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STAFF REPORT

REPORT DATE
October 5, 2018

PLANNING BOARD MEETING
October 10, 2018

Case #18-40: Preliminary Subdivision
1265 Bartlett Street
Map: 134 Lot: 299 & 305

Owner/ Amandio and Jose Araujo
Applicant: 224 Nyes Lane
Acushnet, MA 02743

Applicant's Farland Corp.
Agent: 401 County Street
New Bedford, MA 02740

Overview

The request by the applicant is for **Preliminary Subdivision** approval for an unnamed, four (4) lot, single family residential subdivision located on a parcel of land formerly known as 1265 Bartlett Street (Map:134, Lot: 299), on a 1.18 acre site, in a Residential A [RA] zoned district.



Preliminary Subdivision
Looking west from Bartlett Street

Existing Conditions

The existing site is located in a far north end neighborhood between Route 140 and Acushnet Avenue. The site is located at the northern terminus of Bartlett Street* (near Sheffield Street). The existing site is a vacant, predominantly wooded, 1.18 acre lot. The site has remnants of a driveway and mailbox that served a single family dwelling that has been demolished. There are also stonewalls present. The site slopes slightly down westerly towards Route 140.

The surrounding neighborhood is comprised of single family dwellings. Directly abutting the site to the south are four single family dwellings that front on Sheffield Street. The neighborhood and this site are directly adjacent to the Route 140 highway, which is just west of the site.

***Note:** Bartlett Street has two separate unconnected segments in New Bedford. This site is located at the northern terminus on the section of Bartlett Street that intersects Sheffield Street and Marlborough Street (Landmark: Café Roma).

Proposed Conditions

The proposal is for the development of a four lot single family subdivision and new roadway which terminates in a cul de sac. The four lots proposed range from 8,933 SF to 10,486 SF. The proposed lots meet and exceed the minimum dimensional requirements. The roadway is proposed along the southern edge of the site and is directly abutting the rear of the abutting single family dwellings. The roadway as proposed would be 24' in width and 192.36' in length, ending in a cul de sac with a 40' radius. Vertical granite curbing would be installed at the edge of pavement, a sidewalk is not proposed. Street trees and two street lights are proposed in the public right of way layout. Water and sewer connections are shown for each proposed lot to tie into the city system on Bartlett Street. The proposed roadway stormwater runoff will be captured by a stormwater basin proposed on the south side of the cul de sac, which will drain to an underground drainage system located to the rear of Lot 4.

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 has provided a detailed memorandum, dated October 2, 2018. The memorandum outlines 22 items to be addressed by the applicant.

Sarah Porter, Conservation Agent, had provided comments on behalf of the Conservation Commission, dated September 28, 2018. Her comments note the presence of bordering vegetated wetland on site and subsequent 100' buffer affecting portions of the site. Further, the applicant is required to file with the Conservation Commission.

No other comments from city departments were received as of the writing of this report. Any comments received will be made available at the public meeting.

Materials for Consideration

The plan submittal is shown as Preliminary Subdivision Plan 1265 Bartlett Street Map 134 Lot 299 New Bedford, MA, prepared for Amandio & Jose Araujo. The plans were prepared by Farland Corp., in New Bedford, and stamped by Christian Albert Farland, PE. The plan set consists of the following sheets:

- Sheet 1 Cover
- Sheet 2 Existing Conditions
- Sheet 3 Layout/Utilities



Northern End of Bartlett Street
Looking north from Sheffield St at Bartlett Street



Single Family Dwellings Abutting Proposed Subdivision
Looking northwest from Bartlett Street

In addition to the foregoing submitted materials, the Planning Board may also wish to consider:

▪ **Waivers**

Under MGL Ch 41, §81R, which gives Planning Boards authority to grant a waiver to any of their rules and regulations, a Board must find by granting of the waiver, the petition is in the public interest and not inconsistent with the purpose of Subdivision Control Law, as described by Ch 41, §81M. Any waiver approval shall be specified in the decision and noted on the definitive plan.

The applicant requests the following waivers for consideration by the Planning Board:

- Article VI. Subdivision Plan Specifications and Required Contents
 - Section B (1) – Subdivision Name
 - Section B (14) – One test pit per lot
 - ***Planning staff recommend the subdivision name requirement not be waived. The name is important for record keeping purposes and identification.***
 - ***Planning staff find the request to modify the requirement of one test pit per lot as reasonable but recommends the board request the applicant to provide more than one test pit for the entire site.***
- Article VII. Required Improvements
 - Section B (2) – Paved Roadway Width and Sidewalk Requirements
 - ***The DPI agrees to grant waivers for the 24' roadway width and sidewalk requirements. The developer must submit a waiver to reduce proposed layout to 40 feet.***

Staff Recommendations



Preliminary Subdivision 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 Preliminary Subdivision request for the project:

That the following specific conditions be applied to this decision:

- The plans incorporate all comments received in the Memorandum from the Department of Public Infrastructure
- The applicant file the necessary permits with the Conservation Commission
- The subdivision be named and labeled on the plan set
- New roadway proposed be named and labeled on the plan
- The applicant update the map and lot numbers to include lot 305
- Wetlands and/or wetlands buffer to be shown on plans
- 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.
- 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

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

1265 Bartlett Street Map: 134, Lot: 299

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

