



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		

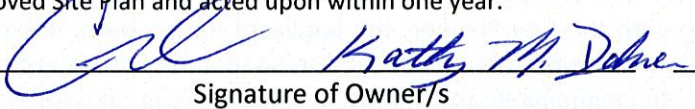
By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals 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.

 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.


Signature of Owner/s

7/5/17
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.

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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.