



## City of New Bedford Planning Department

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MAYOR  
JON MITCHELL  
PLANNING DIRECTOR  
TABITHA HARKIN

### PLANNING BOARD

September 26, 2019

Maderia Ventures, Inc.  
12 Ann & Hope Way  
Cumberland, RI 02864

#### **Re: Whaler's Place – Final Release of Surety Request: Status & Recommended Next Steps**

Dear Maderia Ventures, Inc.,

This letter is intended to provide a status update and detail the recommended next steps required prior to the final Release of Surety for the Whaler's Place Subdivision.

As you are aware, your representative, Ms. Moran, presented your request to the Planning Board at the September 4, 2019 meeting. During the meeting the city's Department of Public Infrastructure (DPI) briefed the board regarding the outstanding elements required prior to release and abutting property owners spoke about various maintenance issues they have encountered over the course of the subdivision's development. After the public hearing the board voted to continue your request to the next meeting date of October 9, 2019.

The case was continued to allow for a revised set of as-built plans to be submitted and for a meeting to be scheduled with the Department of Public Infrastructure, as requested by Ms. Moran. Additionally, the board recommended the applicant work with the subdivision residents and their abutters to address some of their concerns, particularly as it related to trash dumping and the movement of stonewalls.

We have been informed that your team met with the Department of Public Infrastructure on September 16, 2019. Subsequently, your engineer has submitted a newly revised set of as-built plans, roadway layout plan, and the metes and bounds descriptions, as required.

At this time, the following steps will have to occur and the following specific materials as detailed below will need to be submitted:

1. The Department of Public Infrastructure (DPI) will review the newly revised as-built plans, roadway layout plans, and metes and bounds descriptions recently submitted. If the materials satisfy all the requirements of the City and for recording with the Registry of Deeds, the Department of Public Infrastructure will issue you a notice to proceed with final prints and mylars.

2. You, the applicant, have requested, and DPI has agreed to complete a field inspection this Fall. This is to identify any needed repairs prior to the close of the construction season this winter. The applicant understands any issues that may arise after this inspection will need to be addressed prior to any final release of the surety.
3. The applicant is required to submit a letter to the Department of Public Infrastructure requesting the City accept the roadway and all pertinent utilities within the street's layout. This letter is required for the Department of Public Infrastructure to submit the request to the City Council, who will then need to vote on its approval of acceptance.
4. After receipt and approved completion of items 1-3, the Department of Public Infrastructure will submit the request and final plan materials to the City Council for their consideration.
5. The City Council will then schedule the matter on an upcoming meeting date and hold a public hearing.
6. Once the City Council has voted to accept the roadway, the Planning Board may take up the request to release the remaining surety at an upcoming meeting date.

**Due to the extended timeline of this expected process, I recommend you consider requesting a continuance of the Planning Board public hearing until the January 8, 2020 scheduled meeting date.**

**If you are amenable to this recommendation, please state your intentions in writing by Monday, October 7, 2019.** The board will then announce the extended continuance date to interested parties at the October 9, 2019 meeting. If you are not amenable to this recommendation, please contact me directly to discuss at 508-979-1488.

Sincerely,



Tabitha Harkin, LEED AP ND

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CC:  
Manny Silva – Department of Public Infrastructure  
Danny Romanowicz – Department of Inspectional Services  
Elizabeth Lydon – City Solicitors Office