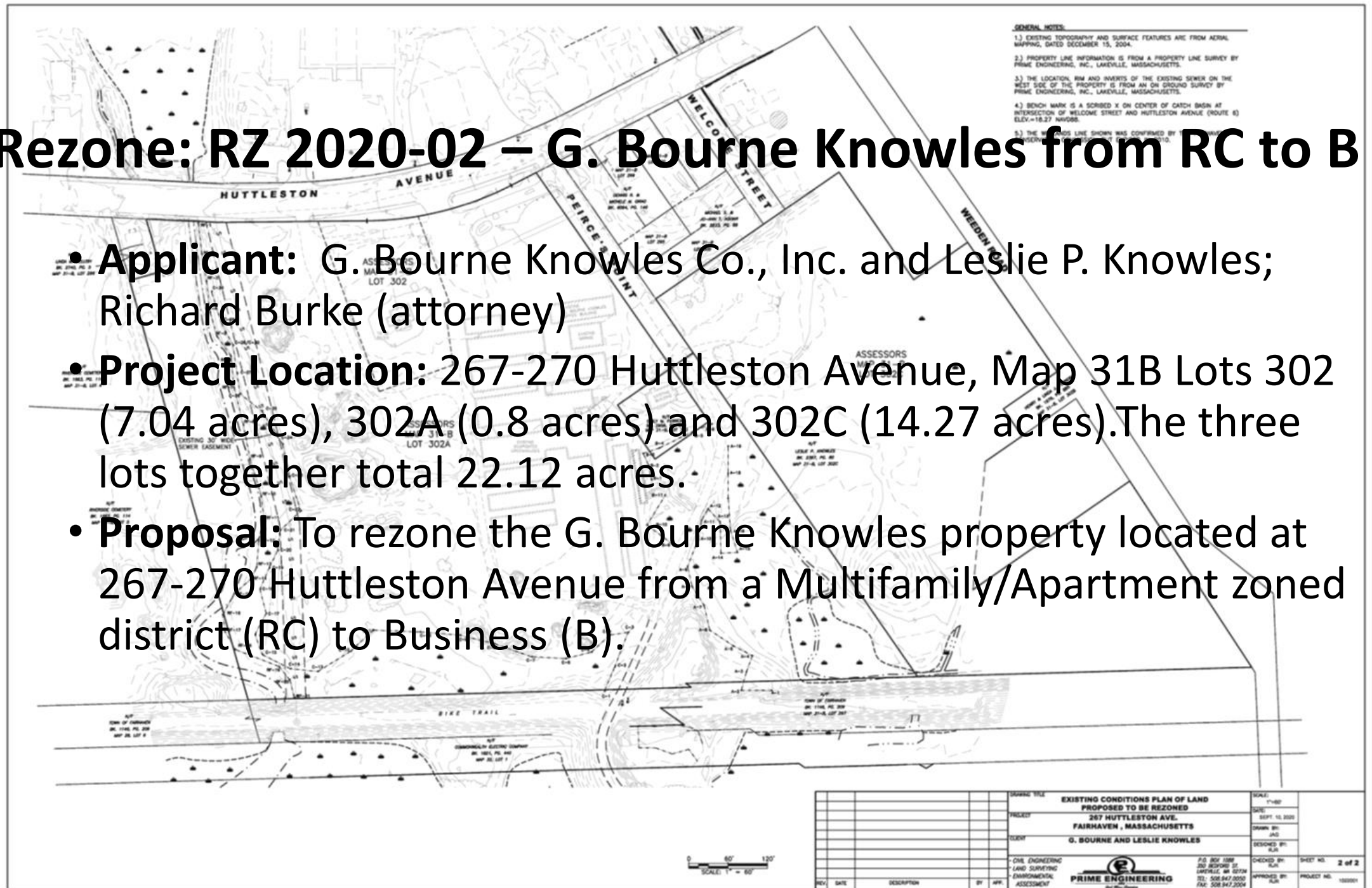


Rezone: RZ 2020-02 – G. Bourne Knowles from RC to B

- **Applicant:** G. Bourne Knowles Co., Inc. and Leslie P. Knowles; Richard Burke (attorney)
- **Project Location:** 267-270 Huttleston Avenue, Map 31B Lots 302 (7.04 acres), 302A (0.8 acres) and 302C (14.27 acres). The three lots together total 22.12 acres.
- **Proposal:** To rezone the G. Bourne Knowles property located at 267-270 Huttleston Avenue from a Multifamily/Apartment zoned district (RC) to Business (B).

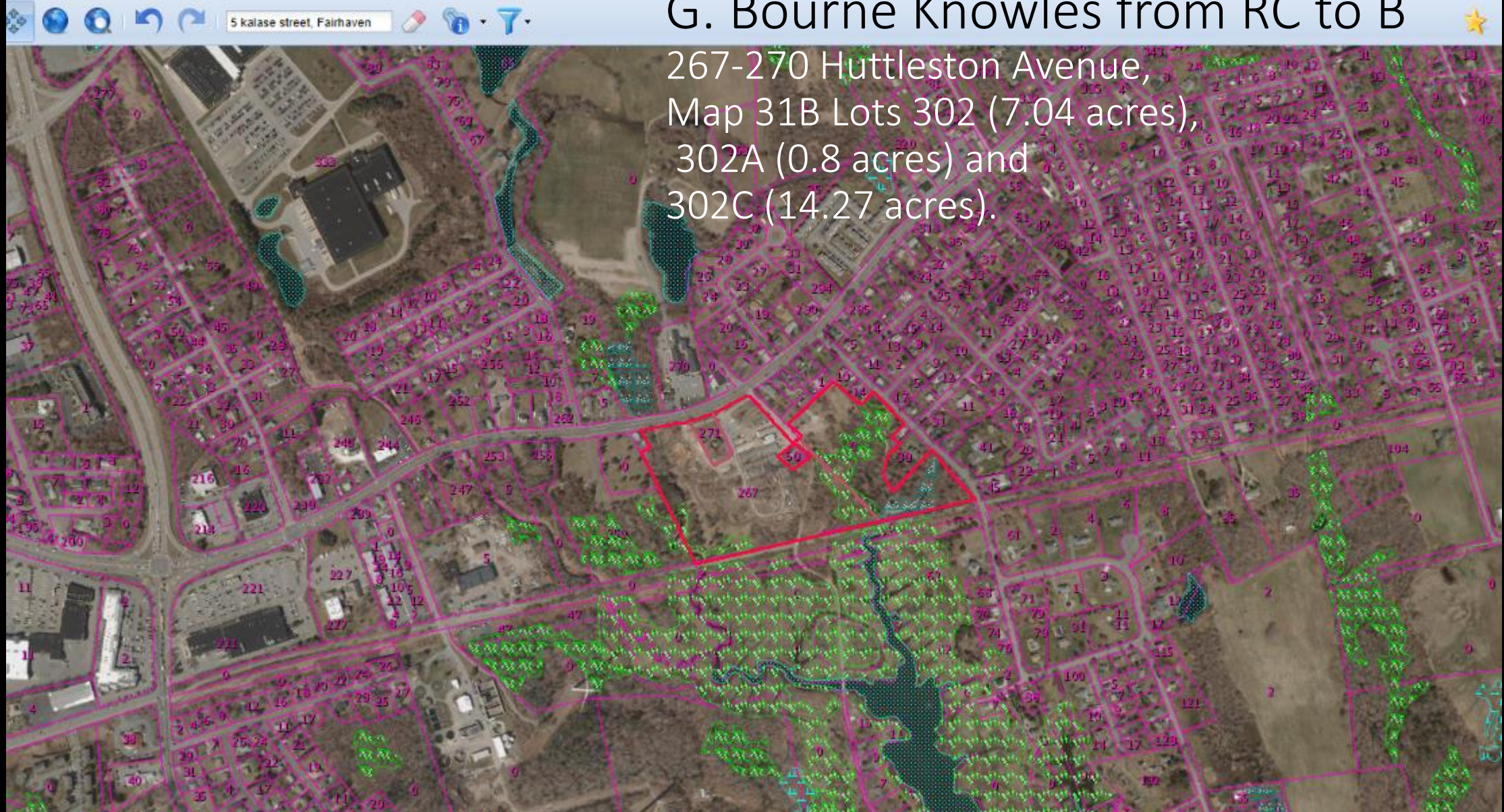




RZ 2020-02

G. Bourne Knowles from RC to B

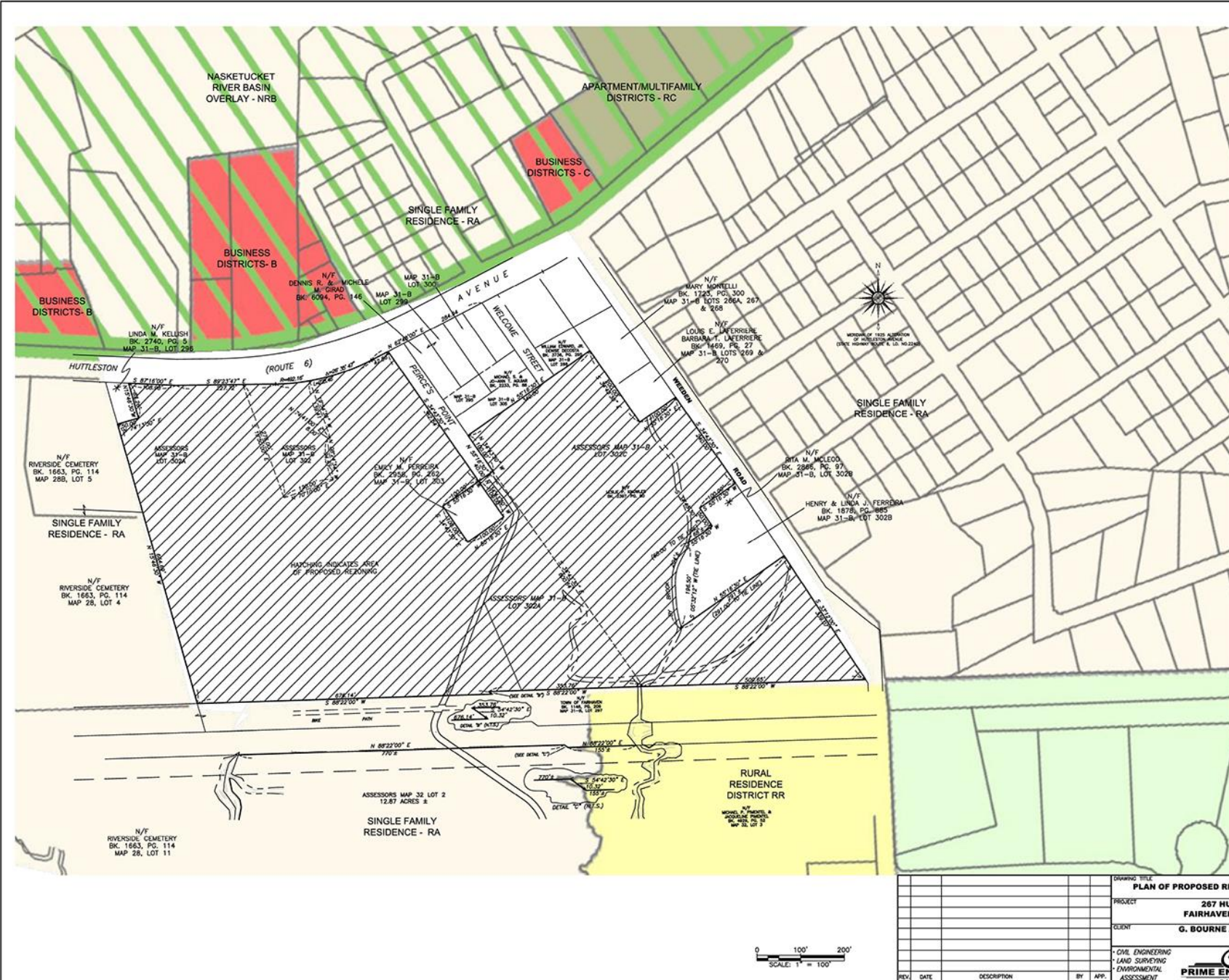
267-270 Huttleston Avenue,
Map 31B Lots 302 (7.04 acres),
302A (0.8 acres) and
302C (14.27 acres).











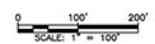
LEGEND

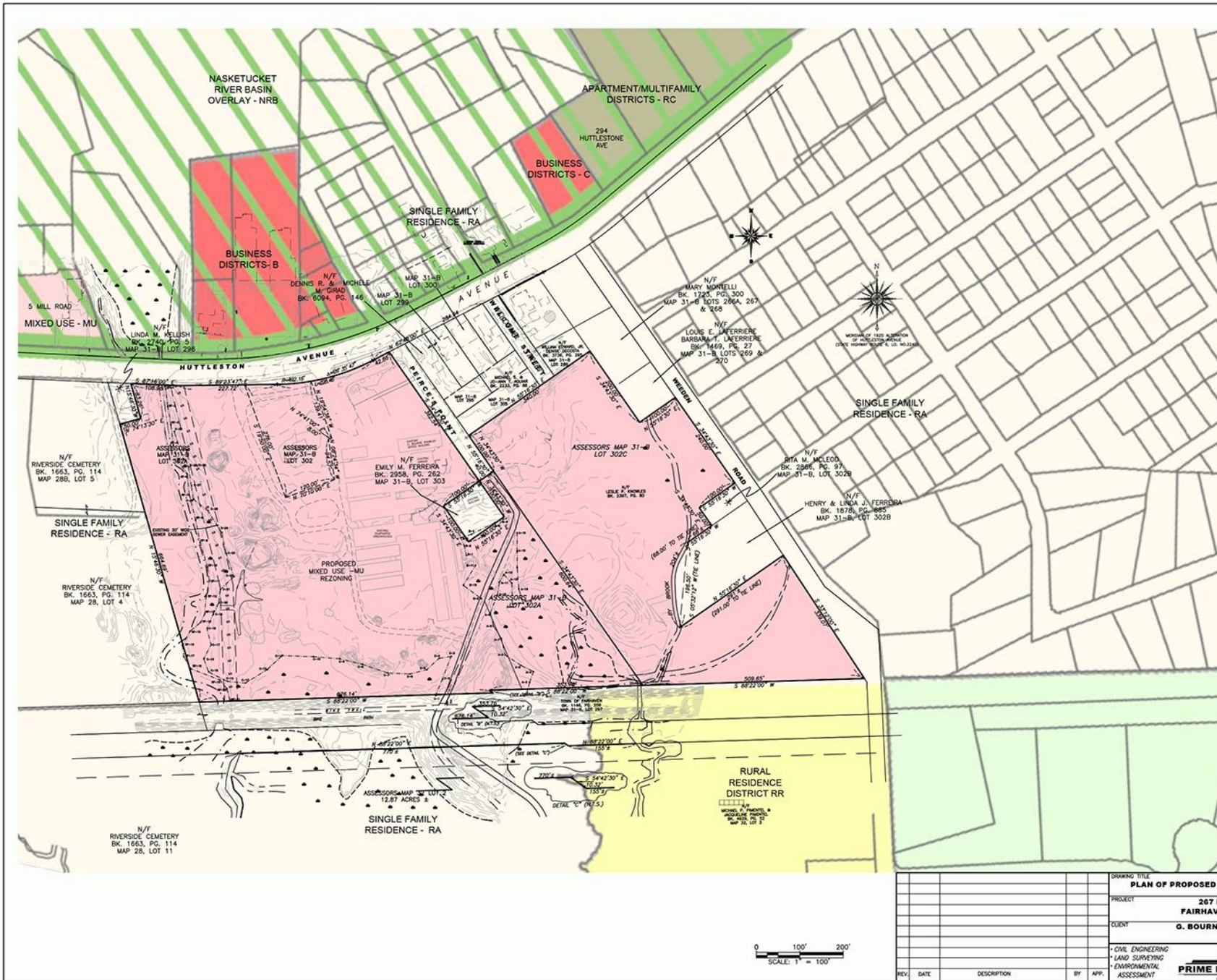
- SINGLE RESIDENCE DISTRICTS - RA
- GENERAL RESIDENCE DISTRICTS - RB
- APARTMENT/MULTIFAMILY DISTRICTS - RC
- RURAL RESIDENCE DISTRICTS - RR
- AGRICULTURAL DISTRICTS - AG
- BUSINESS DISTRICTS - B
- INDUSTRIAL DISTRICTS - I
- MIXED USE DISTRICT - MU
- PARK DISTRICTS - P
- WETLAND RESOURCE PROTECTION DISTRICT - WRP
- WATER
- NASKETUCKET RIVER BASIN OVERLAY DISTRICT - NRB
- MEDICAL MARIJUANA OVERLAY DISTRICT - MM



Zoning Current to May 6, 2017
 Property Lines Current to May 1, 2017
 Data Source: Office of Geographic and Environmental Information (MassGIS)
 Commonwealth of Massachusetts Executive Office of Environmental Affairs
 and Town of Fairhaven
 AREA TO BE REZONED AS ASSESSORS MAP 31B
 LOTS 302, 302A, AND 302C CONSISTING OF 22.06 ACRES

DRAWING TITLE: PLAN OF PROPOSED REZONING TO BUSINESS DISTRICT		SCALE: 1"=100'			
PROJECT: 267 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS	DATE: SEPT 10, 2020	SHEET NO. 1 OF 2			
CLIENT: G. BOURNE AND LESLIE KNOWLES	DRAWN BY: JAG				
DESIGNED BY: RLR		CHECKED BY: RLR			
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT PRIME ENGINEERING					
P.O. BOX 1068 350 BEDFORD ST. LAKEVILLE, MA 02734 TEL: 508.947.0050 FAX: 508.947.2004		APPROVED BY: RLR			
REV.	DATE	DESCRIPTION	BY	APP.	PROJECT NO. 1022001





LEGEND

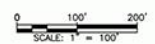
- SINGLE RESIDENCE DISTRICTS - RA
- GENERAL RESIDENCE DISTRICTS - RB
- APARTMENT/MULTIFAMILY DISTRICTS - RC
- RURAL RESIDENCE DISTRICTS - RR
- AGRICULTURAL DISTRICTS - AG
- BUSINESS DISTRICTS - B
- INDUSTRIAL DISTRICTS - I
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- WETLAND RESOURCE PROTECTION DISTRICT - WRP
- WATER
- NASKETUCKET RIVER BASIN OVERLAY DISTRICT - NRB
- MEDICAL MARIJUANA OVERLAY DISTRICT - MM



Zoning Current to May 6, 2017
 Property Lines Current to May 1, 2017

Data Source: Office of Geographic and Environmental Information (MassGIS)
 Commonwealth of Massachusetts Executive Office of Environmental Affairs
 and Town of Fairhaven

AREA TO BE REZONED AS ASSESSORS MAP 31B
 LOTS 302, 302A, AND 302C CONSISTING OF 22.06 ACRES



DRAWING TITLE: **PLAN OF PROPOSED REZONING TO BUSINESS DISTRICT**
 PROJECT: **267 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS**
 CLIENT: **G. BOURNE AND LESLIE KNOWLES**

SCALE: 1"=100'
 DATE: SEPT 16, 2020
 DRAWN BY: JAG
 DESIGNED BY: RLR

CIVIL ENGINEERING
 LAND SURVEYING
 ENVIRONMENTAL ASSESSMENT

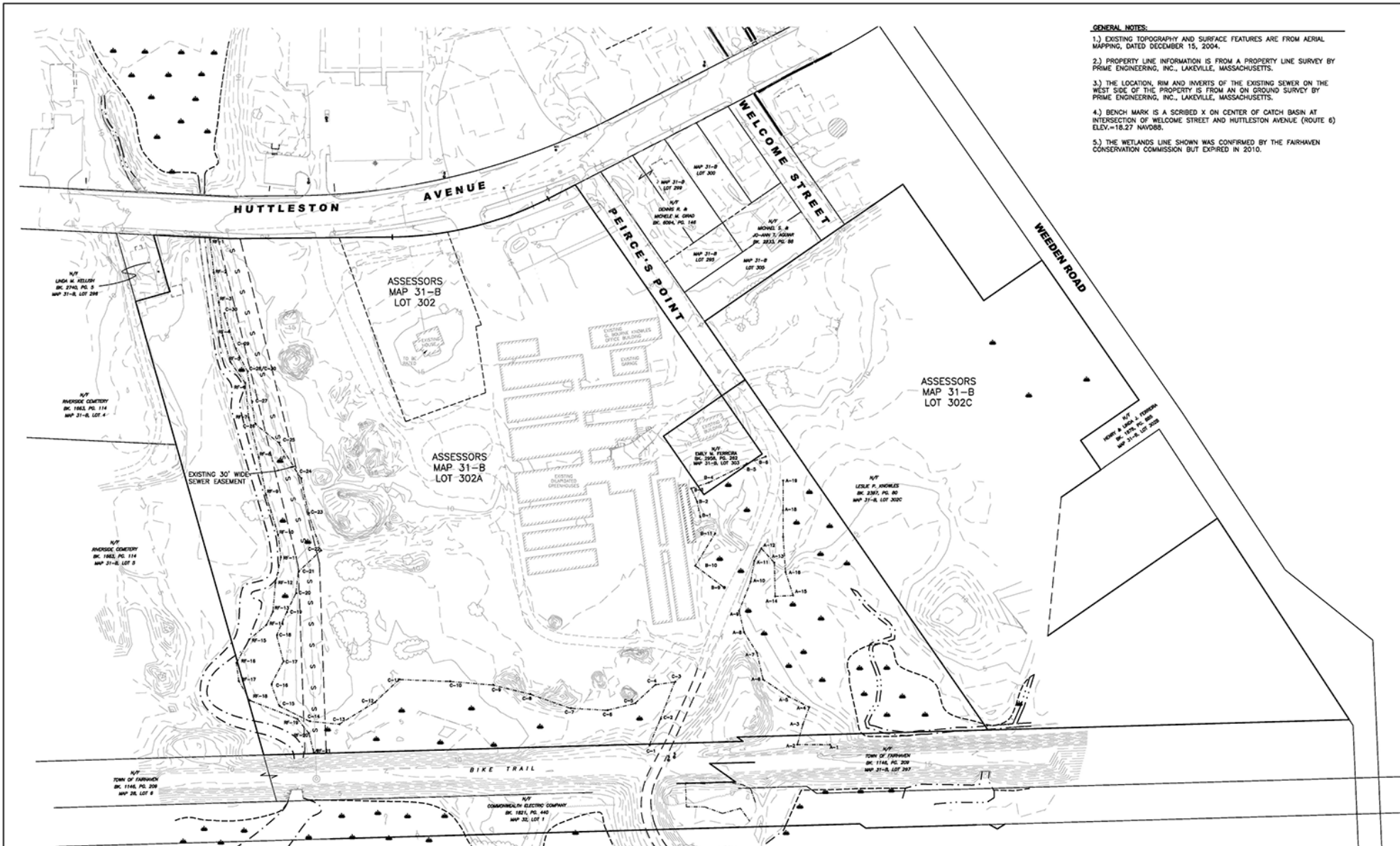
PRIME ENGINEERING

P.O. BOX 1058
 355 BEDFORD ST
 LAKEVILLE, MA 02734
 TEL: 508.947.0050
 FAX: 508.947.2004

CHECKED BY: RLR
 APPROVED BY: RLR
 SHEET NO. **1 OF 1**
 PROJECT NO. 1022001

REV.	DATE	DESCRIPTION	BY	APP.

D:\PROJECTS\Fairhaven\Bourne Knowles - 267 Huttleston Ave\Drawings\G. Bourne Knowles - Huttleston Ave. Combined Rezoning Plan.dwg



- GENERAL NOTES:**
- 1.) EXISTING TOPOGRAPHY AND SURFACE FEATURES ARE FROM AERIAL MAPPING, DATED DECEMBER 15, 2004.
 - 2.) PROPERTY LINE INFORMATION IS FROM A PROPERTY LINE SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
 - 3.) THE LOCATION, RIM AND INVERTS OF THE EXISTING SEWER ON THE WEST SIDE OF THE PROPERTY IS FROM AN ON GROUND SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
 - 4.) BENCH MARK IS A SCRIBED X ON CENTER OF CATCH BASIN AT INTERSECTION OF WELCOME STREET AND HUTTLESTON AVENUE (ROUTE 6) ELEV.=18.27 NAVD83.
 - 5.) THE WETLANDS LINE SHOWN WAS CONFIRMED BY THE FAIRHAVEN CONSERVATION COMMISSION BUT EXPIRED IN 2010.

N/T
LARA M. KELLY
BC 2746, PG. 9
MAP 31-B, LOT 288

N/T
INDEPENDENT COUNTRY
BC 1863, PG. 114
MAP 31-B, LOT 4

N/T
INDEPENDENT COUNTRY
BC 1863, PG. 114
MAP 31-B, LOT 2

N/T
TOWN OF FAIRHAVEN
BC 1146, PG. 209
MAP 28, LOT 8

ASSESSORS
MAP 31-B
LOT 302

ASSESSORS
MAP 31-B
LOT 302A

ASSESSORS
MAP 31-B
LOT 302C

MAP 31-B
LOT 300

N/T
JONES & B
MOORE & GRAY
BC 3054, PG. 148

MAP 31-B
LOT 295

N/T
MOORE S. B
JOHNSON T. ADAMS
BC 3023, PG. 98

MAP 31-B
LOT 305

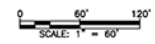
N/T
EARLY W. FERRIS
BC 2395, PG. 25

N/T
LESLIE P. KNOWLES
BC 2395, PG. 49
MAP 31-B, LOT 300C

N/T
EARLY W. FERRIS
BC 2395, PG. 25
MAP 31-B, LOT 300

N/T
TOWN OF FAIRHAVEN
BC 1146, PG. 209
MAP 31-B, LOT 287

N/T
COMMONWEALTH ELECTRIC COMPANY
BC 1863, PG. 440
MAP 32, LOT 4



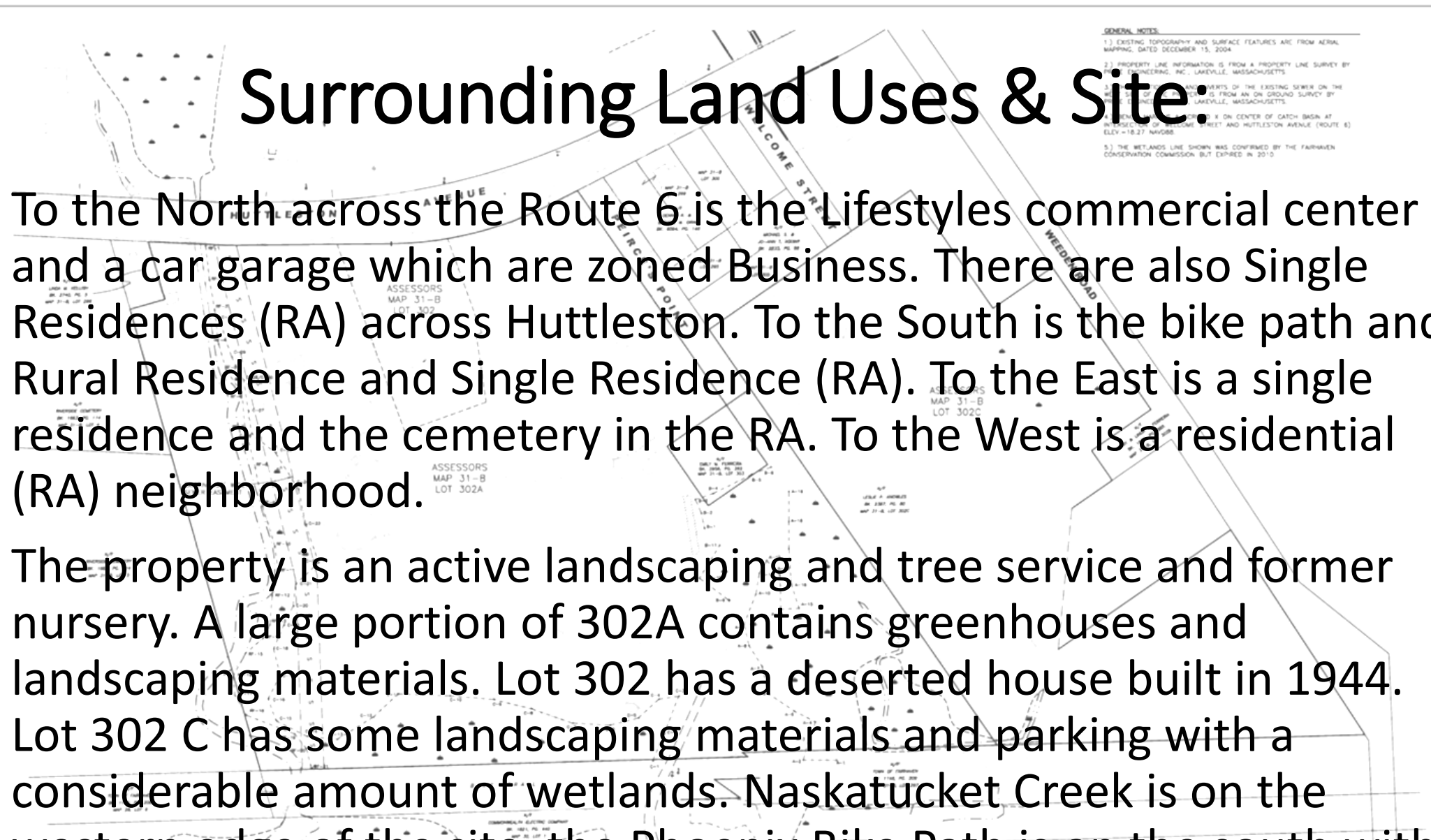
DRAWING TITLE		EXISTING CONDITIONS PLAN OF LAND PROPOSED TO BE REZONED		SCALE:	1"=60'
PROJECT		267 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS		DATE:	SEPT. 10, 2020
CLIENT		G. BOURNE AND LESLIE KNOWLES		DRAWN BY:	JAG
DESIGNED BY:		RJR		CHECKED BY:	RJR
APPROVED BY:		RJR		PROJECT NO.:	1022001
SHEET NO.:		2 of 2			

Surrounding Land Uses & Site:

- To the North across the Route 6 is the Lifestyles commercial center and a car garage which are zoned Business. There are also Single Residences (RA) across Huttleston. To the South is the bike path and Rural Residence and Single Residence (RA). To the East is a single residence and the cemetery in the RA. To the West is a residential (RA) neighborhood.
- The property is an active landscaping and tree service and former nursery. A large portion of 302A contains greenhouses and landscaping materials. Lot 302 has a deserted house built in 1944. Lot 302 C has some landscaping materials and parking with a considerable amount of wetlands. Nasketucket Creek is on the western edge of the site, the Phoenix Bike Path is on the south with wetlands on the east, south and west.

GENERAL NOTES:
 1.) EXISTING TOPOGRAPHY AND SURFACE FEATURES ARE FROM AERIAL MAPPING, DATED DECEMBER 15, 2004.
 2.) PROPERTY LINE INFORMATION IS FROM A PROPERTY LINE SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
 3.) THE EXISTING MANEUVERS OF THE EXISTING SEWER ON THE PROPERTY ARE FROM AN ON-GROUND SURVEY BY PRIME ENGINEERING, INC., LAKEVILLE, MASSACHUSETTS.
 4.) THE PROPERTY IS LOCATED ON THE CENTER OF CATCH BASIN AT THE INTERSECTION OF WILCOX STREET AND HUTTLESTON AVENUE (ROUTE 6) ELEV = 18.27 NAVD83.
 5.) THE WETLANDS LINE SHOWN WAS CONFIRMED BY THE FAIRHAVEN CONSERVATION COMMISSION BUT EXPIRED IN 2010.

DATE	DESCRIPTION	BY	APP	DRAWING TITLE EXISTING CONDITIONS PLAN OF LAND PROPOSED TO BE REZONED PROJECT 267 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS CLIENT G. BOURNE AND LESLIE KNOWLES DATE 11/16/2020 DRAWN BY JAG DESIGNED BY RJA CHECKED BY RJA APPROVED BY RJA SHEET NO 2 of 2 PROJECT NO 100001
				PRIME ENGINEERING 200 BEY 108F LAKEVILLE, MA 01704 TEL: 508-847-2000 FAX: 508-847-2004 www.primeeng.com



Property History:

- 1920: Assessors records list the buildings on the largest lot (302A) as being built. Greenhouses and other agricultural buildings associated with a thriving plant nurseery operation..
- 1944: The house at 271 Huttleston (Lot 302) is built.
- 1969: Lot 302A was rezoned from Single Family to Business (B).
- 2005: A proposal to rezone these 3 lots to RC was denied at TM.
- 2006: Lots 302 and 302C were Single Residential (RA) and Lot 302A was Business (B) and were rezoned to Multifamily (RC). Additionally, a Voluntary Covenant restricting the size of any future multi-family units to a maximum of two bedroom dwelling units was part of the approval.
- 2007: The economy suffered a recession and the proposed condominiums were not built. Within a few years the Town erected windmills nearby which the Applicant feels also impacted the viability of the condominium project. The Applicant believes that a business zone is the best prospect.

GENERAL NOTES:
 1.) EXISTING TOPOGRAPHY AND SURFACE FEATURES ARE FROM AERIAL MAPPING, DATED DECEMBER 15, 2004.
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DRAWING TITLE		EXISTING CONDITIONS PLAN OF LAND PROPOSED TO BE REZONED		SCALE	1"=60'
PROJECT		267 HUTTLESTON AVE. FAIRHAVEN, MASSACHUSETTS		SHEET	2 OF 2
CLIENT		G. BOURNE AND LESLIE KNOWLES		DRAWN BY	JAG
DATE		APR 2008		DESIGNED BY	RJA
REV.		DESCRIPTION		CHECKED BY	RJA
DATE		BY		APPROVED BY	RJA
				PROJECT NO.	100001

PRIME ENGINEERING
 200 BOSTON ST. LAKEVILLE, MA 01824
 TEL: 508.847.0000 FAX: 508.847.2004
 www.prime-engineering.com



