



December 15, 2017

New Bedford Planning Board
New Bedford City Hall
133 William Street, Rm 303
New Bedford, MA 02740

RE: Definitive Subdivision Plan "Farland Estates I"

Dear Madam Chair and Members of the Board:

We are submitting the attached Definitive Subdivision submittal for the above referenced project. Enclosed please find the following:

1. Application Forms
2. Form C
3. Site Plan Application
4. Site Plan Checklist
5. Transmittal
6. Filing Fees
7. Certified Abutters List
8. Project Narrative
9. Proof of Ownership
10. Electronic Files

As part of this Definitive Subdivision submittal we are requesting waivers from the provision of the City of New Bedford Subdivision Control Bylaw. These waivers are as follows:

Article VI. (B-2) – Test Pits

Request: - to allow testpits provided in lieu of one per lot.

Article VII. (B-2) - Street Improvements

Request: - to allow a twenty-eight (28) foot wide paved roadway in lieu of the required thirty-four (34) foot wide paved roadway.

Request: - waiver requested for sidewalks on one side of the street in lieu of both.

Site Plan Review Application Checklist

Request: - to waive the need for a Development Impact Statement

Request: - to waive Architectural Plans

Request: - to waive the need for a Traffic Impact & Access Study

Please note that the Planning Board and Conservation Commission approved a thirty-nine lot subdivision on this property in 2016 and a fifteen lot subdivision in 2017.

Farland Corporation, Inc. has utilized the plans that were approved in 2016 and reduced the number of lots from thirty-nine to twenty-seven. We have eliminated the additional roadways and the thru street to Victoria Street. Farland Estates I has one circular roadway which creates a unique private subdivision with great pedestrian and traffic circulation. Although the impervious area and stormwater runoff has been significantly reduced compared to the previously approved plans, Farland Corp. has kept the same infiltration basin and subsurface infiltration areas, therefore has not submitted revised stormwater calculations.

We believe that we have correctly identified the necessary waivers in this letter. Please feel free to bring to our attention any additional waivers that you believe may be necessary. We look forward to discussing this proposed subdivision with you during the public hearing process.

Very truly yours,

FARLAND CORPORATION, INC.

A handwritten signature in blue ink, consisting of a stylized 'C' followed by a loop and a long horizontal stroke extending to the right.

Christian A. Farland, P.E., LEED AP
Principal Engineer and President

cc: Client, File

CITY OF NEW BEDFORD
FORM C

APPLICATION for APPROVAL
of DEFINITIVE PLAN

File 21 completed forms and plans with the New Bedford planning Board, c/o the City Clerk.

(Applicant is required to submit 21 forms and plans for Board Members upon notification of Hearing Date)

December 15 2017 20 17

To the New Bedford Planning Board:

The undersigned herewith submits the accompanying DEFINITIVE Plan of property located in New Bedford for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing Subdivision of Land of the New Bedford Planning Board in the City of New Bedford.

1. Name of Subdivision Farland Estates I

2. Name of Subdivider MIH 1, LLC

Address 401 County Street, New Bedford, MA 02740

Phone # 508-717-3479

3. Name of Engineer or Surveyor Christian A. Farland, P.E., Farland Corporation, Inc.

Address 401 County Street, New Bedford, MA 02740

Phone # 508-717-3479

4. Deed of Property recorded in Bristol County Registry,

Book 12304 Page 200

5. Location and Description of Property, including Plot and Lots,

SER PLANS AND DEED

Name of Owner MIH 1, LLC

Signature of Owner 

Address 401 County Street, New Bedford, MA 02740

Phone # 508-717-3479

A complete list of the names and address of all abutters of this subdivision is attached. Certification will be made by the Applicant.

COPY

EXF15

Dec 00030778

BK 12304 PG 200

Bristol South
Registry District

RECORDED On

On: Dec 14, 2017 at 11:33A

QUITCLAIM DEED

NEW BEDFORD COUSINS LLC, a Massachusetts limited liability company having a usual place of business at P.O. Box 36, Scituate, Massachusetts 02066 (hereinafter "Grantor") for consideration paid in the sum of SIX HUNDRED NINETEEN THOUSAND and 00/100 (\$619,000.00) DOLLARS,

Grants to

MIH1, LLC, a Massachusetts limited liability company having a usual place of business at 30 No. Water Street, New Bedford, Massachusetts 02740 (hereinafter "Grantee")

With **QUITCLAIM COVENANTS**

a certain parcel of land on the easterly side of Acushnet Avenue and on the southerly side of Phillips Road, New Bedford, Massachusetts, comprising approximately 528,127 square feet of land, shown on a set of plans entitled "Definitive Subdivision Plan Stoney Brook Farm New Bedford, MA 02745" dated 5/11/17 by Cavanaro Consulting, Owner/Applicant New Bedford Cousins LLC, recorded herewith, and more particularly bounded and described as set forth on Exhibit A hereto.

This conveyance is made subject to, and with the benefit of, an Easement Agreement granted by the Grantor to Southern Mass Credit Union dated August 12, 2009 recorded with said Deeds in Book 9473, Page 284.

For Grantor's title, see deed of Shaw's Realty Trust dated July 27, 2005, recorded with Bristol County South District Registry of Deeds in Book 7693, Page 340, Confirmatory Deed dated August 29, 2005 recorded with said Deeds in Book 7734, Page 340, and deed of Ronald Frenette et als dated February 6, 2007 recorded with said Deeds in Book 8526, Page 124.

Executed under seal this 33rd day of November, 2017.

NEW BEDFORD COUSINS LLC

By: Terrence C. Tedeschi

Terrence C. Tedeschi, Manager

By: Robert W. Lally, Jr.

Robert W. Lally, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

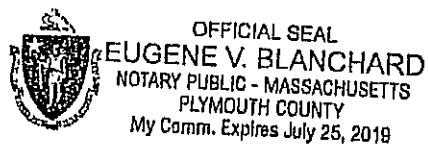
On this 33rd day of November, 2017, before me, the undersigned notary public, personally appeared Terrence C. Tedeschi, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of New Bedford Cousins LLC.

Eugene V. Blanchard

Eugene V. Blanchard

Notary Public

My Commission Expires: July 25, 2019



COMMONWEALTH OF MASSACHUSETTS

PLANNING, SS.

On this 23rd day of November, 2017, before me, the undersigned notary public, personally appeared Robert W. Lally, Jr., personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of New Bedford Cousins LLC.



Eugene V. Blanchard

Notary Public

My Commission Expires: July 25, 2019



OFFICIAL SEAL
EUGENE V. BLANCHARD
NOTARY PUBLIC - MASSACHUSETTS
PLYMOUTH COUNTY
My Comm. Expires July 25, 2019

EXHIBIT "A"

RE: Vacant land, Stoney Brook Farm subdivision, Acushnet Avenue, New Bedford, MA

BEGINNING at a point Three Hundred Thirty-Nine and 04/100 (339.04) feet from intersection of the south line of Phillips Road and the west line of Acushnet Avenue; thence

North 84°41' 22" East along the south line of Phillips Road, Ninety and 42/100 (90.42) feet; thence

Southwesterly along a curve having a radius of Twenty (20.00) feet, Twenty-nine and 50/100 (29.50) feet; thence

South 00°11'00" West One Hundred Thirty-two and 52/100 (132.52) feet; thence

North 84°41'22" East Three Hundred Sixty-seven and 12/100 (367.12) feet; thence

South 19°24'11" East Six Hundred Thirty-six and 08/100 (636.08) feet; thence

South 84°55'30" West Eight Hundred Forty-five and 79/100 (845.79) feet along Arnoff Street; thence

Northerly Two and 11/100 (2.11) feet; thence

South 85°41'29" West to the East line of Acushnet Avenue; thence

North 17°19'00" West One Hundred Fourteen and 95/100 (114.95) feet along the East line of Acushnet Avenue; thence continuing

Northerly along a curve having a radius of Four Hundred (400.00) feet One Hundred Thirty-seven and 19/100 (137.19) feet along the east line of Acushnet Avenue; thence

North 59°47'17" East One Hundred Forty-six and 14/100 (146.14) feet; thence

North 13°58'00" West One Hundred Sixty-five and 24/100 (165.24) feet; thence

North 59°55'12" East One Hundred Eight and 29/100 (108.29) feet; thence

North 06°38'59" East One Hundred Nine and 15/100 (109.15) feet; thence

North 04°33'16" West One Hundred Seventeen and 78/100 (117.78) feet; thence

North 84°41'22" East Five and 01/100 (5.01) feet; thence

North 05°06'18" West Forty-five and 00/100 (45.00) feet; thence

North 84°41'22" East One Hundred Eighty-nine and 37/100 (189.37) feet; thence

North 05°06'18" West One Hundred (100.00) feet to the South Line of Phillips Road and the point of beginning.

Meaning and intending to convey and hereby conveying all contiguous land of the Grantor located Southerly of Phillips Road, Easterly of Acushnet Avenue and Northerly of Arnoff Street however the same may be bounded or described including the fee in any abutting ways.

Together with an outstanding Easement Agreement (Utilities) from Southern Mass Credit Union dated August 12, 2009 and recorded on August 14, 2009 in the Bristol County (S.D.) Registry of Deeds in Book 9473, Page 278.

Together with an outstanding Easement Agreement for a Right of Way dated September 28, 2009 and recorded on October 13, 2009 in the Bristol County (S.D.) Registry of Deeds in Book 9527, Page 232.



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	130 D
LOT(S)#	381, 382, 383, 384,
ADDRESS:	
OWNER INFORMATION	
NAME:	New Bedford Cousins, LLC
MAILING ADDRESS:	P O Box 36 Scituate, MA 02066
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	Farland Corp.
MAILING ADDRESS (IF DIFFERENT):	401 County Street New Bedford, MA - 02740
TELEPHONE #	508 717 3479
EMAIL ADDRESS:	sparajuly@farlandcorp.com
REASON FOR THIS REQUEST: Check appropriate	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

385, 386, 392
393, 394, 395,
396, 397, 398
399, 400, 401,
402, 403, 404
405, 406, 407
408, 412, 413,
414, 415, 416,
417, 418, 419

2017 DEC 20 P 1:54
CITY CLERKS OFFICE
NEW BEDFORD, MA

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado
Printed Name

Carlos Amado
Signature

12/4/2017
Date

PLANNING
NOV 29 2017
DEPARTMENT

December 4, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as Stoney Brook Farm Subdivision (130D-381,382,383,384,385,386,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,412,413,414,415,416,417,418,419).

The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
130D-140 SS	ARNOFF ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719
130D-141 SS	ARNOFF ST	GARDEN RESTAURANT INC, C/O BOBOLA M P O BOX D12 FAIRHAVEN, MA 02719-0720
130D-142 SS	ARNOFF ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719
130D-415 ES	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-416 WS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-389	2926 ACUSHNET AVE	SOUTHERN MASS CREDIT UNION, 123 ALDEN ROAD FAIRHAVEN, MA 02719
130D-398 ES	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-379 WS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-409 SS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-408 SS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-410 SS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-399 ES	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-368	268 FITZGERALD DR	CARLESI JOSEPH, CARLESI PAULA 268 FITZGERALD DRIVE NEW BEDFORD, MA 02745

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Parcel	Location	Owner and Mailing Address
130D-285	934 PHILLIPS RD	MARTINS GEORGE, MARTINS ELIZABETH M 934 PHILLIPS RD NEW BEDFORD, MA 02745
130D-135	221 FITZGERALD DR	221 FITZGERALD DRIVE LLC, C/O HEARTLAND BANK #370043914 14125 CLAYTON ROAD CHESTERFIELD, MO 63017
132-584	967 PHILLIPS RD	AGUIAR DEREK J, 12 ELDERBERRY DRIVE 967 Phillips Rd. ACUSHNET, MA 02743 new Bedford, MA 02745
130D-295	250 FITZGERALD DR	KNOWLES RYAN M, KNOWLES KATHRINE R CONSTANT- 250 FITZGERALD DRIVE NEW BEDFORD, MA 02745
130D-400 ES	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-394 NS	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-392 NS	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-271	918 PHILLIPS RD	BARRIGAS FRANK L, BARRIGAS NATERCIA M 918 PHILLIPS RD NEW BEDFORD, MA 02745
130D-367	276 FITZGERALD DR	AGRELLA DENNIS A, AGRELLA CYNTHIA P 276 FITZGERALD DRIVE NEW BEDFORD, MA 02746
132-418	953 PHILLIPS RD	HARDY DOROTHY M, Kelsey P. Gallagher, melissa 953 PHILLIPS RD carvalho NEW BEDFORD, MA 02745
130D-272	910 PHILLIPS RD	MEDEIROS KEVIN "TRUSTEE", MEDEIROS JESSICA "TRUSTEE" 910 PHILLIPS ROAD NEW BEDFORD, MA 02745
130D-386 SS	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-418 WS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066

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Parcel	Location	Owner and Mailing Address
130D-411 WS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-152	929 VICTORIA ST	ELLIS AUDREY A, 929 VICTORIA ST NEW BEDFORD, MA 02745-3420
130D-369	260 FITZGERALD DR	FORTIN JASON R, FORTIN GINA L 260 FITZGERALD DRIVE NEW BEDFORD, MA 02745
130D-407 SS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-376	919 VICTORIA ST	DEMELO ALTINO, 919 VICTORIA ST NEW BEDFORD, MA 02745
130D-406 SS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-405 SS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-247	2904 ACUSHNET AVE	BURGESS KEVIN, 2904 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-380 NS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-382 NS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-381 NS	DECLAN DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-404 CH	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-248	2914 ACUSHNET AVE	MEUNIER NEIL A, MEUNIER ERICA S 2914 ACUSHNET AVENUE NEW BEDFORD, MA 02745

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130D-383 WS	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-412 NS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-387 SS	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-403 SE	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-402 NS	ARNOFF ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-419 NS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-413 ES	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-384 WS	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-414 ES	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-401 ES	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-385 SS	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-417 WS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-393 WS	MONSON ST	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066

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130D-395 NS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-237	2942 ACUSHNET AVE	LEISAM REALTY LLC, 2942 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-233	982 PHILLIPS RD	WILKINSON CORA A, 982 PHILLIPS RD NEW BEDFORD, MA 02745
130D-396 NS	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-236	980 PHILLIPS RD	MOURA DOMINGOS D, MOURA LINDA J 980 PHILLIPS ROAD NEW BEDFORD, MA 02745
130D-238	972 PHILLIPS RD	WILDE LEE ANNE, 972 PHILLIPS ROAD NEW BEDFORD, MA 02745
130D-397 NE	HORSESHOE RD	NEW BEDFORD COUSINS LLC, P O BOX 36 SCITUATE, MA 02066
130D-283	954 PHILLIPS RD	FRENETTE EMILE R, 954 PHILLIPS RD NEW BEDFORD, MA 02745
130D-284	942 PHILLIPS RD	ALBANO JOAO, ALBANO GRACE 942 PHILLIPS ROAD NEW BEDFORD, MA 02745
132-369	961 PHILLIPS RD	SANTOS JANE E, 961 PHILLIPS ROAD NEW BEDFORD, MA 02745
130D-273	904 PHILLIPS RD	VASCONCELOS ESTELA V, 904 PHILLIPS ROAD NEW BEDFORD, MA 02745
130D-136	2856 ACUSHNET AVE	2856 ACUSHNET AVENUE LLC, 2856 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-139	989 VICTORIA ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719

December 4, 2017

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130D-143 CS	ARNOFF ST	LEMAIRE PAUL R, LEMAIER TAMMY 967 VICTORIA STREET NEW BEDFORD, MA 02745
130D-150 CS	ARNOFF ST	WHITE WALTER D, 867 MIDDLE ROAD ACUSHNET, MA 02743
130D-161	939 VICTORIA ST	VIEIRA RICHARD G, VIEIRA LINDA 15 MARIAL DRIVE SO DARTMOUTH, MA 02748
130D-163	947 VICTORIA ST	LANGLOIS MICHAEL M, PATISTEA JOYCE S 947 VICTORIA STREET NEW BEDFORD, MA 02745
130D-165	6 MONSON ST	PACHECO TAMMY, C/O LEMAIER TAMMY 967 VICTORIA STREET NEW BEDFORD, MA 02745

