

# Fairhaven 40R Planning Listening Workshop November 4, 2022



**Fairhaven**  
Massachusetts

**DODSON & FLINKER**  
Landscape Architecture and Planning





# Agenda

**5:45 PM**      **Presentation: Introduction to the Project**

**6:15 PM**      **Small Group Discussion**

Strengths, Weaknesses, Opportunities & Trends for the Three Study Areas

**7:30 PM**      **Report Back/Large Group Discussion**

**7:55 PM**      **Closing**

**8:00 PM**      **End**





# Project Team-Working Group

## Boards

1. Select Board: Stasia Powers
2. Select Board: Leon Correy
3. Planning Board: Wayne Hayward
4. Planning Board: Cathy Melanson
5. Planning Board: Sharon Simmons
6. Planning Board: Jessica Fidalgo
7. EDC: Kevin McLaughlin
8. Conservation: Karen Isherwood
9. Finance Committee: Claire Millette

## Departments

1. DPW: Vinnie Furtado
2. Police: Chief Myers
3. Fire: Chief or Assistant Chief
4. Tourism: Chris Richard
5. COA: Martha Reed
6. Accounting: Anne Carreiro

## Organizations

1. North Fairhaven Improvement Association: John Medeiros
2. Northeast Maritime Institute: Eric Dawicki
3. Fairhaven Improvement Association: Barbara Acksen

## Citizens

1. Patrick Carr, A-1 Crane
2. Sheila C Dolan, former Police Officer and former PB
3. Jeff Osuch, former Town Administrator and former Head of DPW
4. Laura Grimes, Small business owner
5. Eleanor Chew, Affordable housing and small business
6. Linda Gallant, landowner
7. Eileen Cuoto, resident
8. Tracie Souza, property management
9. Kaisa Holloway Cripps, former Planning Board
10. Chris Medeiros, Real Estate Agent
11. Peter Perry, 30-year resident
12. Jennifer Dupras, Real Estate/Developer
13. Jeff Smith, 25-year resident
14. Michael Eatough, Old Colony YMCA
15. Kristen Lima, new Town resident
16. Sandra Balthazar
17. Dianne Painter, interest in planning & housing; 10-year resident
18. Jerry Johnson, resident
19. Jake Galary, Con Comm
20. Richard Racine, 28-year resident
21. Jeff Pontiff, Commercial Real Estate Agent
22. Craig Paiva, possible walk-in; Small business owner
23. Tom Berry, possible walk-in
24. Tim Keogh, BASK
25. Cavounis & Zachriadis, Plaza Owners



# Project Team

## **Vision Plan and Design Standards Consultants**

Dodson & Flinker

- Peter Flinker, Dillon Sussman, Aishwarya Kulkarni, Jack Sweeney-Taylor

Stephen Kelleher Architects

- Stephen Kelleher

## **Legal Consultant**

Mead, Talerman & Costa, LLC

- Adam J. Costa

# Funding

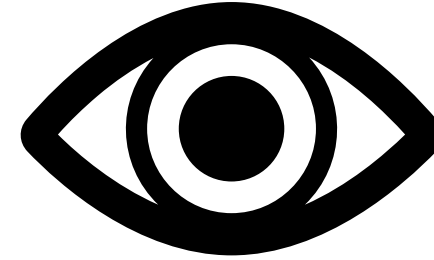
- Community Compact Best Practices Grant
- 1-Stop for Growth Grant
- EEA Community Planning Grant
- Local EDC Funds



# Project Brief

## Phase 1 (September-December)

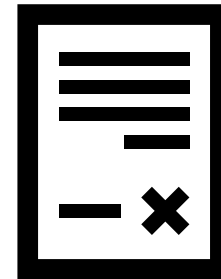
- Develop a Vision for 40R District(s) in Fairhaven



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## Phase 2 (January and beyond)

- Draft 40R Overlay Zoning and Design Standards
- Support the Town in the process of adopting the zoning



40R Districts are also known as  
“Smart Growth Zoning Overlay Districts”



# What is a Vision?

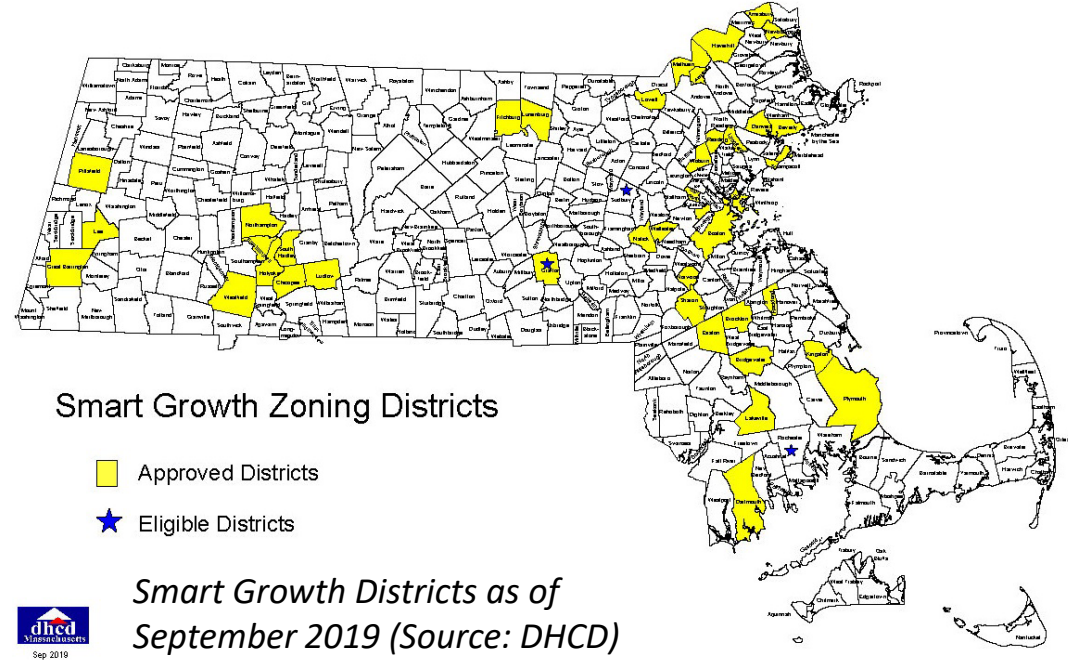


- **Words and pictures** that show what the Town wants the study areas to be like in the future
- **Design Principles** to guide future development
- Recommendations for **actions to implement** the vision
- A **clear direction** for the future



# What is a 40R District?

- Special zoning overlay district for by-right higher density residential and mixed-use development in appropriate locations
- Customizable Density: 8, 12, 20 Units/Acre
- Affordable Housing: requires 20% Units < 80% AMI



Village Hill, Northampton, MA

# Why are 40R Districts Useful?

- Aligned with state grants
- Incentive Payments
- Protection from an unwanted 40B projects
- Better development outcomes

Units	Payment
Up to 20	\$10,000
21 to 100	\$75,000
101 to 200	\$200,000
201 to 500	\$350,000
501 or more	\$600,000

## **Zoning Incentive Payments**

Paid when the 40R District is approved

\$3,000 per housing unit  
built within the 40R District

## **Density Bonus Payment**

Paid when building permits are approved



# Design Guidelines

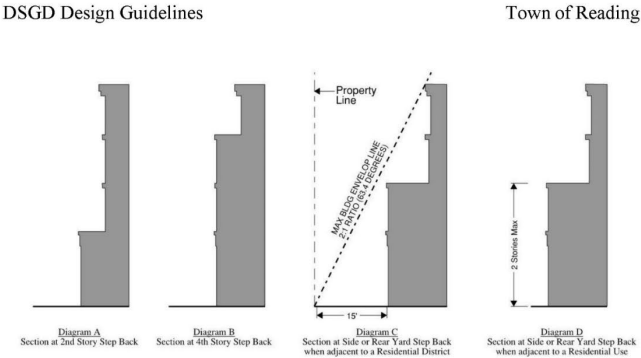


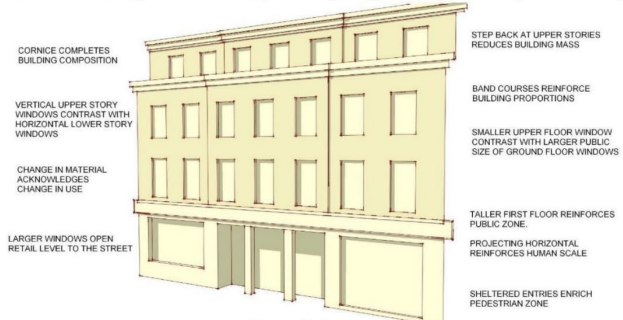
Figure 7.1.2 Building Step-Back Requirements

7.1.3 Mixed use buildings shall use proportions – a dominant horizontality for commercial, and a dominant verticality for residential – to give legibility to building uses.

7.1.4 Special functions with public significance such as theaters, educational uses, and exhibition spaces, shall be differentiated in form to articulate their role in the downtown environment.

## 7.2 Appearance

7.2.1 Projecting bays, recesses, and cornices are encouraged at all floor levels to define proportions noted above. Building façades over 40' in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks. Building facades directly abutting single-family, 2-family and 3-family



# Built Result



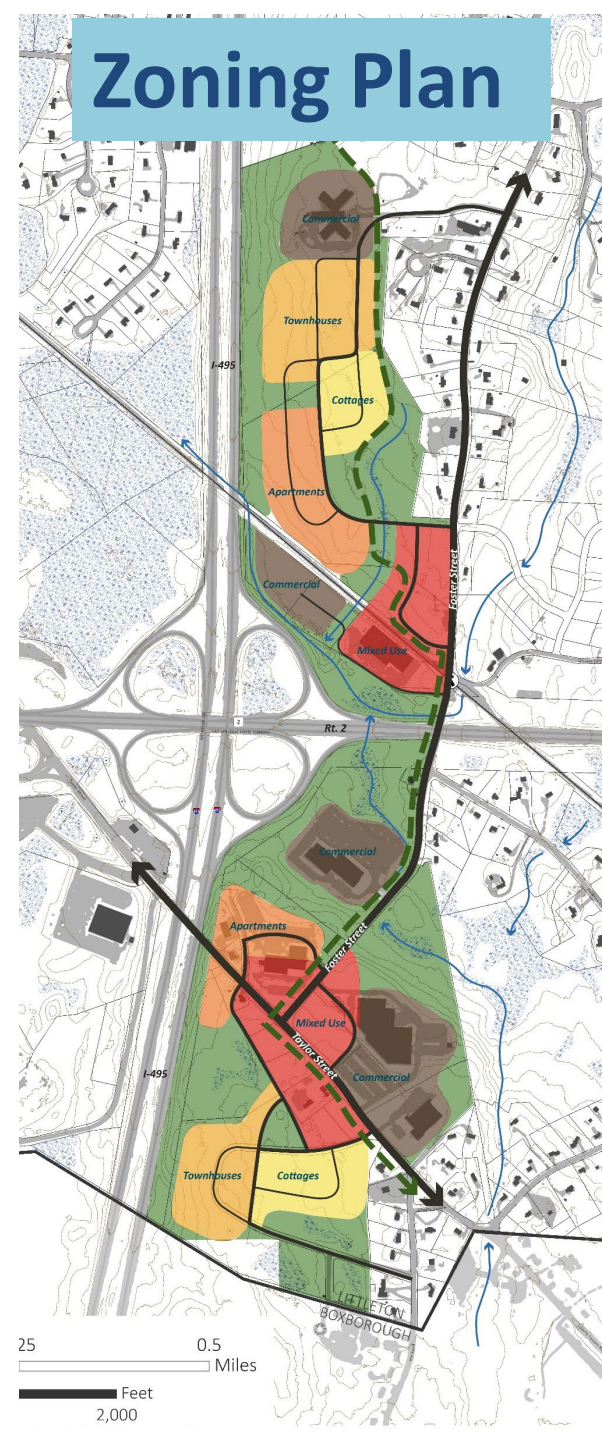
## Reading Downtown Smart Growth Overlay District



# Vision



# Zoning Plan



# Design Guidelines

## 8. Architectural Standards

### 8.1. Architectural Design Principles

The architecture of the Village need not attempt to reproduce historic Littleton buildings, but it must be authentic. Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form and function. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form, which respects Littleton's historic character rather than merely copying it. Buildings should express a sense of permanence and belonging. Each building should be designed as part of the overall composition, and contribute to the overall good. Design approaches and decisions should be honest and logical in its application. Where buildings are visible from Foster Street, proposed structures should not seem visually obtrusive or out of place with their neighbors.

### 8.2. Siting of Structures

Structures shall be sited and positioned to define and dignify public spaces, such as streets, squares or parks. New and renovated buildings shall consider the use and privacy needs of existing neighbors along Foster Street and provide screening to minimize detrimental impacts.



Structures should be placed to enclose the streetscape and define public squares and parks - as in this example of townhouses and apartments in Middlebury, VT. (Courtesy Union Studio Architects)



Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use structures at Red Brook Village, Plymouth (top), Summer Street, Manchester (middle) and West Acton VillageWorks (bottom).

### 8.3. Overall Building Shape, Massing and Proportions

Building shape, massing and proportions should be compatible with Littleton's architectural traditions. Building facades more than 50 feet wide shall be broken down in to a series of smaller elements or bays, and articulated as assemblies of smaller building masses with traditional proportions. This shall be accomplished by incorporating projections of the building



# What we want to accomplish this weekend

Improve our understanding of the study areas

Identify key issues and opportunities in the study areas

Identify the key elements of a vision for each study area:

- What kind of changes are desirable (types of development, transportation improvements, open space improvements, etc.)?
- What are the appropriate design characteristics for the study areas and their parts?

“What matters?”—the community’s underlying interests, goals, & values

# Study Areas

## Waterfront

## Route 6 Corridor

## Route 6/240 Plazas Area

### Legend

- Study Area Boundary
- Road (MassDOT 2022)
- Structure (MassGIS 2022)
- Parcels (MassGIS 2022)
- Parcel
- Town-Owned Land
- Powerline Easement
- Open Space (MassGIS 2022)
- Water & Wetland (MassDEP 2019)
- Water
- Wetland
- Salt Wetland
- Bike Infrastructure (SRPEDD 2022)
- Off-road Bike Path
- Bike Lane
- Proposed Bike Lane

0 0.1 0.2 Miles





**Waterfront Potential 40R District**  
Fall River, MA  
2019-2021

**Legend**  
 40R District boundary  
 Water  
 Street  
 Railroad

**Scale**  
 0 50 100 Feet  
 0 50 100 Meters

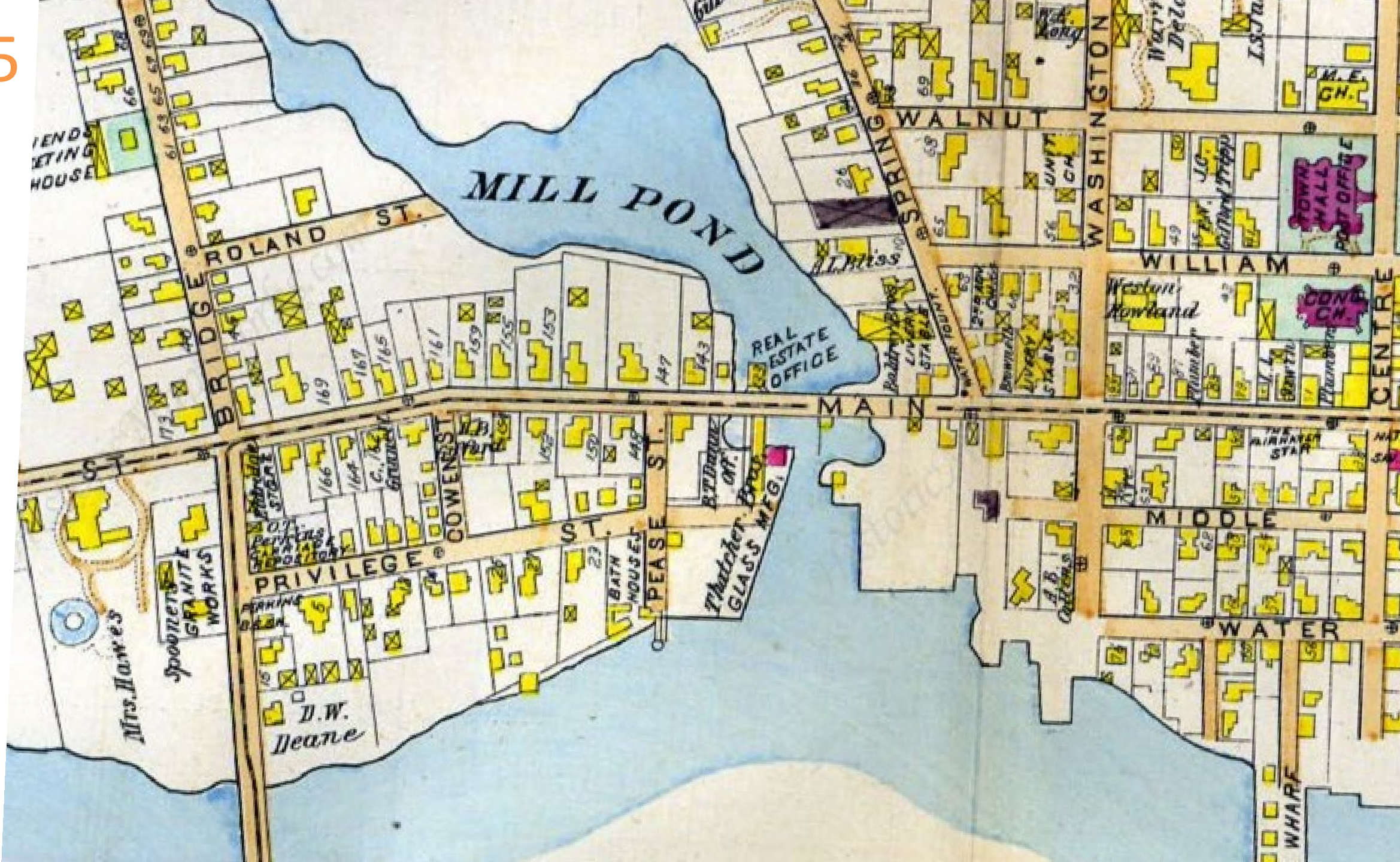
**North Arrow**

**Map Data**  
 Aerial Imagery: 2019  
 Map Data: 2020



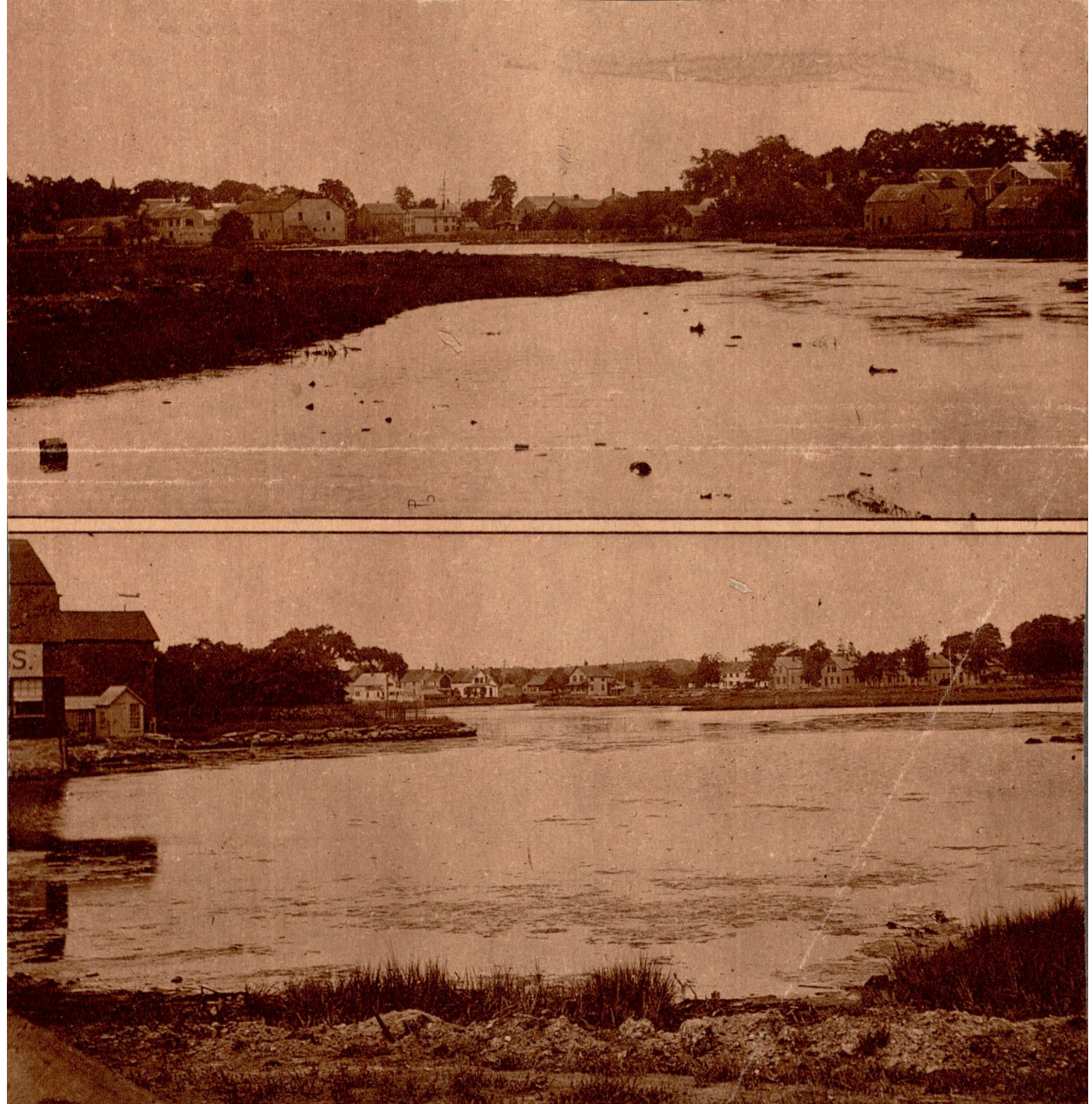


1895



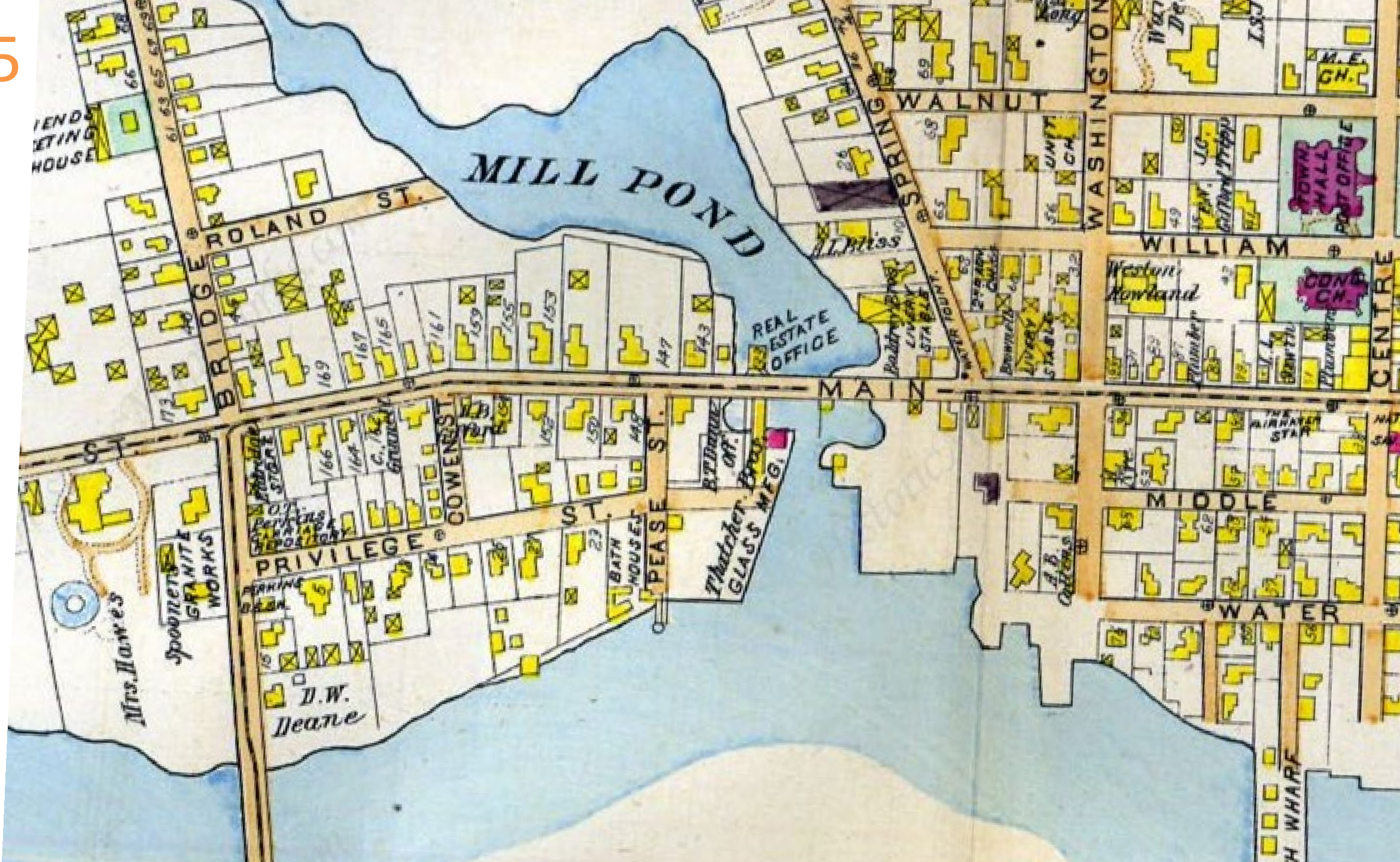


THE two pictures above show the Old Mill Pond in Fairhaven, before the area was drained and filled in to make Cushman Park. The top view was taken from Bridge Street, lower, from Main Street. **APR. 9. 1939**



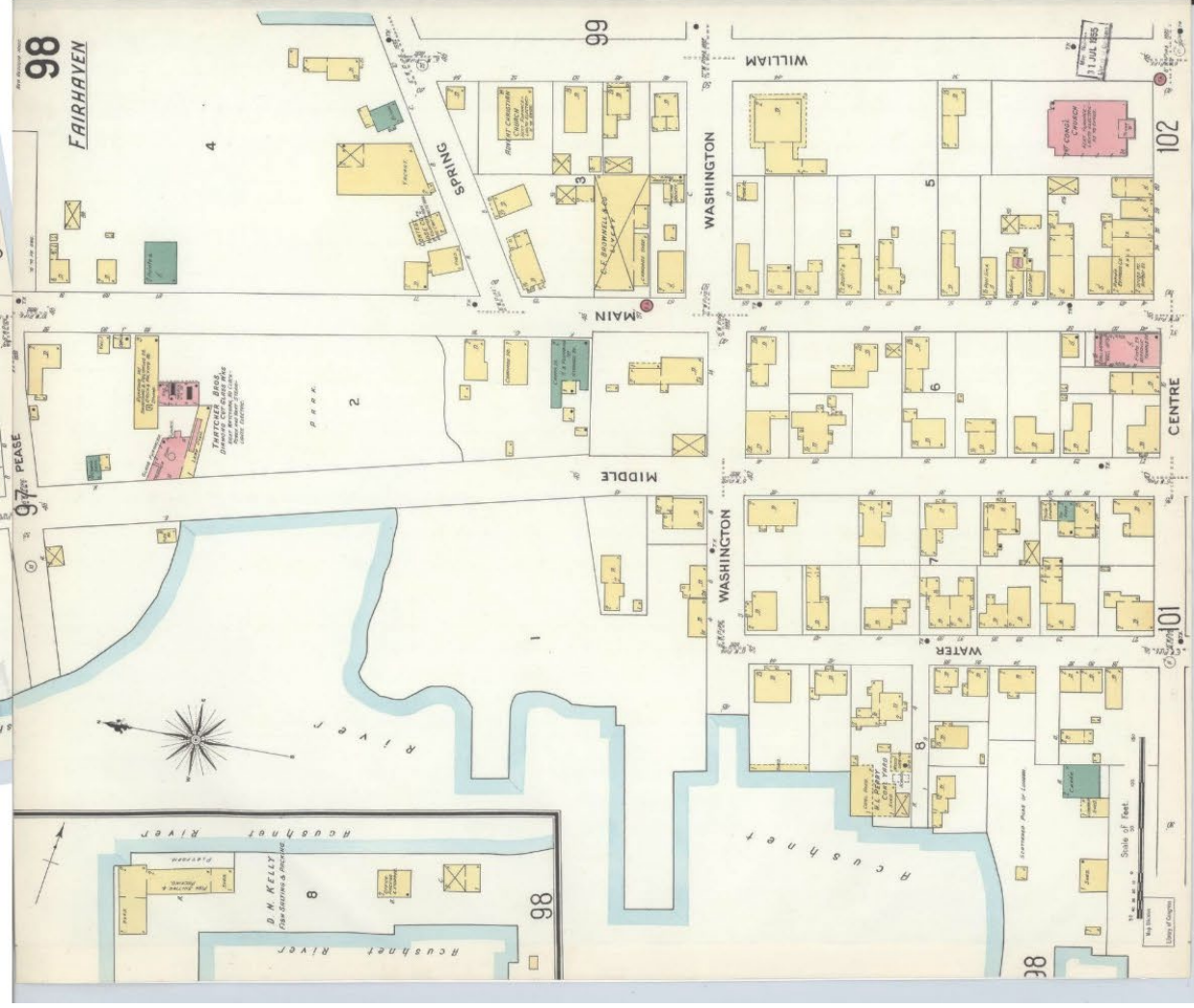


1895





1906





2021





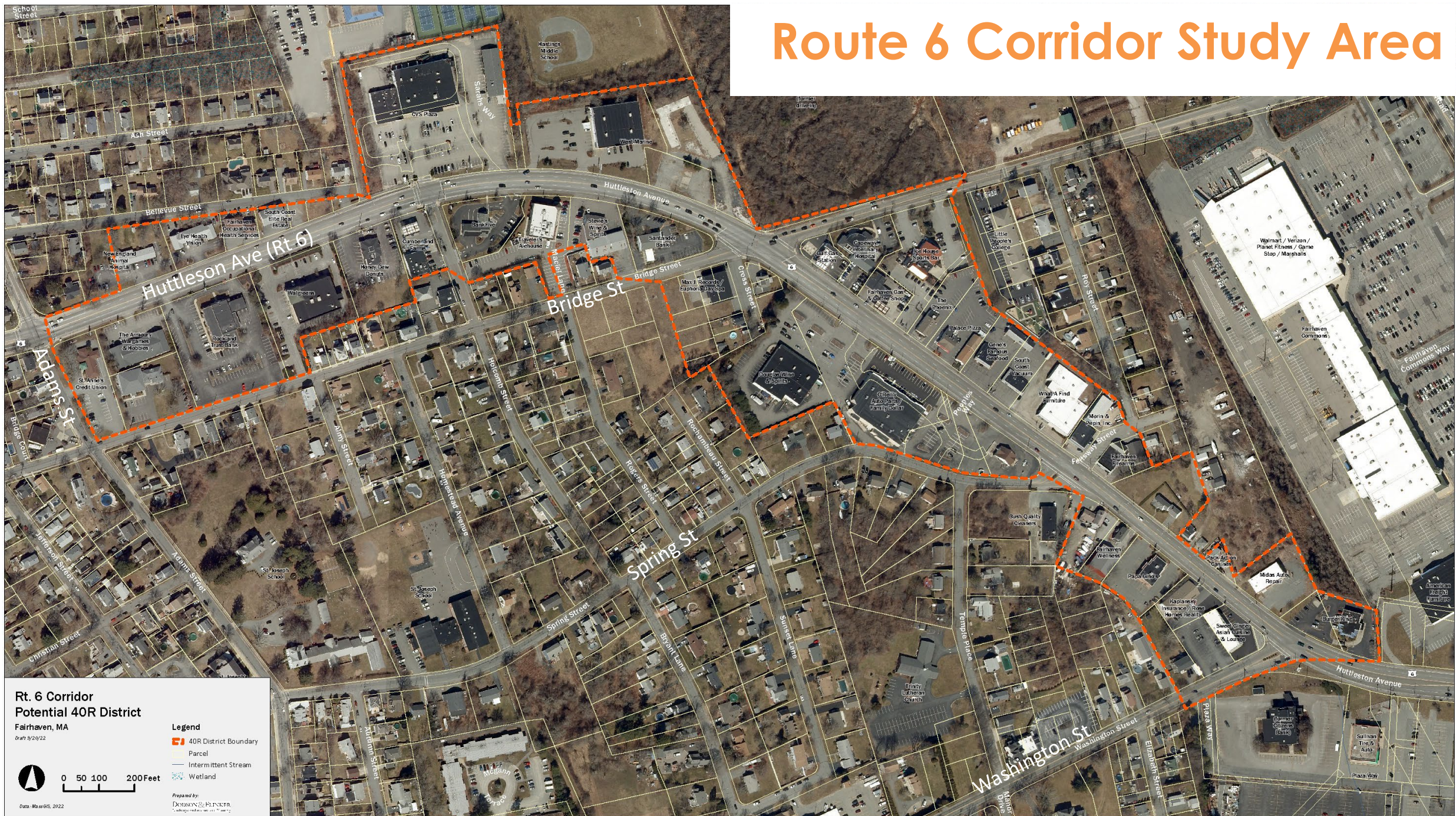








# Route 6 Corridor Study Area





# Route 6/240 Plazas Study Area

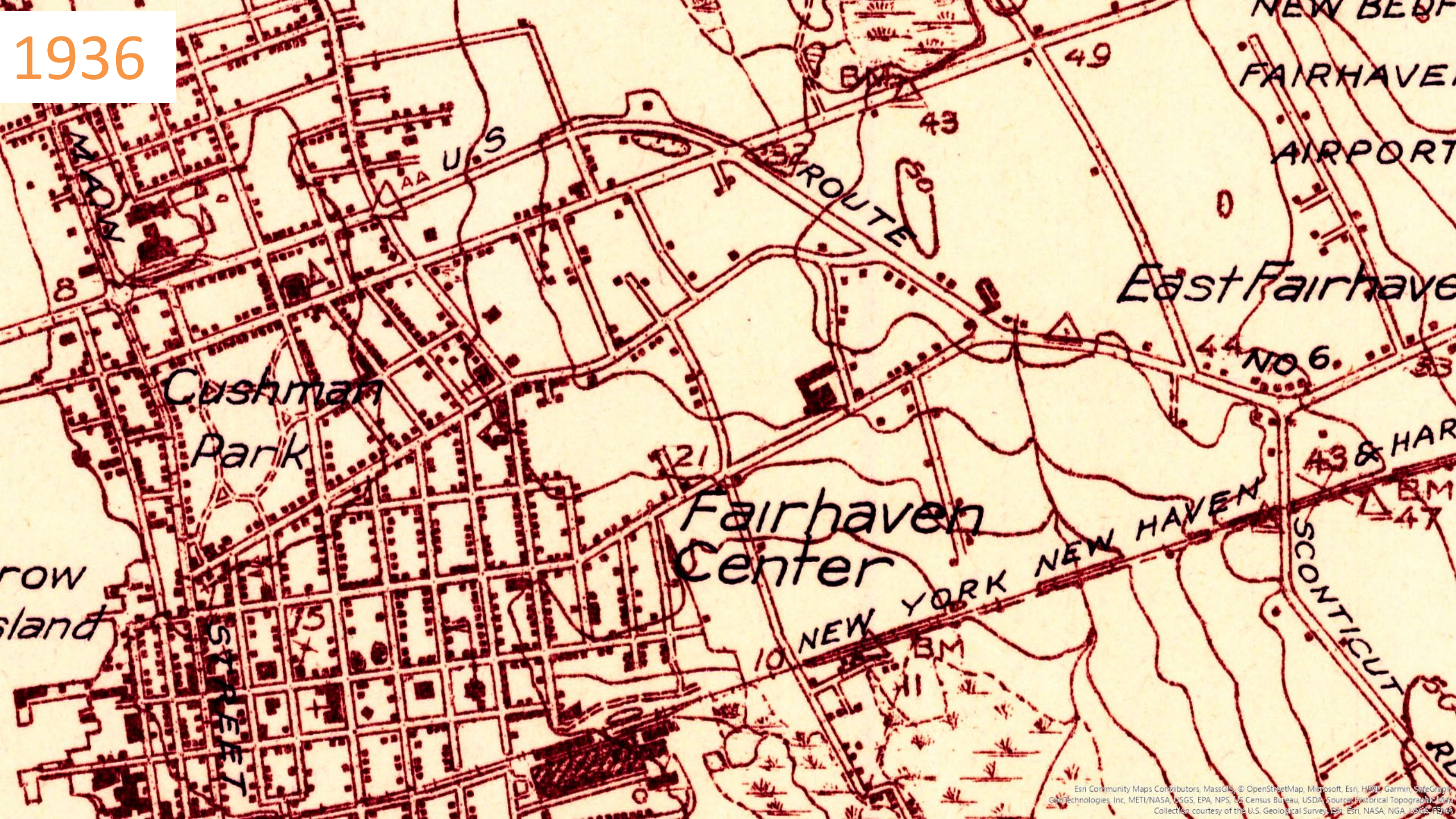




# Route 6/240 Areas viewed from north







1936

NEW BEDF  
FAIRHAVEN  
AIRPORT

East Fairhave

Cushman  
Park

Fairhaven  
Center

row  
island

STREET

NEW YORK NEW HAVEN  
SCONTICUT  
43 & HAR  
BM  
47



1964

Map of Fairhaven, Massachusetts, showing streets, buildings, and parks. Key locations include Fairhaven High Sch, Tripp Sch, St Josephs Sch, Rogers Sch, Cushman Park, and the Fairhaven Bridge. The map also shows the town's proximity to the ocean and the location of the Fairhaven Bridge.

1964

Map of Fairhaven, Massachusetts, showing streets, buildings, and parks. Key locations include Fairhaven High Sch, Tripp Sch, St Josephs Sch, Rogers Sch, Cushman Park, and the Fairhaven River. The map also shows the town's border with East Fairhaven and the location of the Fairhaven River.



1979

Map of Fairhaven, Massachusetts, 1979. The map shows the town's layout, including streets, buildings, and landmarks. Key features include:

- Streets:** AVE, ST, SPRING, WASHINGTON, GREEN, CENTER, PO.
- Landmarks:** High Sch, Tripp Sch, Cushman Park, Townhall, Rogers Sch, Leroy Wood Sch, Drive-In Theater, HUTTLESTONE, WASHINGTON, GREEN, DIKE, BRIDGE, OLD RR, 6.
- Geographic Features:** River, Dike, Contour lines (10, 20, 30).
- Infrastructure:** BM 15, BM 42, WT 43, RR.

1979

AVE

High Sch

BM 15

HUTTLESTONE

Tripp Sch

ST

Cushman Park

SPRING

Fairhaven

WASHINGTON

Townhall

GREEN

ST

Rogers Sch

DIKE

Drive-In Theater

BRIDGE

BM 42

AVE

ST

WT 43

ST

East Fairhaven

OLD RR

Leroy Wood Sch

6

Collection courtesy of the U.S. Geological Survey, Earth Science Data Center, Reston, VA



2005







2021



1:9,028  
100 m

MassMapper



# Route 6 Corridor Study Area









# Route 6/240 Plazas Area

























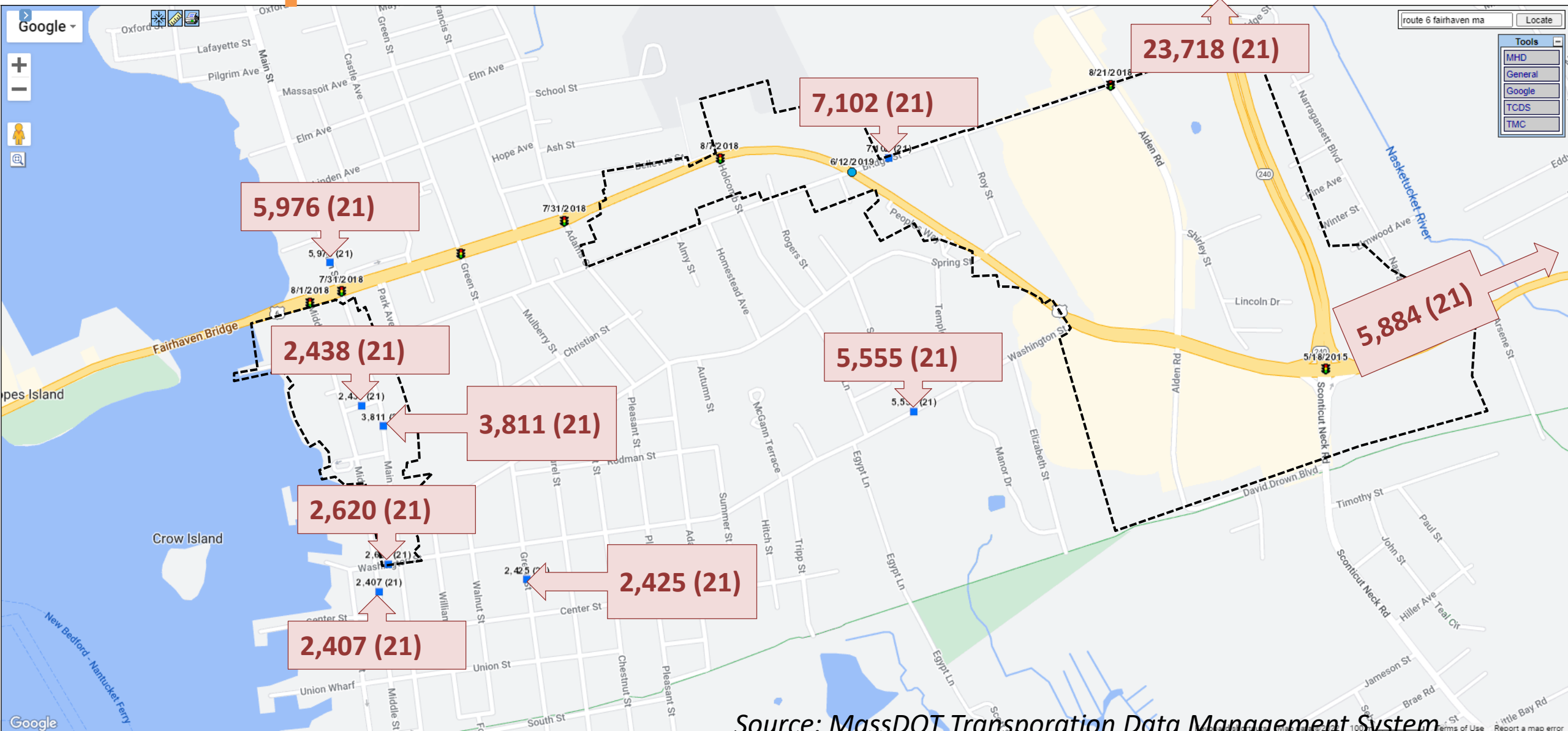








# Transportation-Traffic Counts



Source: MassDOT Transportation Data Management System

<https://mhd.public.ms2soft.com/tcds/tsearch.asp?loc=Mhd&mod=>







# Transportation-Bicycle Facilities

## Legend

### Proposed Bicycle Facilities - copy

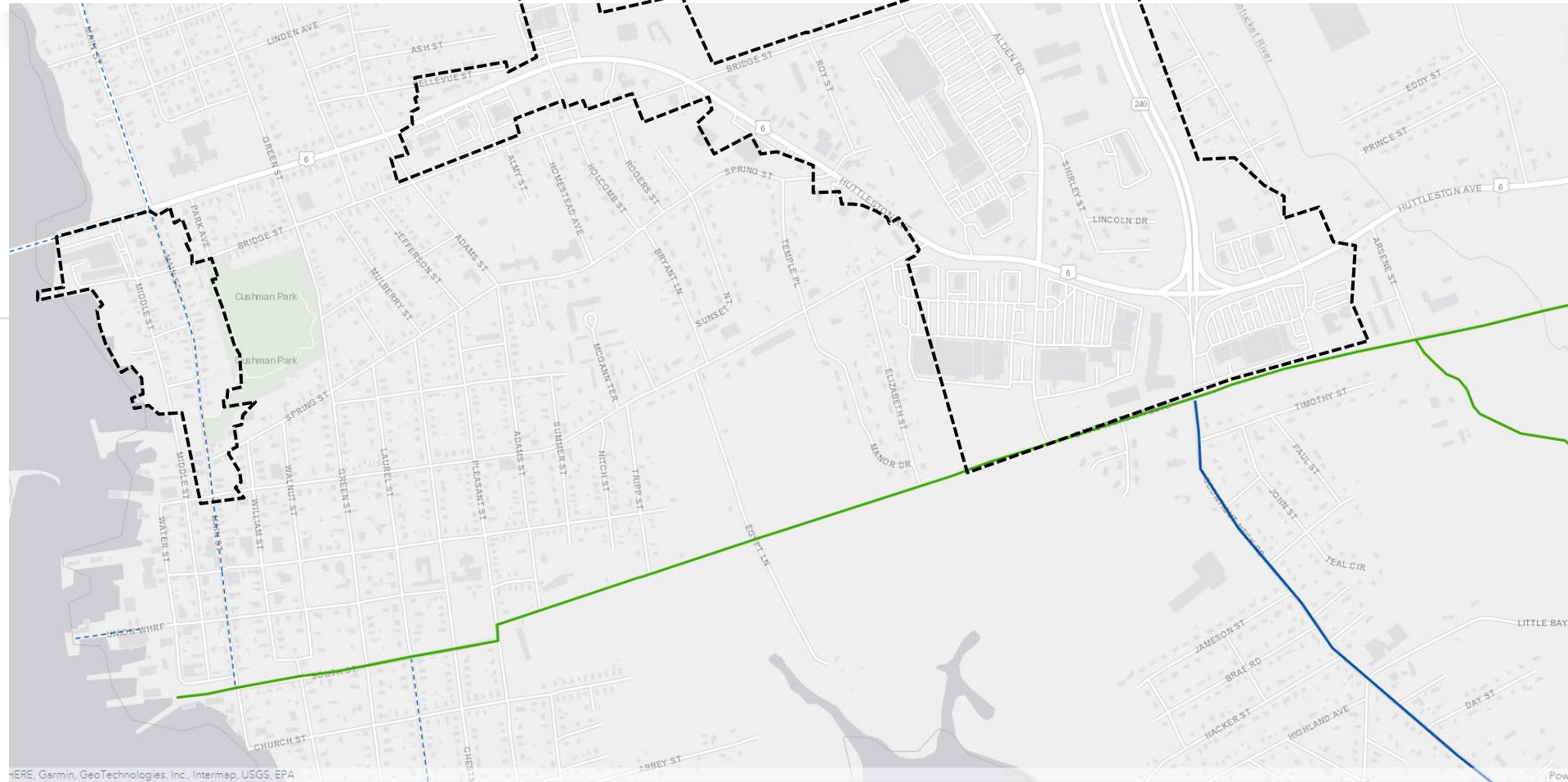
#### Class Status

- 4 proposed off road (protected bike lane)
- 5 proposed bike lane (bike lane)
- 6 proposed sharrow/signage (shared lane marking)

### Existing Bicycle Facilities

#### Class Status

- 1 Existing off road (protected bike lane)
- 2 Existing bike lane (bike lane)
- 3 Existing sharrow/signage (shared lane marking)



Source: Bike Paths in Southeastern Massachusetts (SRRPED)

<https://storymaps.arcgis.com/stories/be6a73249cae4350b98e46d03d178c3f>

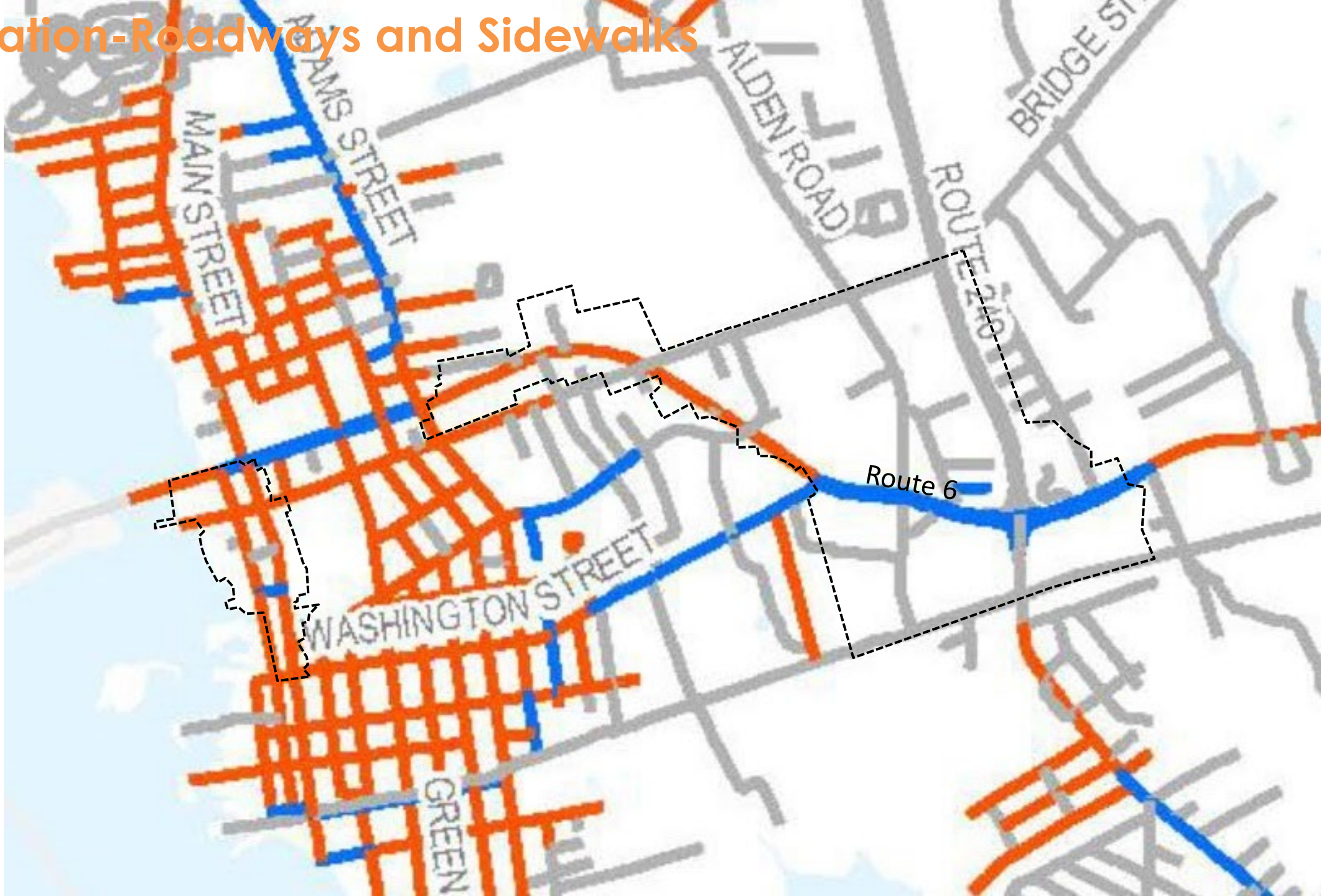


# Transportation-Roadways and Sidewalks

Source: Fairhaven  
Master Plan (2018)



Source: Town of Fairhaven, MassGIS





# Transportation-Transit

## Route 11 Fairhaven



New Bedford Route

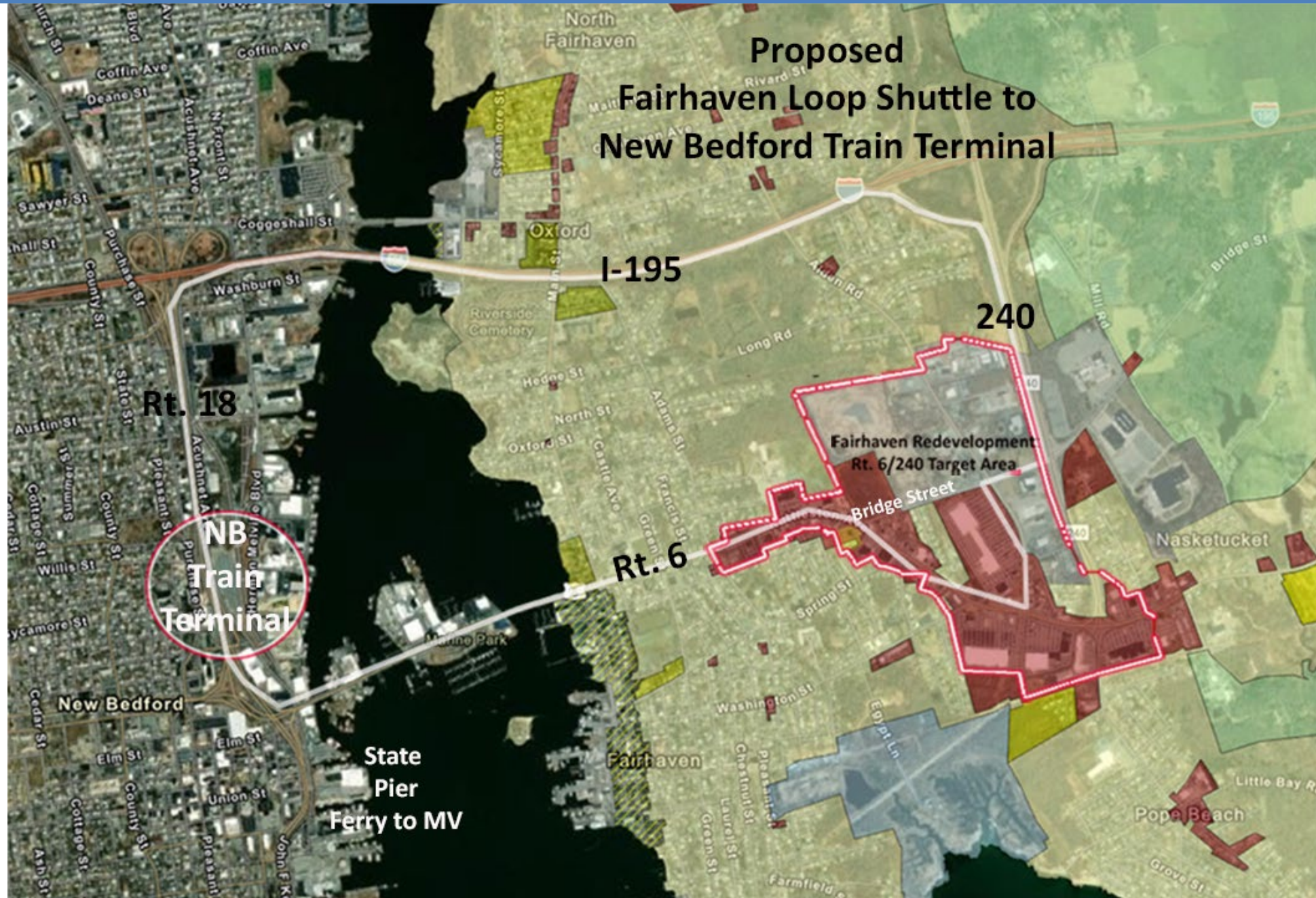
Timetable on reverse side



Effective 08/29/2022



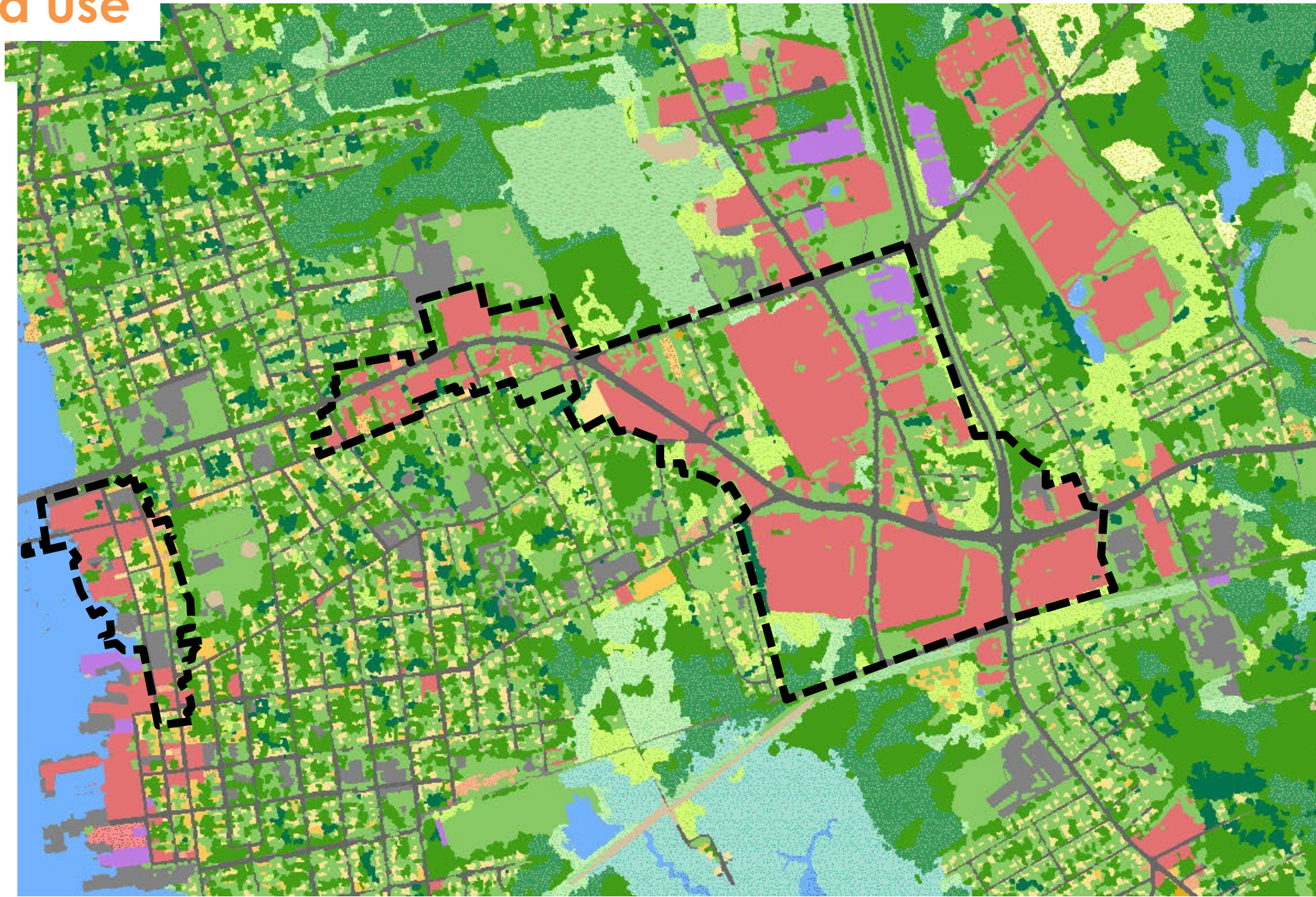
# Planning Dept. Proposed NB-FH Loop Shuttle for NB-Boston Train





# Land Cover-Land Use

## Legend





# Parcels in Study Area

## Waterfront

23.0 acres

93 parcels

Mean parcel size: 0.25 ac

Median: 0.13 acres

## Rt 6 Corridor

36.7 acres

50 parcels

Mean parcel size: 0.72 ac

Median: 0.56 acres

## Rt 6/240 Plaza Area

136.9 acres

63 parcels

Mean parcel size: 1.6 ac

Median: 0.28 acres





# Economy

## Fairhaven Economic Development Plan, FXM Associates (2017)

- Total Fairhaven projected commercial space demand: 668,675sf between 2017-2026
- Strongest demand for commercial space for:
  - Health Care and Social Assistance Sector
  - Administrative & Support Sector
- Demand for market rate rental housing (especially of higher density)
- Little demand for additional retail
- “Prospects for reuse of vacant or underutilized buildings and buildable spaces, now and in the foreseeable future, are most likely to be realized with **zoning changes that enable further office space development and mixed residential/commercial uses.**”



# Economy

- Plaza areas provide 1/4 of employment and 1/3 of sales in Fairhaven
- Plaza Area accounts for many of the largest tax bills in town
- On a tax revenue per acre basis, the Waterfront generates the most revenue

	Fairhaven (7,943 parcels)		Waterfront (93 parcels)		Rt6 Corridor (51 parcels)		Rt6/240 Plaza Area (85 parcels)	
	Lot Size (acres)	Total Value/Acre	Lot Size (acres)	Total Value/Acre	Lot Size (acres)	Total Value/Acre	Lot Size (acres)	Total Value/Acre
Mean	0.89	\$ 1,378,782	0.25	\$ 1,966,457	0.72	\$ 1,091,826.01	1.61	\$ 694,248
Median	0.23	\$ 1,175,554	0.13	\$ 1,740,000	0.56	\$ 1,028,481.48	0.28	\$ 704,283
Maximum	333.10	\$ 10,730,000	4.58	\$ 5,575,000	4.06	\$ 2,445,714.29	27.48	\$ 2,275,000



Legend:

- Study Area Boundary
- Road (MassDOT 2022)
- Structure (MassGIS 2022)
- Parcel (MassGIS 2022)
- Open Space (MassGIS 2022)
- Water (MassDEP 2019)
- Hydric Soil (NRCS 2021)
- National Flood Hazard Zones (FEMA 2017)
  - AE: 1% Annual Chance of Flooding, with BFE
  - X\*: 0.2% Annual Chance of Flooding \*with Reduced Flood Risk due to Levee
  - VE: High Risk Coastal Area
- Worst-case Hurricane Surge Inundation Zones (SLOSH 2013)
  - Category 1
  - Category 2
  - Category 3
  - Category 4



# Sea Level Rise, 3 FT

Source: Resilient MA

## Sea Level Rise & Coastal Flooding (NOAA)

Layer: Sea Level Rise ▼

### Legend





# Sea Level Rise, 4 FT

Source: Resilient MA

## Sea Level Rise & Coastal Flooding (NOAA)

Layer: Sea Level Rise ▼

### Legend



4 ft is likely maximum sea level rise by 2100 according to MVP Summary of Findings





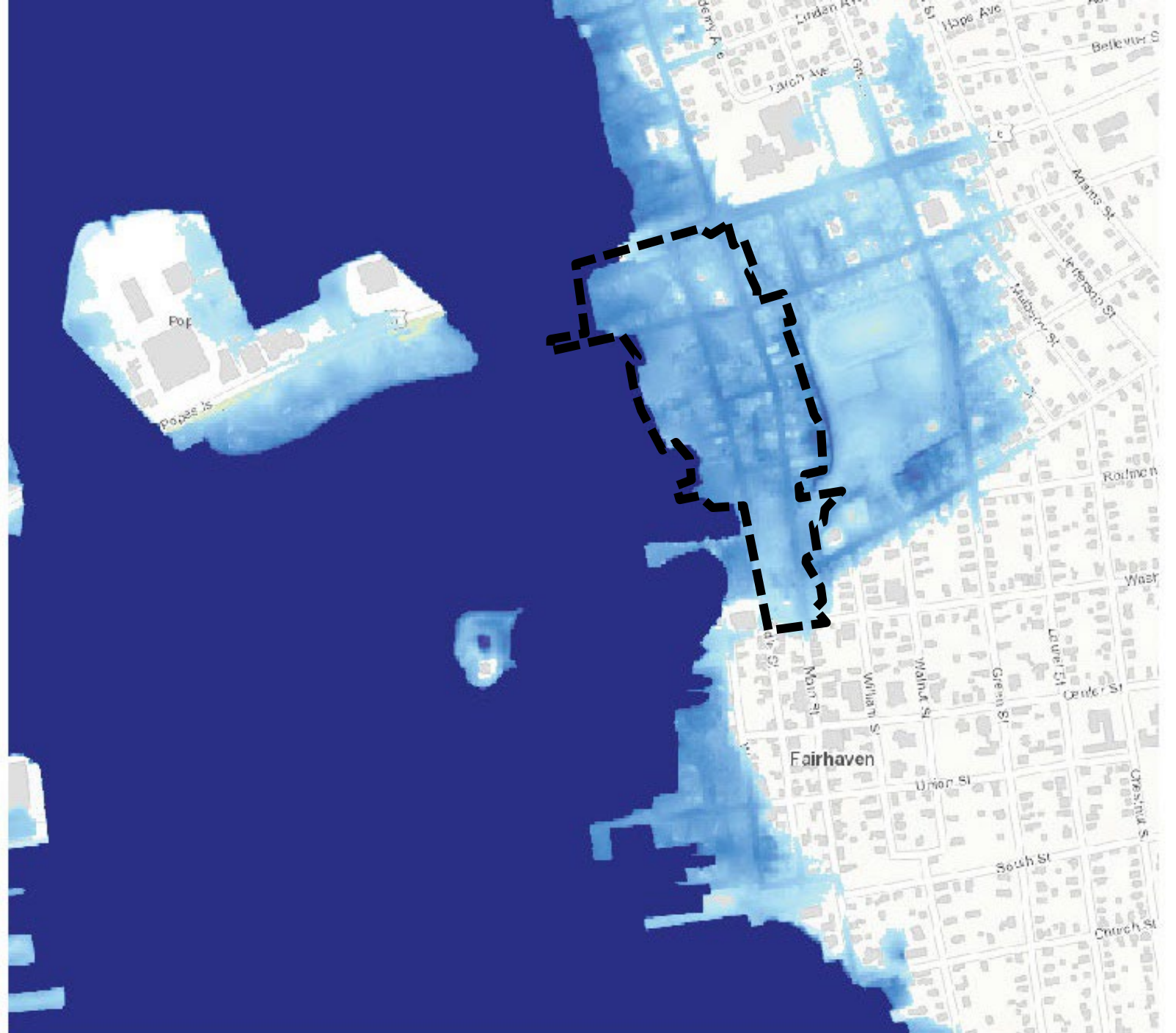
# Sea Level Rise, 6 FT

Source: Resilient MA

## Sea Level Rise & Coastal Flooding (NOAA)

Layer: Sea Level Rise ▼

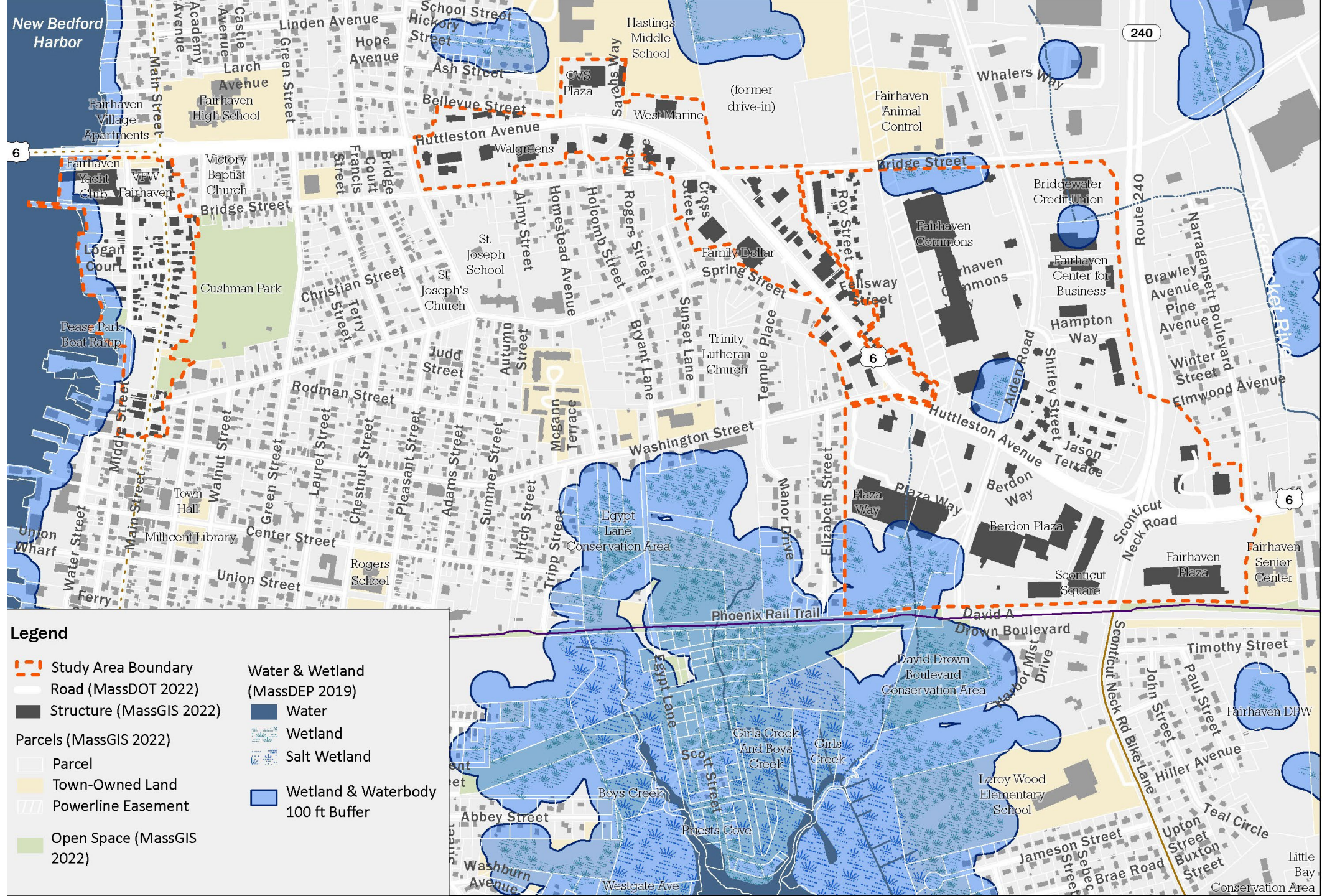
### Legend





# Regulatory Constraints

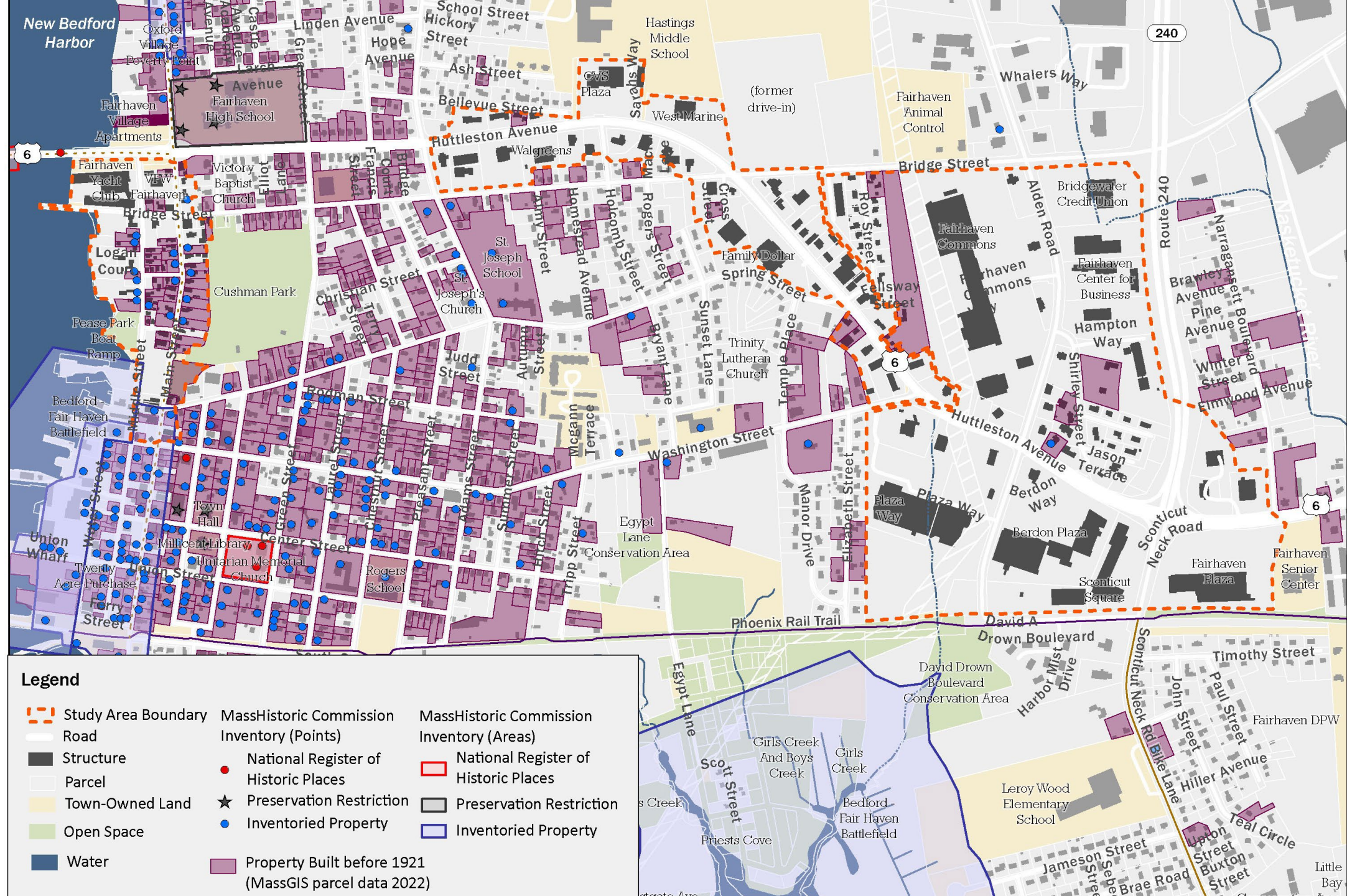
## Wetland Buffers





# Regulatory Constraints

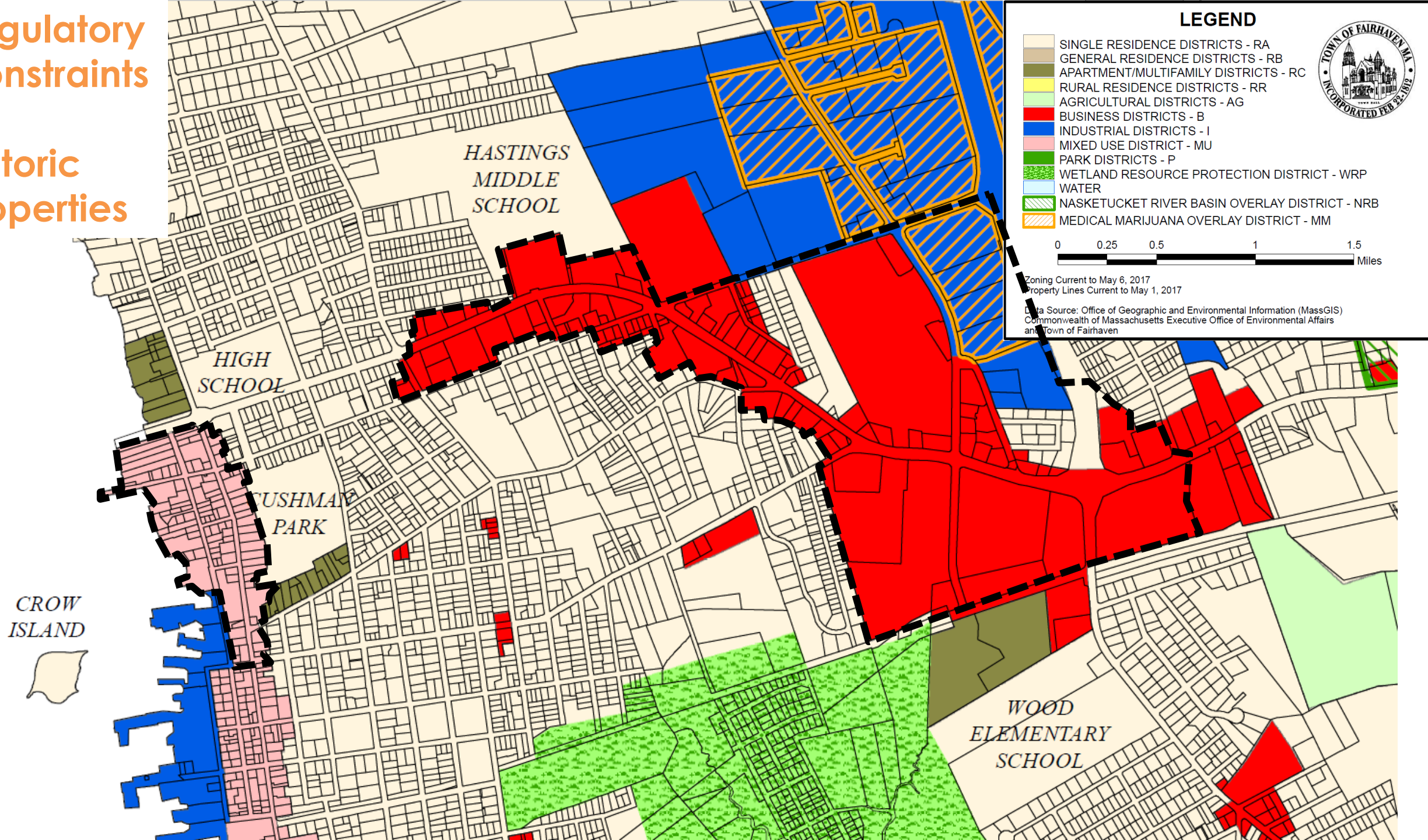
## Historic Properties





Regulatory  
Constraints

Historic  
Properties

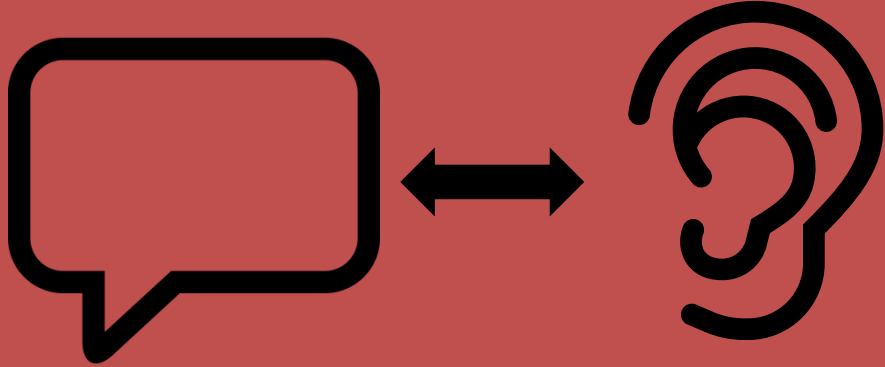








# Ground Rules



- One speaker at a time
- Have a conversation, not a debate
- Critique ideas, not people. Maintain respect and courtesy.
- Work toward understanding others underlying interests, goals, and values
- Make sure everyone has a chance to speak
- Have fun!



# Fairhaven 40R Planning

## Listening Workshop

November 4, 2022



Paul H. Foley, AICP  
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Fairhaven, Massachusetts

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