



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

June 25, 2014

Holding Steen Real Estate
3 LedgeWood Boulevard
North Dartmouth, MA 02747

RE: Bismark Meadows Subdivision

Dear Mr. Steen:

Following site inspection of the subdivision known as Bismark Meadows by City of New Bedford Department of Public Infrastructure and Planning Division Staff, it has been determined that the requirements for completion and final acceptance of the subdivision have not been completed. The following outstanding items - which have been communicated to you previously - are the open items that must be addressed:

- A Title Examination for Bismark Street must be completed;
- The detention basin must be corrected. It was not built in accordance to the accepted plan; it is undersized with inadequate capacity to meet the potential needs of the subject properties;
- After the work is completed, a Certificate of Compliance must be received from the Conservation Commission;
- There are incomplete street light and cement installations;
- There are deficient and uncleaned stormwater structures;
- Revised as-built drawings upon completion of the drainage basin work;
- Submittal of street acceptance plans.

As you know, this work is past due. You and the neighbors are anxious to complete the subdivision. As such, these deficiencies require deliberate attention and action. Therefore, consider this letter as notification that this past due work must commence immediately to avoid necessary action by the Planning Board and the City of New Bedford. If evidence of significant and meaningful progress on each of these items is not submitted to my attention by 4:00 p.m. on July 9, 2014, I will recommend, that evening, that the City of New Bedford Planning Board vote to take and to use the funds remaining in the performance bond to address this incomplete and/or unacceptable work.

With respect to any assertion that an association of residents exists which shall be responsible for maintenance of the drainage basin at the subject property, please note that documentary evidence is required that said association exists in good standing, and is recorded on each of the deeds of Bismark Meadows properties.

Sincerely,


Jill Maclean, City Planner
Agent for the Planning Board

Cc: Mikaela McDermott, City Solicitor
John Markey, Assistant City Solicitor
Danny Romanowicz, Commissioner DIS
Ronald Labelle, Commissioner DPI
Sarah Porter, Conservation Agent ✓
James Oliveira, Ward 1 Councilor

