



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

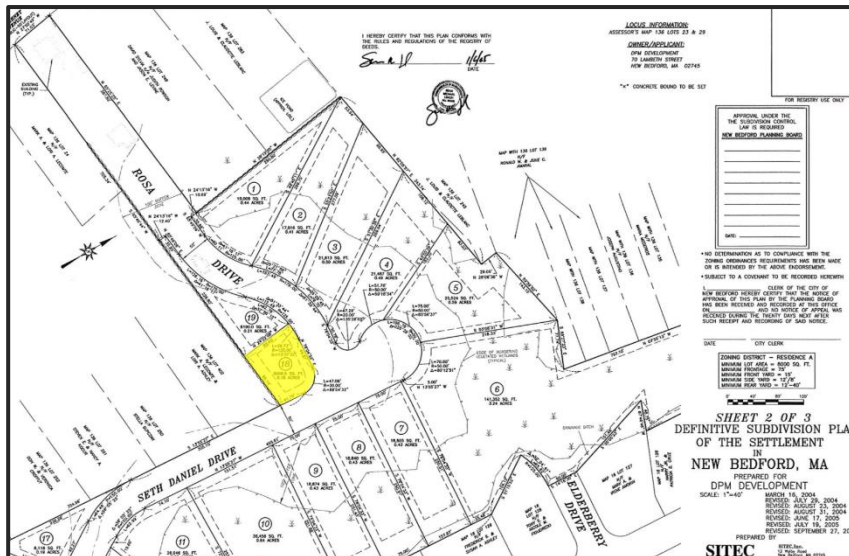
Case #21-18: LOT RELEASE FROM COVENANT

Property: Rosa Drive
Map: 136 Lots: 23, 29, 469-474, 477-487

Zoning: Residential A

Owner: DPM Development Corp. and
Moniz Properties, Inc.
70 Lambeth Street
New Bedford 02745

Applicant: Sitec, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747



Overview

The applicant seeks a partial release of covenant for the definitive subdivision known as The Settlement. The request is for the release of one (1) lot from covenant. The lot requested for release is Lot #18, as shown on the definitive subdivision plan.

A covenant is an agreement made between the applicant and the Planning Board that restricts lots in the subdivision from being developed until certain infrastructure and requirements of subdivision approval are met for the project. Covenants agreements are made to ensure the applicant fulfills their obligations for the construction and build-out of the subdivision infrastructure.

Currently three (3) of the total nineteen (19) lots in the subdivision are held under covenant. The applicant seeks the release of the one (1) lot identified within the request, with two (2) lots remaining under covenant.

The applicant has provided a cost estimate of the work remaining to complete the subdivision.

Proposed Reduction

The Department of Public Infrastructure (DPI) is reviewing the work completed thus far at the Settlement Subdivision. DPI will be providing a cost estimate for completion of the remaining work. The DPI estimate will be provided to the board once it becomes available. Please note the DPI cost estimate does not include services or work to be completed by utility companies (e.g. Eversource Gas, Eversource Electric, Verizon, or Comcast).

Staff Recommendation

If the value of the lots that will continue to remain under covenant, ***as determined by the DPI***, is greater than or equal to the value of the remaining lots, then the Planning Board can release the requested lots. We have not received the estimate and recommendation from the DPI at this time but will forward it along to the Board members as soon as it is received.

Lot Requested for Release: 18

Lots to Remain Under Covenant: 17 and 19

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