



PATRICK J. SULLIVAN
DIRECTOR

City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

STAFF REPORT

REPORT DATE

May 2, 2019

PLANNING BOARD MEETING

May 8, 2019

Case #19-10: Definitive Subdivision (Modification)

Flaherty Drive
Map: 133 Lots: 65 & 61

**Owner/
Applicant:** Greater New Bedford Industrial
Foundation
1213 Purchase Street
New Bedford, MA 02740

**Applicant's
Agent:** Field Engineering
PO Box 1178
11D Industrial Drive
Mattapoisett, MA 02739

Overview

The applicant requests a **modification of the Definitive Subdivision plan known as Flaherty Drive Extension**. The previously approved plan was for a 2-lot subdivision at the property listed above. The current modification request is adding a revision note in order to combine parcel A into the existing Flaherty Drive roadway layout.

The modification is requested due to a condition of approval for Site Plan Review Case #18-18 (ES John Vertente Blvd a/k/a 0 Flaherty Drive), which was for the new construction of a warehouse facility for Plumbers Supply Company. Due to a lack of notation, the previous subdivision plans caused parcel A to be considered a land parcel and not part of the roadway layout. The proposed modified plan correctly notes parcel A is intended to become part of the Flaherty Drive roadway.

The roadway has already been built and exists per previously approved plans. The subdivision modification is an administrative correction that needs to be made for the roadway to be eligible for acceptance as a city street.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

The Department of Public Infrastructure reviewed the plan and asked for minor revisions. The applicant has made the requested revisions and submitted the plan with revision dated as of 4/29/19.

No other comments were received as of the publication of this report; any comments received will be made available at the public meeting.


Master Plan Goal

The proposal is consistent with the master plan’s goal to expand workforce opportunities and communicates a positive message for business development.

Materials for Consideration

The plan submission is shown as “Definitive Subdivision Modification Plan of Land Greater New Bedford Industrial Foundation Flaherty Drive Extension New Bedford, Massachusetts”, dated April 5, 2019, with revisions through April 29, 2019 and date stamped received by City Clerk’s Office May 1, 2019. Plan were prepared by Maddigan Land Surveying, LLC in Middleboro, MA and stamped by David J. Maddigan Jr., PLS.

Staff Recommendations

 **Approval.** Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it act favorably on the requested subdivision approval for the project:

- That the following general conditions also be applied to this decision:
 - That the applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project’s approval, be recorded at the Registry of Deeds.
 - The applicant shall ensure a copy of the approved subdivision plan be recorded at the Registry of Deeds.
 - The applicant shall ensure that a copy of the recorded decision and a copy of the recorded subdivision plan be provided for the Planning Division Case file folder.

Materials Provided by the Applicant are available at: <http://www.newbedford-ma.gov/planning/planning-board/planning-board-agenda-info-2018/>.

Flaherty Drive aka ES John Vertente Blvd Map: 133, Lot: 65 & 61

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

