



MAYOR
JON MITCHELL

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

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PLANNING BOARD

STAFF REPORT

REPORT DATE

May 6, 2021

PLANNING BOARD MEETING

May 12, 2021

Case #21-17: FINAL SURETY RELEASE

Property: Cardinal Place Subdivision
Map: 138 Lot: 376 (f/k/a lots 376-380)
Map: 136 Lots: 492, 493, 494, 495, 496, & 497
(f/k/a lot 353)

Zoning: Residential A

**Owner/
Applicant:** Petrel Properties, LLC
c/o Hugh Rowlett
9 Bayview Avenue
Fairhaven, MA 02719

Overview

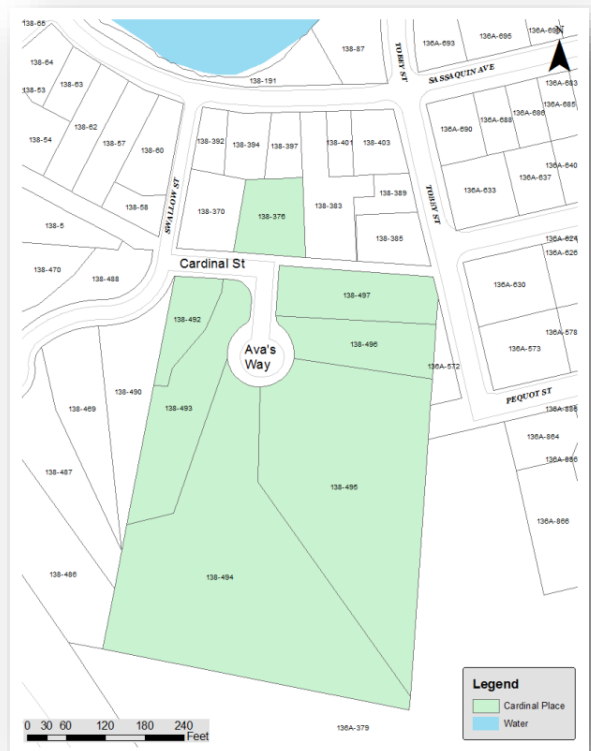
Request by applicant for the **final release of remaining funds** held by the city to ensure the completion of the Cardinal Place subdivision, as shown on the plan of land entitled "Definitive Plan of Cardinal Place in New Bedford, MA", prepared by Prime Engineering PO box 1088 350 Bedford Road Lakeville, MA 02347, dated April 22, 2013, revised through May 19, 2014, and recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 172 Page 20. Applicant: Petrel Properties LLC c/o Hugh Rowlett (9 Bayview Avenue Fairhaven, MA).

The city holds cash surety as a performance guarantee in the amount necessary for the completion of the project. The surety serves as a safeguard for the city should the applicant fail to fulfill their obligations for construction and build-out of the subdivision.

Existing Conditions

The current cash surety being held is \$26,000 (plus interest). The Cardinal Place Subdivision has been completed and the City Council has accepted all of the streets and the City Council Orders have been recorded at the Registry of Deeds.

The Department of Public Infrastructure (DPI) has reviewed the work and DPI and the owner/applicant have agreed for the City to retain \$6000.00 to maintain the detention pond. As such, the developer is now requesting that their remaining \$20,000 being held by the city as performance surety be released.



Staff Recommendation

Final Surety Release. Planning staff recommends the Planning Board approve the requested final release of performance surety given the satisfactory completion of the subdivision, and that the Chair be empowered to sign the required documentation to that effect for appropriate city processing.

Staff Report prepared by: Anne Louro, Acting Director of City Planning