



## City of New Bedford

### Department of Planning, Housing & Community Development

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**PATRICK J. SULLIVAN**  
DIRECTOR

## STAFF REPORT

**REPORT DATE**  
March 30, 2018

**PLANNING BOARD MEETING**  
April 11, 2018

### Case #18-17: PARTIAL RELEASE OF SURETY

**Property:** Cardinal Place Subdivision  
Map: 138 Lot: 376 (f/k/a lots 376-380)  
Map: 136 Lots: 492, 493, 494, 495, 496, &  
497 (f/k/a lot 353)  
**Zoning:** Residential A  
**Owner/  
Applicant:** Petrel Properties, LLC  
c/o Hugh Rowlett  
9 Bayview Avenue  
Fairhaven, MA 02719

#### Project Summary

The applicant seeks a partial release of cash surety held by the city for the definitive subdivision known as Cardinal Place. The current cash surety being held is \$111,000 (plus interest). The applicant seeks a reduction of the cash surety to \$26,000.

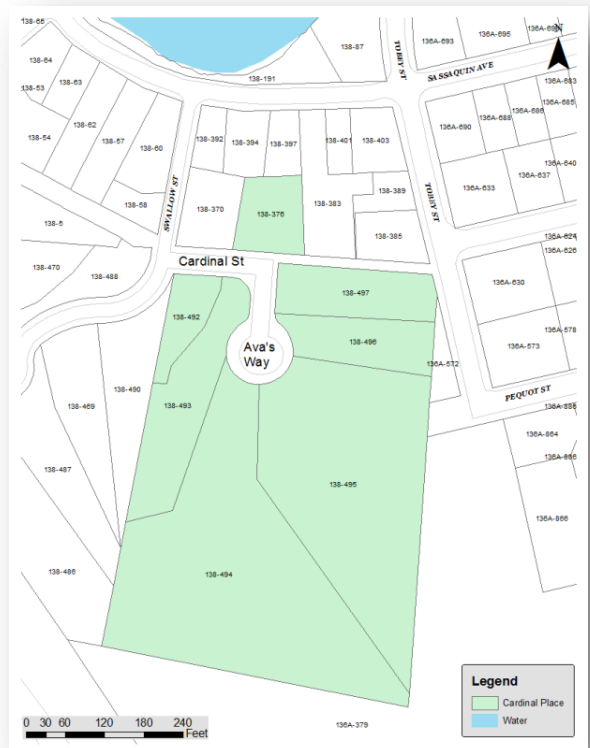
The city holds this cash surety as a performance guarantee in the amount necessary for the completion of the project. The surety serves as a safeguard for the city should the applicant fail to fulfill their obligations for construction and build-out of the subdivision.

#### Proposed Reduction

The Department of Public Infrastructure (DPI) has reviewed the work completed thus far at the Cardinal Place Subdivision and has provided a cost estimate of \$26,000 for completion of the remaining work. Although the DPI cost estimate does not include services or work to be completed by utility companies (e.g. Eversource Gas, Eversource Electric, Verizon, or Comcast), the estimated amount does reflect the cost that the city reasonably estimates it would assume if the developer failed to complete the subdivision. The owner/applicant of the project is aware of this cost estimate and concurs with DPI's estimate.

#### Staff Recommendation

In light of the DPI recommendation, staff recommends the Board reduce the cash surety to \$26,000.







**Cardinal Place**  
Looking east from Swallow Street



**Cardinal Place**  
Looking southeast from Cardinal Street



**Cardinal Place**  
Looking south on Ava's Way



**Cardinal Place**  
Looking north on Ava's Way

## Cardinal Place

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

