



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

STAFF REPORT

REPORT DATE

February 7, 2017

PLANNING BOARD MEETING

February 14, 2018

Case #18-10: LOT RELEASE FROM COVENANT

Property: Seth Daniel Drive
Map 136 Lots 477-486

Zoning: Residential A

Owner: DPM Development Corp. and
Moniz Properties, Inc.
70 Lambeth Street
New Bedford 02745

Applicant: Sitec, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747



Project Summary

The applicant seeks the release of 10 lots from covenant. These lots are all on Seth Daniel Road and are part of the approved 19-lot definitive subdivision known as The Settlement.

Review Comments

As a performance guarantee to ensure that all the required work within the subdivision is completed and performed to City standards, the lots at the Settlement were placed under covenant, meaning that they cannot be developed until certain benchmarks are met. The concept being that if the developer walks without completing the required improvements, the City has the value of the remaining lots to complete the work.

The applicant has provided a cost estimate of the work remaining to complete the subdivision.

Staff Recommendation

If the value of the lots that will continue to remain under covenant, **as determined by the DPI**, is greater than or equal to the value of the remaining lots, then the Planning Board can release the requested lots. We have not received the estimate and recommendation from the DPI at this time, but I will forward it along to the Board members as soon as it is received.