



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

CERTIFICATE OF ACTION: Definitive Subdivision

CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 JUL 26 A 9:47
CITY CLERK


Case Number:	25-17			
Request Type:	Definitive Subdivision Plan Approval for Audrey Rose Farms			
Address:	Off Lantern Lane (Map 80, Lots 140 & 141)			
Zoning:	Residence A (RA) zoning district			
Recorded Owners:	Kathy M. Denher, 1259 Rockdale Avenue, New Bedford, MA 02740 and Christian A. and Elizabeth R. Farland, 555 Lantern Lane, New Bedford, MA 02740			
Applicant:	Farland Corp.			
Applicant Address:	401 County Street, New Bedford, MA 02740			
Application Submittal Date	Public Hearing Date		Decision Date	
May 12, 2017	June 14, 2017 and July 12, 2017		July 26, 2017	
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
80	140 & 141	6067 8883	231 154	

Application: Request by applicant for definitive subdivision approval of a four (4) lot subdivision, located on a 2.11+/- acre site off Lantern Lane (Map 80, Lots 140 & 141), in the Residence A (RA) zoning district.

Action: GRANTED, with conditions and waivers, as described in section four(4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on July 26, 2017. Any person aggrieved by this decision for Definitive Subdivision Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 81BB of Chapter 41 of the General Laws of Massachusetts.

7/26/17
Date


Colleen Dawicki, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Owner/applicant Christian A. Farland (Farland Corp., 401 County Street, New Bedford, MA 02740) presented the request for approval of a four (4) lot residential subdivision plan for extended family members under **Massachusetts General Law Chapter 41, §81K-81GG** (Subdivision Control Law), **City of New Bedford Subdivision Regulations**, and **Chapter 9 Comprehensive Zoning-Site Plan Review §5400**, on a on a 2.11+/- acre site off Lantern Lane (Map 80, Lots 140 & 141), in the Residence A (RA) zoning district.

Four (4) lots located within the Residence A (RA) zoning district are shown on the plan, meeting the standards for subdivision development. Under current zoning single-family residential dwellings with minimum lot sizes of 8,000 SF and 75 linear street frontage are permitted by right. The developer anticipates new utilities will be installed within the roadway right-of-way to serve the subdivision. Utility Easement A, B and C are noted on Plan Sheet 3 of 7. The existing sewer easement as shown on Sheet 2 of 7 is to be discontinued. The Memorandum from the Department of Public Infrastructure further discusses utility and infrastructure stipulations under Attachment 1.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

(Site Plan Review is applicable for Subdivision Review under §5424.)

The submittal is named on the cover sheet as Audrey Rose Farms Farm, Definitive Subdivision Plan, Assessors Plot 80, Lots 140 & 141, New Bedford, MA, dated May 10, 2017 and revised thru 07/05/2017, prepared for Christian A. and Elizabeth R. Farland, 555 Lantern Lane, New Bedford, MA 02740, by Farland Corp., 401 County Street, New Bedford, MA 02740 consisting of seven (7) sheets.

- **Cover Sheet - Sheet 1 of 7**
- **Existing Conditions – Sheet 2 of 7**
- **Lotting – Sheet 3 of 7**
- **Site Development – Sheet 4 of 7**
- **Details - Sheet 5 of 7**
- **Details - Sheet 6 of 7**
- **Notes & Legend – Sheet 7 of 7**

Other Documents and Supporting Materials

A staff report dated June 14, 2017 was provided for the Planning Board's review and consideration for this application for review.

The following attachments were included with the report:

- Planning Board Meeting Minutes – June 13, 2007
- Applications for Approval of Definitive Plan (Form C)
- Site Plan Review Application
- Submittal Letter with Waivers
- Request for Waiver Form
- Site Plan Review Application Checklist
- Quit Claim Deed Book 8883, Page 154
- Quit Claim Deed 6067, Page 231
- Sewer Easement (Plan Book 155, Page 45)
- Plan Book 150, Page 75
- Plan Book 151, Page 60

- Plan Book 170, Page 82
- Stormwater Drainage Calculations printed 5/8/2017
- Plan Set dated May 10, 2017

Among waiver petitions sought by the applicant was a waiver from the procedure of preparing and submitting a Preliminary Subdivision Plan under City of New Bedford Subdivision Regulations Article III. Procedure. (A) Submission of Preliminary Plan. The Request for Waiver form listing petitions approved by the Planning Board is found under Attachment 2.

Additional case submittals received from the applicant on July 7 and provided as supplementary information to the initial report. These items included:

- Plan revisions thru July 5, 2017 and received July 7, 2017.
- A revised Waiver Request form dated July 5, 2017 and received July 7, 2017.

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Alexander Kalife and Peter Cruz were present on the June 14, 2017 and July 12, 2017 evenings of the discussion. Board Member Arthur Glassman was recused because of an ongoing business relationship with the applicant and exited the room. Because Alternate Member George Smith resides in proximity to the development, to preclude conflict of interest or bias, Mr. Smith did not attend the meeting. Board Member Cruz duly filed a Disclosure of Appearance of Conflict of Interest (M.G.L. Ch. 268A, §6A) with New Bedford Mayor Jon Mitchell on June 14, 2017 in light of a contractual relationship between Mr. Cruz's employer and Farland Corp to dispel any appearance of conflict of interest. The meeting was able to proceed with a majority of the five (5) member board present to consider the application.

Staff Planner Constance Brawders was in attendance during each proceeding. Acting City Planner Jennifer Clarke, AICP, was present for the July hearing.

Applicant/owner Christian Farland introduced the plan proposal. Mr. Farland was accompanied by Kathy Dehner, adjoining parcel owner, at each meeting with the Planning Board.

Discussion focused on analysis of the neighborhood context of the site, drainage on site, regrading of low points on Lot 4, thru-street extension to Rockdale Avenue, continuation of the cul-de-sac length to include extending Lantern Lane, legal opinion from the New Bedford City Solicitor's office regarding length of the cul-de-sac, and waiver petitions.

Case # 25-17: Audrey Rose Farms was continued from the June 14, 2017 meeting after the Planning Board's approval to waive presentation of a preliminary subdivision plan. [Two (2) concurrent preliminary plans for subdivision of land had been initially presented to the Planning Board in 2007; however, final plans had not been brought forward.] The applicant was instructed to secure written recommendations of all required departments as per Article III. Procedure. (B)(4) before final approval of subdivision plan and provide revised plans as per the staff report dated June 14, 2017. The motion (K. Duff / P. Cruz) to continue the case to the July 12, 2017 meeting was unanimously approved four (4) to zero (0) with consent by the applicant.

On July 12, 2017 the hearing was reopened with presentation and discussion of plan revisions (KD/PC 4-0). Opinion from City Solicitor referenced Article V. (4) of the Subdivision Regulations limiting dead end streets (cul-de-sac) to 400 feet and requirement that all public proposed subdivision access streets in excess of five (500) hundred feet in length be linked to existing public streets or private streets built to city standards at

two (2) locations. The Solicitor opined that the applicant would need to present a waiver for the length of the cul-de-sac for the Planning Board's consideration and approval.

Staff provided comments received from the Health Department stating there were no issues with approval of Case 25-17: Audrey Rose Farm and the Conservation Commission Agent stating the subdivision did not fall within the jurisdiction of the Conservation Commission. Other than the Department of Public Infrastructure, whose comments are shown under Attachment 2, no additional comments were received. [Enabling legislation noting the powers of the health officer in subdivision approval are described under M.G.L. Ch. 41, §81M and §81U. Likewise, municipal departments have 45 days to provide comments as described under Article III. Procedure. (B)(4). Failure to so report shall be deemed plan approval.]

Speaking in favor of the project on June 14, 2017 were Ward 3 Councilor Hugh Dunn and owner Kathy Dehner. No one asked to be recorded in favor at the June 14 public hearing. Asking to be recorded in favor of the proposal at the July 12 meeting was Ms. Dehner.

Expressing concerns at the June 14, 2017 meeting was Mr. Jose A. Giesta (516 Lantern Lane). Written concerns from Judith Lilla (46 Donny Drive) were read by the chair into the record.

No one asked to be recorded in opposition at the June 14 or July 12 hearings.

After acknowledging there were no further questions, Chair Dawicki asked for a motion to close the public hearing. The hearing was closed on a motion by Board Member K. Duff, seconded by Board Member P. Cruz with a vote of four (4) – zero (0).

4) DECISION

After concluding that the Planning Board had taken into consideration the testimony of the applicant and the following:

- **Massachusetts General Law Chapter 41, §81K-81GG** (Subdivision Control Law)
- **City of New Bedford Subdivision Regulations**
- **Chapter 9 Comprehensive Zoning-Site Plan Review**
- **§5400 – Site Plan Review**
- **Site Plan Review Application Check List**
- **Waivers**
- **Complete Street Policy**
- **Performance Guarantee**
- **Written recommendation by City Departments**
- **§3130 Appendix C-Table of Parking & Loading Regulations:**

Board Member K. Duff made the motion to approve the Definitive Subdivision Plan for Case 25-17: Audrey Rose Farm request with waivers (Attachment 2), seconded by Board Member Cruz, by applicant under **Massachusetts General Law Chapter 41, §81K-81GG** (Subdivision Control Law), **City of New Bedford Subdivision Regulations**, and **Chapter 9 Comprehensive Zoning-Site Plan Review §5400** for approval of a four (4) lot subdivision, located on a 2.11+/- acre site off Lantern Lane (Map 80, Lots 140 & 141), in the Residence A (RA) zoning district with the following conditions:

- ☐ The applicant shall provide a written project schedule and estimate of cost as stipulated under **§5452.**

- ☐ That the applicant recheck and resubmit all documents with corrections, [to include all Plan sheets, Special Permit Application, Narrative, and any other conflicting documentation submitted for consideration by the Planning Board (i.e., see Staff Report Site Plan Review)].
- ☐ If applicant is introducing a Ground Sign, this will require a separate application.

Prior to the Board's Endorsement of the Plan:

1. The applicant shall submit a standard Covenant for review by the City Planner and City Solicitor prior to endorsement of the approved subdivision plan, in accordance with MGL CH 41 Sect. 81U.
2. The applicant shall submit a declaration of Home Owner's Association shall be reviewed and approved by City Solicitor.
3. The applicant shall submit a municipal lien certificate demonstrating that all taxes for properties in the subdivision are paid in full.
4. The applicant shall submit all drainage and utility easement documents. All documents shall be reviewed and approved by City Solicitor and Department of Public Infrastructure.
5. The final set of plans for endorsement shall incorporate a sheet including all of the conditions from the Certificate of Action.
6. The applicant shall submit a final, revised subdivision plan that shows the approved street name "Audrey Lane" on all appropriate sheets of the plan.
7. The applicant shall submit a complete package of final revised plans and documents which include all of the items listed above as items 1-6.

Prior to the start of construction the applicant is required to comply with the following conditions:

8. This Subdivision decision and the final approved subdivision plan shall be recorded at the Bristol County (S.D) Registry of Deeds by the applicant, with proof of recording submitted to the Planning Board within 90 days of the filing of the decision with the Town Clerk and within 90 days of the signing of the plans by the Board.
9. The applicant shall record the Covenant, all easement documents and the Declaration of Home Owner's Association that have been reviewed and approved by City Solicitor. The applicant shall submit proof of recording at the Bristol County (S.D) Registry of Deeds to the Planning Board.
10. The applicant shall submit a construction schedule and attend a pre-construction meeting with the City Planner, Department of Public Infrastructure, and the applicant's general contractor. Notice of the meeting shall be given to the Conservation Agent, Department of Public Infrastructure, and City Planner.
11. The applicant is required to provide the Conservation Agent, Department of Public Infrastructure, and City Planner with a minimum of 48 hours notice prior to the start of construction.

During construction the applicant is required to comply with the following conditions:

12. All construction activities shall take place between the hours of 7:00 AM to 6:00 PM Monday through Saturday. No construction is allowed on Sunday.
13. During construction, the applicant shall ensure adequate protection against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.
14. The applicant shall establish a staging area on-site for storage of construction equipment and other vehicles. The staging area shall be located as far away as possible from sensitive resource areas. This area shall be used for the storage of top soil, trucks and heavy equipment. Straw bales and silt fencing shall be installed around any storage stockpiles of earth materials or fill. The site

construction general contractor shall be provided with a copy of this document at the pre-construction meeting.

15. The applicant must provide temporary stabilization of all slopes within two business days of initial site grading.
16. During construction the applicant is required to control erosion. Silt sacs shall be installed in all catch basins and cleaned as needed. All disturbed areas must be stabilized prior to November 30th of every year to prevent erosion during winter months.

General conditions the board may add to its decision:

- ☐ The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
- ☐ The applicant shall ensure that any plan corrections identified by the Planning Division shall be completed and presented on the final plan set and/or case documents.
- ☐ The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure (Attachment 1).
- ☐ The applicant shall submit final plan revisions to the Planning Division in the following formats:
 - One (1) -11" x 17" Plan Set
 - One (1) CD or USB with Plan Set in PDF formatand shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
- ☐ Following the completion of construction, the applicant shall submit an as-built drawing to the Planning Board prior to the release of the surety bond. The as-built drawing must show all roads, right-of ways, utilities and drainage system components.
- ☐ The applicant shall ensure that a copy of the Certificate of Action, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be provided for the Planning Division case file folder.
- ☐ The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
- ☐ The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or they will lapse.

A roll call vote was taken and approved four (4) to zero (0).

Board Member Duff -Yes
Board Member Kalife – Yes

Board Member Glassman – Recused
Chair Person Dawicki – Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

7/26/17
Date



Colleen Dawicki, Chair
City of New Bedford Planning Board



CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Department of Public Infrastructure

Euzebio Arruda
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

MEMORANDUM

To: City of New Bedford Planning Board

From: Euzebio Arruda, Commissioner, D.P.I.

Date: June 8, 2017

RE: Audrey Rose Farms Subdivision -- Definitive Plans

The Department of Public Infrastructure has reviewed the Definitive Plans for the proposed subdivision to be known as "Audrey Rose Farms", and offers the following comments:

1. The Department of Public Infrastructure agrees to grant both waivers requested on the front sheet of the plan:
 - Proposed 24 foot roadway width
 - No cement concrete sidewalks
2. Developer must request waiver to reduce the proposed layout width to 40 feet.
3. All driveways to be a maximum of 18 feet wide and constructed with a 3 foot transition granite curb on each side, and perpendicular to the street layout (6" cement concrete and 1/2 inch lip)
4. Granite bounds to be placed at all pc's, pt's and changes in alignment along the road layout.
5. Spot grades should be provided for the cul-de-sac to ensure adequate gutter line flow and to prevent low spots at driveways.
6. Street trees shall be planted in accordance with Article VII, section J of the City of New Bedford subdivision regulations.
7. Street lights to be installed in accordance with subdivision regulations, Article VII, Section H.
8. Granite curb to be installed throughout the entire project. Granite curb inlets must be installed at all catch basin locations.
9. House roof drains shall be connected to an onsite infiltration system for each lot.

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1550 Fax 1-508-968-3952

PLANNING

DEPARTMENT

10. Show bench marks on permanent structures (Hydrants, poles, ect.) .The assumed datum used need an equation to relate to either City of New Bedford datum of Mean Sea Level datum.
11. Move sewer line to within the proposed roadway layout per City of New Bedford typical roadway section.
12. All utilities to be installed in accordance with City of New Bedford regulations.
13. All drain lines should have minimum of 3 foot cover measure from top of pipe to finished ground.
14. Water main to be installed at a maximum depth of 5.5 feet. Owner to provide the Department of Public Infrastructure with an automatic flushing unit for the dead end hydrant.
15. Curb stop to be 1.5 feet from face of curb.
16. All water meters to be installed at point of entry into building. No water service to run under slab.
17. Sheet 5 of 7: Revise roadway cross section
18. Sheet 6 of 7: Show typical for granite bound not concrete bound.
19. Sheet 6 of 7: Revise the light pole typical to show a 10 foot high Washington 21 style light.
20. Does the existing 8 inch sewer main on Lantern Lane have the capacity for the extra sewer flow.

CC: Department of Inspectional Services
Environmental Stewardship
Farland Corp
Kathy M. Denher
Christian A. & Elizabeth R. Farland



City of New Bedford
REQUEST FOR WAIVER

CASE #: 25-17

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	80	LOT(S)#	140 & 141
REGISTRY OF DEEDS BOOK:	8883/6067	PAGE #	154/231
PROPERTY ADDRESS: 555 Lantern Lane (Lot 140) 1261 Rockdale Avenue (Lot 141)			
ZONING DISTRICT: Residential A			
OWNER INFORMATION			
NAME: Christian A. & Elizabeth R. Farland (Lot 140) / Kathy M. Dehner (Lot 141)			
MAILING ADDRESS: 555 Lantern Lane - New Bedford, MA 02740 (Farland) 1261 Rockdale Avenue - New Bedford, MA 02740 (Dehner)			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(774) 888-8306 [CF] / (508) 837-7411 [KD]		
EMAIL ADDRESS:	cfarland@farlandcorp.com / kdehner@aol.com		

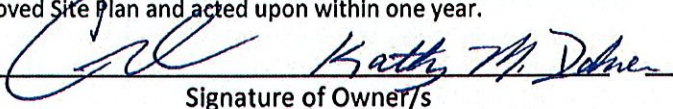
By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

 Kathy M. Dehner 7/5/17
Signature of Applicant/s Date

PLANNING
JUL 07 2017
DEPARTMENT

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

 Kathy M. Deane 7/5/17
Signature of Owner/s Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	New Bedford Subdivision Control Law Article III. Procedure (A) Submission of a Preliminary Plan	In June of 2007 a preliminary subdivision plan was submitted with a similar layout showing 6 total lots. The proposed subdivision has since been modified to have fewer lots (4), and would now be considered a "minor" subdivision of land by other neighboring municipalities. Due to the minor nature of the changes we feel that it is unnecessary to re-submit a preliminary plan.
	3	Code of Ordinances Ch. 9 - Comprehensive Zoning Section 5452 Construction Completion Sequence	The two parcels in question are owned by a common family and at this time do not proposed additional dwellings on the newly proposed lots. There will be a construction schedule provided for the roadway and utilities, but due to the prospect of future family members residing on the proposed lots there will be no time line for the individual construction on these lots.
	4	Site Plan Review Checklist Section 3.) Plans Orientation of Plan Sheets (Relative to True North)	The orientation of the plan sheets relative to true north have been clearly marked on each plan sheet to show the direction of the sheet layout. This requirement seems to not have any beneficial factors, and by orienting the sheets the way that they have been submitted we are able to use a more suitable scale and sheet size.

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	5	New Bedford Subdivision Control Law Article VII. Required Improvements: (B-2) Street Improvements	The proposed right-of-way will be considered a minor street, and proposed as 40 Ft wide per the allowances within this section. With the length of the paved ROW being less than 300 Ft and the number of total lots (4), traffic will be mainly local.
	6	New Bedford Subdivision Control Law Article VII. Required Improvements: (B-2) Street Improvements	The proposed ROW qualifies as a minor street with a width of 40 Ft, and includes only four (4) lots within the entire subdivision. Due to dimensional constraints no sidewalk have been proposed to allow for larger lots, and better conformance to future zoning requirements when the lots are to be built upon.
	7	Code of Ordinances Ch. 9 - Comprehensive Zoning Section 5350 Development Impact Statement	This project consists of only 4 proposed lots covered two separate existing lots with ownership from a common family. Due to the proposal of such few lots, and the ROW being a minor cul-de-sac there will be minimal neighborhood disturbance. Circulation impact will also be very minimal since this project is merely a spur of an existing cul-de-sac with already low traffic.
	8	Site Plan Review Checklist Section 8.) Traffic Impact & Access Study	The existing land consists of two lots with a dwelling on each lot at the end of a minor, dead end cul-de-sac. The subdivision proposes 4 total lots, including these two described lots, and the proposed ROW to be a short cul-de-sac which is only an extension of the existing dead end. There will be no additional traffic at the completion of the ROW due to no newly proposed dwellings on the two new lots.

DESCRIPTION		Ordinance Section	CLEARLY Describe why this request is being made.
	9	Code of Ordinances Ch. 9 - Comprehensive Zoning Section 5451.d Architectural Plans	At this time there are no newly proposed dwellings to be constructed on any of the four proposed lots. Two of the four proposed lots have existing dwellings on them with relatively updated colonial style homes. Any future proposed dwellings will be of the same style and size.
	10	New Bedford Subdivision Control Law Article VI.B.14.C.3 Subdivision Plan Specifications and Plan Requirements One test pit per Lot	Due to the lack of proposed dwellings, and the existence of city maintained utilities in the area, we did not have a need to conduct soil investigations. If there are to be proposed dwellings in the future we expect to utilize the existing city utilities and have no need for any soil infiltration practices.
	11	New Bedford Subdivision Control Law Article V.4 General Requirements for the Subdivision of Land Dead-End Street	The proposed ROW has a total length of 220' +/- and has been considered an extension of Lantern Lane (an existing dead-end street with a total length of 750' +/-). The proposal of only 4 additional lots along such a short extension of an existing dead-end street should not debilitate the neighborhood by preventing successful emergency traffic circulation.