Zoning Bylaw.

The details of the proposed subdivision and the nature and compliance of the subdivision (and prospective homes) relative to these criteria are set forth and summarized in the table below:

Requirement	Lot # 1			Lot # 2		
	Required	Proposed	Complies (Yes / No)	Required	Proposed	Complies (Yes / No)
Min. Lot Area	30,000 S.F.	62,564 S.F.	Yes	30,000 S.F.	130,445 S.F.	Yes
Min. Frontage	140 Feet	361 Feet	Yes	140 Feet	387 Feet	Yes
Min. Contiguous Upland Area	24,000 S.F.	36,180 S.F.	Yes	24,000 S.F.	88,240 S.F.	Yes
Min. Front Yard Setback	30 Feet	+/- 35 Feet	Yes	30 Feet	+/- 45 Feet	Yes
Min. Side Yard Setback (West Side)	20 Feet	+/- 70 Feet	Yes	20 Feet	+/- 170 Feet	Yes
Min. Side Yard Setback (East Side)	20 Feet	+/- 255 Feet	Yes	20 Feet	+/- 195 Feet	Yes
Min. Rear Yard Setback	30 Feet	+/- 105 Feet	Yes	30 Feet	+/- 130 Feet	Yes
Max. Lot Coverage	25 %	+/- 3.0 %	Yes	25 %	+/- 1.2 %	Yes
Max. Building Coverage	15 %	+/- 2.0 %	Yes	15 %	+/- 1.0 %	Yes
Max. Dwelling Units Per Lot	1	1	Yes	1	1	Yes

**Information / Factors Supporting Approval of the Proposed Subdivision:**

In addition to meeting all of the applicable criteria set forth in the local subdivision and zoning regulations, the proposed subdivision has been designed in a manner to minimize the impact of the subdivision (and the subsequent development of the proposed dwellings) on the land, and to facilitate the safe and appropriate use of the property, including:

**General Compliance –**

- All of the building lots shown on the proposed subdivision plan comply with the applicable provisions of the Zoning Bylaw of the Town of Fairhaven, Massachusetts (as required in Section 322-7 of the *Rules and Regulations Governing the Subdivision of Land, Town of Fairhaven, Massachusetts*).
- The design of all of the elements of the proposed subdivision (including the street – designed to “Residential Lane” specifications) meets or exceeds the “Design Standards” (as set forth in Section 322-15 of the *Rules and Regulations Governing the Subdivision of Land, Town of Fairhaven, Massachusetts*) (subject to the below / prospective exception).

**Siting of Lots and Prospective Dwellings – Wetland and Overall Land Preservation -**

- The subdivision and the prospective siting of the two single family dwellings that are contemplated for the property will not result in any encroachment into or filling of any of the wetland habitat that has been delineated within the property.
- The (two) building lots have been designed / plotted in a manner where the existing wetland areas will be maintained in contiguous blocks, such that they will be preserved to continue to provide habitat for birds and for other wildlife, and will also provide a visual buffer to and from the (to be developed) homes from adjacent homes and streets.
- The (two) building lots have been designed in a manner where each of the (two) prospective driveways and dwellings have been sited along the western center and southern center of the site, in close proximity to the property frontage (and the road). This minimizes the amount of the site that is required to be cleared and graded, which also provides for the preservation of additional upland land in its existing condition.

- By locating the proposed leaching field for the septic system that will serve the home proposed to be located on Lot # 2 directly adjacent to the proposed leaching field for the septic system that will serve the home proposed to be located on Lot # 1, concentrated within the northern (upland) portion of the site, the overall amount of clearing and excavation for these (two) septic systems will be consolidated and substantially minimized. By also locating and routing the pipe connecting the septic tank to the leaching field within the (previously disturbed) area of Island View Road, as opposed to routing it through the (undisturbed) property, will allow this septic system to be located much further away from any of the wetlands within the property and will also result in a substantially reduced amount of clearing and grading within the currently undisturbed upland area of the property. Although this will add a substantial amount to the overall cost of the septic system, it is a much more environmentally sensitive design approach.

Safe and Efficient Access (Roads and Driveways) -

- The property has adequate access to / from a public way (Scotcut Neck Road) and the proposed road within the subdivision (Island View Road) as well as the proposed driveways that will provide access to the (two) building lots, meets or exceeds the applicable design standards (as required in Section 322-16 and Section 322-18 of the *Rules and Regulations Governing the Subdivision of Land, Town of Fairhaven, Massachusetts*).
- The improved surface of Island View Road is +/- twenty (20) feet in width. This makes the way (Island View Road) one of the wider and better improved "roads" in this area of Scotcut Neck and in the vicinity of Wilbur's Point.
- The way is also flat and straight (with one minimal radius curve, close to its midpoint between Scotcut Neck Road and Nakata Avenue). This allows for clear / unimpeded lines of sight for vehicles and pedestrians using the way, and clear / unimpeded lines of sight for drivers in vehicles that will be accessing the (two) driveways proposed to serve the (two) lots, which have been located to be separated by +/- 400 linear feet.
- The driveway which is proposed to serve Lot # 1 will also be located +/- 180 linear feet from the intersection of Island View Road and Scotcut Neck Road, and the driveway proposed to serve Lot # 2 will also be located +/- 210 linear feet from the intersection of Island View Road and Nakata Avenue.
- The subdivision, once approved and of record, will formalize Island View Road as a right of way, thereby providing a legal and safe means of vehicular and pedestrian access, not just to the dwellings to be built within the property, but also to the owners of and visitors to the series of homes in the area, including those located along Nakata Avenue.

END OF TEXT



**Picture of Island View Road running from  
Sconticut Neck Road to Nakata Avenue**



**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: Island View Road

Number of Lots: 2

Owner or Developer: Peter M Armanetti

Phone: 508 846-2090

Address: 23 Mattapoisett Rd, Rochester, MA 02770

\* Name of Engineer: Alan Ewing

Phone: 508 997-9311

\* Name of Surveyor: John Romanelli

Phone: 508 509-3268

**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\*

N/A

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?

none

MA

N/A

MA

\*Note: Alan Ewing retired in 2020 and John Romanelli sold his land surveying company to Zenith Consulting Engineers, LLC. Zenith has all the plan files from Alan and John and will be taking over this project after the preliminary meeting at which John Romanelli will be in attendance.





**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
- \_\_\_\_\_ 4. Sheet sizes 9 1/2 x 14 inches minimum.
- \_\_\_\_\_ 5. Index sheet if multiple sheets.

**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
  - \_\_\_\_\_ 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**  
**FORM G**  
**Subdivision Plan Checklist**

- 3. Grade/street profiles
  - \_\_\_\_\_ 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
  - \_\_\_\_\_ a. Paved Width (24 feet) (See § 322-10C.)
  - \_\_\_\_\_ b. Minimum 12-inch gravel subbase
  - \_\_\_\_\_ c. 2 ¾ inch bituminous concrete binder course
  - \_\_\_\_\_ d. 1 ¼ 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 ½ 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

**Island View Road**

**Abutter's Names and Addresses within 300 Feet of Property Lines**

**1 841 SCONTICUT NECK ROAD**

MOURA MARY KATE  
841 SCONTICUT NECK ROAD  
FAIRHAVEN, MA 02719

**2 839 SCONTICUT NECK ROAD**

VAHEY WALTER G & LISA D  
2 WARE ROAD  
WINCHESTER, MA 01890

**3 0 SCONTICUT NECK ROAD 7.02 ACRES**

VINJERUD LARS II TRUSTEE OF  
20 BLACKMER STREET  
NEW BEDFORD, MA 02744

**4 845 SCONTICUT NECK ROAD**

BROWN WAYNE C  
845 SCONTICUT NECK ROAD  
FAIRHAVEN, MA 02719

**5 3 NAKATA AVENUE**

FERREIRA THOMAS F & BARBARA J  
3 NAKATA AVENUE  
FAIRHAVEN, MA 02719

**6 7 NAKATA AVENUE**

Owner: DIAS RONALD J  
16 COLONIAL WAY  
NORTH DARTMOUTH, MA 02747

**7 9 NAKATA AVENUE**

SEGUIN PAUL R & LEBLANC MARGUERITE A & SEGUIN  
9 NAKATA AVENUE  
FAIRHAVEN, MA 02719

**8 1 NAKATA AVENUE**

MBMN LLC  
11 NAKATA AVENUE  
FAIRHAVEN, MA 02719

**9 15 NAKATA AVENUE**

Owner: MOURA MICHAEL B  
15 NAKATA AVENUE  
FAIRHAVEN, MA 02719

**Island View Road**

**Abutter's Names and Addresses within 300 Feet of Property Lines**

**10 19 NAKATA AVENUE**

JACINTHO LYDIA  
19 NAKATA AVENUE  
FAIRHAVEN, MA 02719

**11 21 NAKATA AVENUE**

THIRD GENERATION LLC  
781 CHURCH STREET  
NEW BEDFORD, MA 02745

**12 25 NAKATA AVENUE**

SURPRENANT MARYANNE & MENDES DAWN TRUSTEES OF  
P O BOX 635  
VENICE, FL 34284

**13 27 NAKATA AVENUE**

MOURA GALE E  
P O BOX 819  
FAIRHAVEN, MA 02719

**14 29 NAKATA AVENUE**

HALABI JOSEPH TRUSTEE OF THE 29 NAKATA AVE REALTY  
473 WASHINGTON STREET  
ATTLEBORO, MA 02703-5942

**15 31 NAKATA AVENUE**

DONALDSON CATHERINE J & BUCCHANIO ANDREA L  
238 UNION STREET  
FRANKLIN, MA 02038-2132

**16 0 NELSON AVENUE 11.45 ACRES (WEBSTER POND)**

HASSEY ERNEST  
1049 TUCKER ROAD  
NORTH DARTMOUTH, MA 02747-3119

**17 0 NAKATA AVENUE 0.31 ACRES**

FAIRHAVEN CONSERVATION COMMISSION  
40 CENTER STREET  
FAIRHAVEN, MA 02719

**Island View Road**

**Abutter's Names and Addresses within 300 Feet of Property Lines**

**18 0 SHORT BEACH ROAD**

Owner: SCHUETZ CARYL

Owner Address:

PO BOX 68827

INDIANAPOLIS, IN 46268

**19 837 SCONTICUT NECK ROAD**

OLIVEIRA MARC & DONNA M

837 SCONTICUT NECK ROAD

FAIRHAVEN, MA 02719

**20 835 SCONTICUT NECK ROAD**

RODRIGUES LOUIS E & CAROL F

835 SCONTICUT NECK ROAD

FAIRHAVEN, MA 02719

**21 3 GOULART MEMORIAL DRIVE**

VEITCH COLIN W & CURTIN LESLIE A

3 GOULART MEMORIAL DRIVE

FAIRHAVEN, MA 02719