



City of New Bedford Department of City Planning

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PLANNING BOARD

STAFF REPORT

REPORT DATE
August 28, 2019

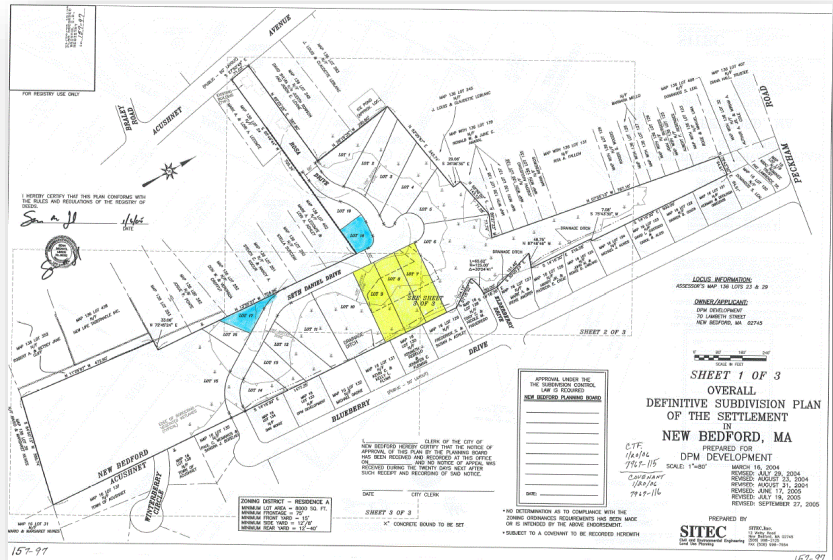
PLANNING BOARD MEETING
September 4, 2019

Case #19-26: SUBDIVISION EXTENSION OF COVENANT TIME LIMITS REQUEST

Property: Seth Daniel Drive
Map: 136 Lots: 23, 29, 469 - 474, 477 - 487

Owner: DPM Development Corporation
70 Lambeth Street
New Bedford, MA 02745

Applicant: SITEC Engineering, Inc.
448 Faunce Corner Road
Dartmouth, MA 02747



Project Summary

The applicant seeks an extension of covenant time limits for the definitive subdivision known as “The Settlement” to October of 2020.

A covenant is an agreement between the applicant and the Planning Board that restricts lots in the subdivision from being developed until certain infrastructure and conditions of subdivision approval are met for the project. Covenant agreements are made to ensure the applicant fulfills their obligations for the construction and build-out of the subdivision infrastructure.

This request was made to provide additional time to the developer to complete the remaining roadway improvements for the project after the applicant was notified by the planning department that the covenant had recently expired.

As of this date, all utility lines for the project have been completed. Drainage improvements, including catch basins, manholes, piping, detention pond and detention pond fencing have been completed. Street lights have been installed and roadway pavement binder and curbing are also complete. All required road bounds have been set. However, there are 12 remaining street trees to be planted and 50% of the sidewalk has yet to be installed. In addition, street as-builts will be completed when all required construction activities have been finished.

The developer is scheduling the completion of the remaining site improvements for October of 2020, since there are four lots that have not been built upon. According to the applicant, "this will insure the City that when the roads are ready for acceptance, the surface of the streets are in excellent condition and the sidewalk and grass shoulders are stable."

Staff Recommendation

After a visit to the site, planning staff confirmed the work had been completed and the remaining installations needed. Planning staff recommends that the applicant is granted the covenant extension request to complete the few remaining items and ready the right of way for city acceptance.



Intersection of Seth Daniel Drive & Rosa Drive



The Settlement looking south down Seth Daniel Drive



Houses along the west side of Seth Daniel Drive



End of Seth Daniel Drive where it meets Blueberry Drive in Acushnet

The Settlement

NOTE: Property line is approximate; for discussion purposes, only. Aerial map is oriented north.

