



CITY CLERKS OFFICE
NEW BEDFORD, MA

PLANNING BOARD

City Hall, Room 303

133 William Street,
New Bedford, MA 02740

(508) 979-1488

www.newbedford-ma.gov

Registry of Deeds/City Clerk Use Only:

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	18-40				
Request Type:	Preliminary Subdivision (Form B)				
Address:	1265 Bartlett Street				
Zoning:	Residential A Zoning District				
Recorded Owners:	Amandio Araujo and Jose Araujo				
Owner Address:	224 Nyes Lane Acushnet, MA 02743				
Applicant:	Farland Corp.				
Applicant Address:	401 County Street New Bedford, MA 02740				
Application Submittal Date		Public Hearing Date(s)		Decision Date	
September 14, 2018		October 10, 2018		October 10, 2018	
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number	
134	299 & 305	11182	346		

Application: Submitted by Farland Corp. (401 County Street New Bedford, MA 02740) on behalf of Amandio and Jose Araujo (224 Nyes Lane Acushnet, MA 02743) for approval of a Preliminary Subdivision (Form B) for a four (4) lot, residential subdivision located at 1265 Bartlett Street (Map 134 Lot 299 & 305) on a 1.18± acre site in a Residential A [RA] zoned district.

Action: APPROVED, WITH CONDITIONS, as described in section four (4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on October 24, 2018.

10/24/2018
Date


Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Plans submitted by Farland Corp. (401 County Street New Bedford, MA 02740) on behalf of Amandio and Jose Araujo (224 Nyes Lane Acushnet, MA 02743) for approval of a Preliminary Subdivision (Form B) for a four (4) lot, residential subdivision located at 1265 Bartlett Street (Map 134 Lot 299 & 305) on a 1.18± acre site in a Residential A [RA] zoned district.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

- ❑ Plan set – Preliminary Subdivision Plan 1265 Bartlett Street Assessor's map 134 Lot 299 New Bedford, MA; prepared by Farland Corp., in New Bedford, MA and stamped by Christian Albert Farland, PE; dated September 13, 2018; date stamped received by City Clerk's Office September 14, 2018; including:
 - Sheet 1 Cover
 - Sheet 2 Existing Conditions
 - Sheet 3 Layout/Utilities

Other Documents and Supporting Materials

- ❑ Form B Application: Application for Approval of Preliminary Plan, stamped received by City Clerk's Office September 14, 2018.
- ❑ Certified Abutters List
- ❑ Bristol County (S.D) Registry of Deeds Book 11182, Page 346
- ❑ Department of Planning, Housing & Community Development Staff Report dated October 5, 2018
- ❑ Communication from Sarah Porter, Conservation Agent dated September 28, 2018.
- ❑ Department of Public Infrastructure (DPI) Comments dated October 2, 2018

3) DISCUSSION

Board Members Kathryn Duff, Arthur Glassman, Peter Cruz, and Kamile Khazan were in attendance at the October 10, 2018 meeting. City Planner Tabitha Harkin and Staff Planner Jennifer Carloni were present during the discussion.

Mr. Christian Farland, Farland Corp (401 County Street New Bedford, MA) presented the proposal on behalf of the property owners Mr. Amandio and Jose Araujo (224 Nyes Lane Acushnet, MA 02743). He explained the property has 1.8 acres of land located in a residential A zoned district. The site slopes down gently east to west and is surrounded by similar residential structures that front on Sheffield Street.

He noted the proposal includes a request for a reduced roadway width to twenty-four foot wide (24') with the overall public layout width of forty feet (40'). Additionally, the applicant is requesting a waiver for sidewalks, as there are no sidewalks in the immediate area and traffic demand will be low. He noted DPI found the waiver requests reasonable. Further, he informed the board the subdivision will be connected to municipal water and sewer. Roadway drainage is proposed in the rear in an underground system, not an open basin. Street lights and street trees will be included as required.

Mr. Farland confirmed they would seek the necessary permits from the Conservation Commission. He indicated they had not included wetlands on the plans as there was some inaccuracy in the MassGIS information and they planned to do a full site analysis and wetland delineation for the definitive plan submission noting any wetlands and buffers on site.

In response to a board member inquiry, Mr. Farland confirmed a flushing hydrant will be included on the definitive plans.

The board briefly discussed the request for a waiver of the sidewalks requirement. They noted there were no sidewalks in the immediate neighborhood yet they have required sidewalks in other similar subdivisions. Sidewalks are consistent with the Master Plan goal to create walkable neighborhoods. The board decided it was reasonable to have sidewalks only where structures were proposed on the plan and not on the south side of the proposed roadway. Mr. Farland concurred.

The board and Mr. Farland briefly discussed the proposed lot clearing and surveying for the retention of established trees. Mr. Farland confirmed they would survey the site for any tree with trunks 12 inch in diameter that could be saved. He also noted the Planning division staff had comment to keep the trees along the south side of the road. Mr. Cruz asked if the green space strip on the south side of the roadway was wide enough. Mr. Farland noted it was approximately seven feet wide, so it is possible depending on the location of the existing trees. The board noted the roadway likely could not be moved further north due to possible wetland impacts.

Mr. Cruz made a motion, seconded by Mr. Glassman to open the public hearing. Motion passed unopposed.

In response to Chairperson Duff's invitation to speak or be recorded in favor, no one in attendance spoke in favor of the petition or wished to be recorded in favor of the petition.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, no one in attendance spoke in opposition of the petition or wished to be recorded in opposition of the petition.

Mr. Glassman made a motion, seconded by Mr. Cruz to close the public hearing. Motion passed unopposed.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #18-40, for approval of a Preliminary Subdivision (Form B) for a four (4) lot, residential subdivision located at 1265 Bartlett Street (Map 134 Lot 299) on a 1.18± acre site in a Residential A [RA] zoned district. Applicant: Amandio and Jose Araujo (224 Nyes Lane Acushnet, MA 02743). Applicant's Agent: Farland Corp. (401 County Street New Bedford, MA 02740). The approval is subject to:

Specific conditions:

1. Sidewalks to be installed in front of all structures;
2. The plans incorporate all comments received in the Memorandum from the Department of Public Infrastructure;
3. The applicant file the necessary permits with the Conservation Commission;
4. The subdivision be named and labeled on the plan set;
5. New roadway proposed be named and labeled on the plan;
6. The applicant updates the map and lot numbers to include lot 305;
7. Wetlands and/or wetlands buffer to be shown on plans;
8. New data be collected from test pits that reasonably cover the area of the lots, not necessarily each lot, but a good cross section of the site. The test pits and data should be included in the plan set;
9. The applicant survey all trees 12 inch dbh and greater on the south side property line and identify any that could be retained as a buffer between the subdivision and the rear of the established dwelling along Sheffield Street.

General conditions:

10. Approval of the preliminary plan indicates that the proposed plan for subdivision, if consistently followed throughout, will be adequate and sufficient to obtain final approval, provided that all requirements of Article VI, Section C, Final Plans, Contents, of the New Bedford Subdivision Control Regulations are met.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved four (4) to zero (0).

Board Chair Duff -- Yes

Board Member Khazan-Yes

Board Member Glassman – Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

10/24/2018

Date



Kathryn Duff, Chair
City of New Bedford Planning Board