

February 10, 2017

Ms. Jennifer Clarke  
City Planner  
133 William Street  
Room 304  
New Bedford, MA 02740

**RE: Northside Farm Subdivision Modification II  
New Bedford Cousins, LLC  
Map 130-Block D-Lots 117,379-387, 392-419  
Northside Farm Drive - New Bedford, MA 02745**

Dear Ms. Clarke:

The purpose of this letter is to update you on the status of the Northside Farm Subdivision located between Phillips Road and Victoria Road adjacent to Acushnet Avenue in New Bedford, MA.

Northside Farm was first approved as a 39 lot subdivision in 2006. In 2008, the plan was modified to accommodate the construction of Southern Mass Credit Union which fronts on Acushnet Avenue. The total number of house lots was reduced to 35 through the original modification request. Following the modification process, an appeal was filed by an abutter on Victoria Street. The dispute centered on New Bedford Cousin's right to improve Monson Street through to Victoria Street. Although the appeal was dismissed by the Court, the parties came to an agreement granting New Bedford Cousins a permanent easement and permission to improve Monson Street in the future.

By the time the abutter's appeal had been settled in 2009 the residential real estate market had slipped into a prolonged slump. The bank was built and the underground drainage field serving the bank and the future residential development was completed. Other than the one drainage field, the project sat idle. In 2016, with the housing market stabilized, the effort to get the project re-started commenced. A new Notice of Intent was filed with the New Bedford Conservation Commission and the Commission granted a new Order of Conditions in June of 2016. During the re-submission process new estimates for the entire site were created and the realization was that the current cost of the cut and fill, the water distribution, the drainage work and the finished roadway had made the project marginal from a financial perspective. At that time, New Bedford Cousins and Cavanaro Consulting worked together to come up with a lower cost, lower impact plan with larger lots and roughly 1/3 the roadway. The new plan allows for the use of the existing drainage system in place and the addition of one detention area near the wetlands in back, a redesigned water and sewer plan and leaves significant portions of the property in its natural state.

A concept plan was provided to the New Bedford Fire Department, the Planning Department and the Department of Public Infrastructure and a pre-planning meeting was held in August of 2016 at the New Bedford City Hall. The current plan as submitted incorporates the feedback we received this summer. We are requesting two waivers as part of this Modification Request: the length of the cul de sac is 660' instead of the required 400'; and we are proposing a 28' wide roadway

Case 07-17  
02/10/2017

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**Cavanaro Consulting, Inc.**

Northside Farm Subdivision

New Bedford Cousins, LLC

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instead of the required 36'. We believe that this lower impact, lower risk plan is a better project for both the City and Developer.

As per the traffic memorandum prepared by Vanasse & Associates dated November 15, 2005 for the proposed 39 Lot subdivision:

“The addition of project traffic generated by the residential development is not anticipated to significantly impact area roadways. It is projected that the proposed project will generate 30 vehicle trips during the weekday morning peak hour and 45 vehicle trips during the weekday evening peak hour. No degradations in level-of service are projected at the study area intersections due to the addition of project-related traffic. As such, the proposed residential development can be safely accommodated with minimal impact to area roadways.”

The proposed 15 lot modification is a 62% reduction of the original 39 lot approval in 2005. Therefore, we do not anticipate any additional traffic impact on the adjacent roadways.

We look forward to presenting this project to you at the Board's next available hearing on 3/8/17. If you have any questions regarding this submittal, please don't hesitate to let me know.

Sincerely,

**Cavanaro Consulting, Inc.**



Brendan P. Sullivan, P.E., P.L.S.  
Project Manager

Enclosure

File 5005