

Palmer River Development Co. LLC
P.O. Box 41
Swansea, MA 02777
508-243-6615

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 JUL 15 A 10: 11

CITY CLERK

City of New Bedford
Planning Department
Attention: Ms. Constance Brawders, Staff Planner
City Hall Room 303
133 William Street
New Bedford, MA 02740

July 15, 2016

RE: Whalers Place Subdivision

Dear Planning Office,

The above referenced subdivision was approved by the New Bedford Planning Board on 6/17/04.

The subdivision plan was recorded with the Bristol County S.D. Registry of Deeds in Plan Book 154, Page 84 on 9/14/04 at 11:05am. A copy of the recorded subdivision plan is included with this request.

I would like to be heard by the planning board at their August 10, 2016 meeting. At the meeting I will request that the Planning Board release subdivision lots 1 & 3 from the performance covenant, so that certificates of occupancy can issue and the properties can be sold. The addresses for the subject properties are 34 Ambergris Lane and 16 Ambergris Lane respectively.

In Lieu of the surety provided by the covenant on the lots, we will make a cash surety deposit in an amount equal to the cost to complete estimate provided by City Engineering. I have made that request to the City Engineering department and we are waiting their review. As soon as their review is complete, I will provide proof of funds in that amount.

A question has been raised as to whether or not other lots in the subdivision were properly released and recorded. Apparently there was not a clear record of that in the Planning Office Files and Ms. Brawders was unable to locate all of the releases at the Registry of Deeds. I have taken the time to research this matter and found the following information related to releases.

Lots 6,7,8 & 9 were released and recorded in Book 9746 Page 180

Lot 2 was released and recorded in Book 10119 Page 225

Lots 5 & 10 were released and recorded in Book 10185 Page 103

Lot 4 was released at the March 13, 2013 meeting of the Planning Board. On March 14, 2013 I met Jill McLean in the City Solicitors office to have the release notarized and then it was taken to the registry of Deeds to be recorded. I cannot find it on record and I cannot locate a copy of it. I have reached out to the attorney that conducted the closing for the subject property and expect that they will be able to furnish us a recorded copy shortly.

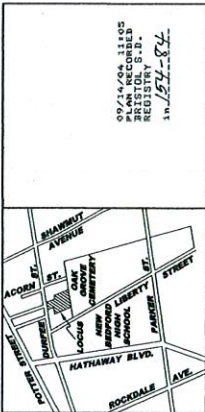
I have contacted Manny Silva at DPI and requested that a cost to complete estimate is prepared for the Planning Boards review. Manny explained that due to his work load he is unable to have it complete by 7/15 but expects to have it completed between 7/18 & 7/20.

As requested by Ms. Brawders, I have included with this package the certified list of abutters from the City Assessor's office .

Sincerely,

Matthew B. Antonio

Matthew B. Antonio
Sole Member & Manager
Palmer River Development Co. LLC



FOR REGISTRY USE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE: May 14, 2004
PREPARED BY: [Signature]
PREPARED BY: JAMES R. LARSON, P.L.C.

DATE: May 14, 2004
CITY CLERK, NEW BEDFORD, MA

I HEREBY CERTIFY THAT THE OFFICE OF APPROVAL OF THIS PLAN BY THE NEW BEDFORD PLANNING BOARD HAS RECEIVED AND RECORDED THE PLAN AND THAT THIS OFFICE HAS NOTED AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

DATE: May 14, 2004
CITY CLERK, NEW BEDFORD, MA

SUBJECT TO A PERFORMANCE AGREEMENT ENTERED INTO WITH THE LAND TO BE FULLY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

APPROVED UNDER THE SUPERVISION OF THE CITY CLERK

NEW BEDFORD PLANNING BOARD

[Signature]
[Signature]
DATE: 6/17/04

**WHALE'S PLACE
DEFINITIVE SUBDIVISION**

PLAN OF LAND

**THE CITY OF NEW BEDFORD,
BRISTOL COUNTY,
MASSACHUSETTS**

DATE: MARCH 8, 2004
SCALE: 1"=300'
RECEIVED MAY 14, 2004

PREPARED FOR:
HOWLAND PLACE REALTY TRUST

PREPARED BY:
PRIME ENGINEERING

ONE BRISTOL STREET, NEW BEDFORD, MASSACHUSETTS 01905
TEL: 508-247-2000 FAX: 508-247-2004

PROJECT: 2002/01 DRAWING: 2002/01-01 SHEET: 1

NOTES

1. REFER TO THE CITY OF NEW BEDFORD PLANNING BOARD'S MAP OF THE CITY OF NEW BEDFORD, MASSACHUSETTS, PLAT 76, LOT 22 & 23 ON THE CITY OF NEW BEDFORD PLANNING BOARD'S MAP OF THE CITY OF NEW BEDFORD, MASSACHUSETTS, PLAT 76, LOT 22 & 23.

2. REFER TO A DEED FROM MOELA CUNHA TO CURTIS PLACE REALTY TRUST, DATED SEPTEMBER 15, 2003, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, PLAT 76, LOT 22 & 23.

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREA 1, MAP OF THE CITY OF NEW BEDFORD, MASSACHUSETTS, PLAT 76, LOT 22 & 23.

4. THE SUBJECT PROPERTY IS ZONED "RESIDENTIAL A".

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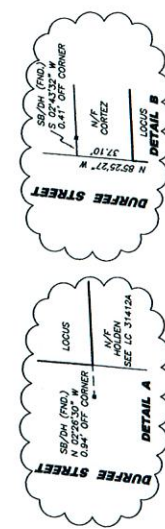
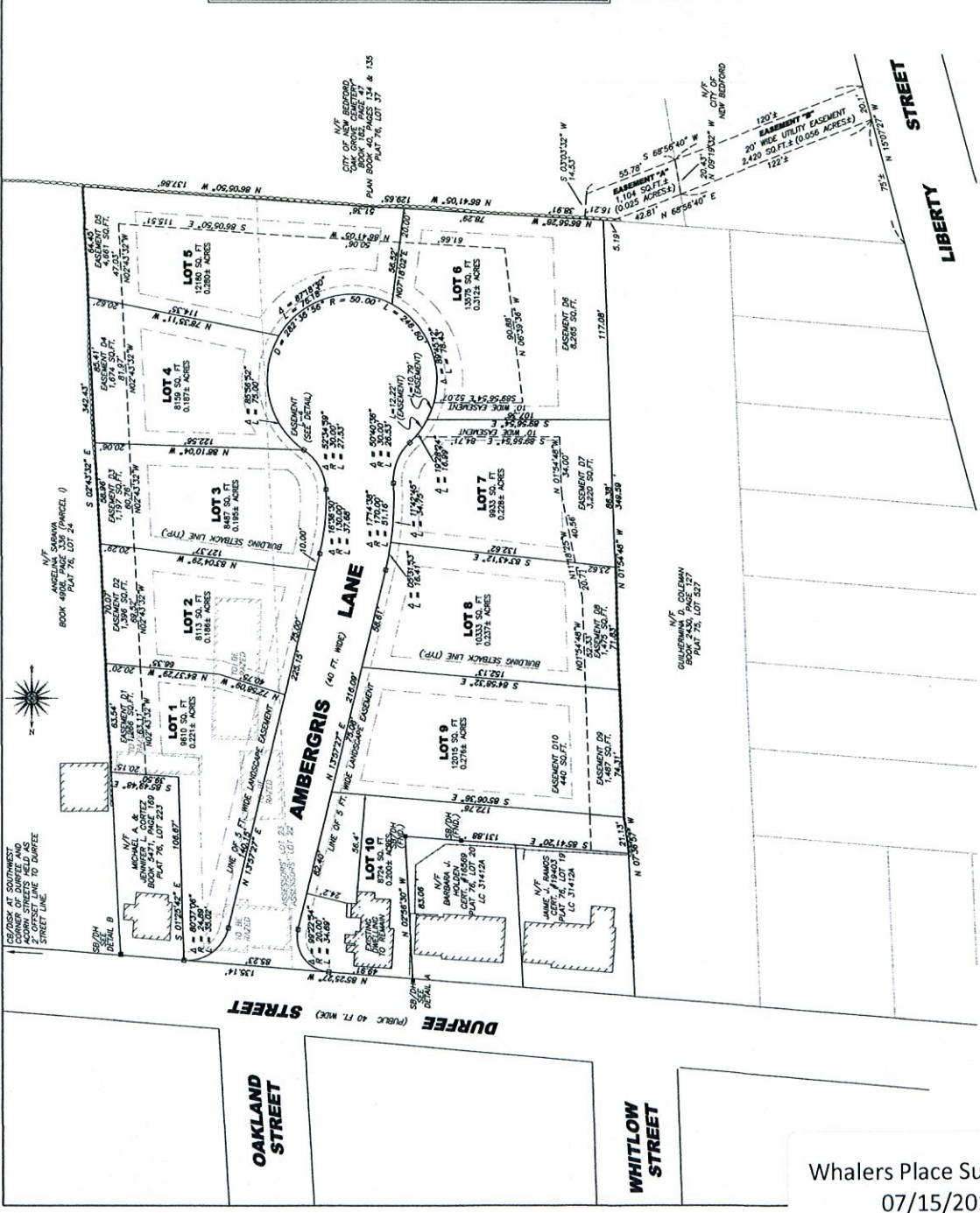
TABLE OF FRONTAGES AND AREAS

LOT	FRONTAGE	AREA
LOT 1	175.17'	9,810 S.F.
LOT 2	75.00'	6,113 S.F.
LOT 3	75.21'	6,467 S.F.
LOT 4	75.00'	6,159 S.F.
LOT 5	75.00'	6,159 S.F.
LOT 6	75.00'	6,159 S.F.
LOT 7	75.00'	6,159 S.F.
LOT 8	75.00'	6,159 S.F.
LOT 9	75.00'	6,159 S.F.
LOT 10	75.00'	6,159 S.F.

LEGEND

○ BOUNDARY LOCATION PER PLANNING BOARD REGULATIONS

COURTNEY
9/1/04
11/3-11/3



Subdivision Lot Releases									
WHALERS PLACE	LOT NUMBER	PARCEL NUMBER	MAILING ADDRESS	RELEASE Y/N	DATE OF RELEASE	SUBSTITUTION?	BOOK/PAGE	NOTES	BUILDING PERMIT
Endorsed 06/17/2004 Map 76, Lots 22 & 23 (Off Durfee Street)	1	76/269	ES Ambergris Lane	No					
	2	76/270	24 Ambergris Lane	Yes	6/8/2011		10119/225		
	3	76/271	ES Ambergris Lane	No					
Known as Ambergris Lane Plan Book 154/Page 84	4	76/272	10 Ambergris Lane	Y-Not Recorded	3/15/2013			Not Recorded. See Notes under Lot 10.	
	5	76/273	4 Ambergris Lane	Yes	10/12/2011		10185/103		
	6	76/274	7 Ambergris Lane	Yes	5/12/2010		9746/180		
Covenant Book 7169	7	76/275	15 Ambergris Lane	Yes	5/12/2010		9746/180		
	8	76/276	23 Ambergris Lane	Yes	5/12/2010		9746/180		
	9	76/277	33 Ambergris Lane	Yes	5/12/2010		9746/180		
Anticipated Completion date	10	76/22	43 Ambergris Lane	No		YES		10/13/2011 Lot 5 & 10 released; Lot 10 exchanged for Lot 4 release 03/15/2013	
Pre dates Permit Extension act. (Extended to 06/30/2008, further extended thru 12/31/2013; file note extends completion to 8/31/2005 12/31/2017.									
Completed?									
Y									
N									
Date of Completion									
Road Acceptance									
PB									
Date									
City Council Date									
NOTES:									

Whalers Place Subdivision
07/15/2016