



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

STAFF REPORT

REPORT DATE

December 5, 2017

PLANNING BOARD MEETING

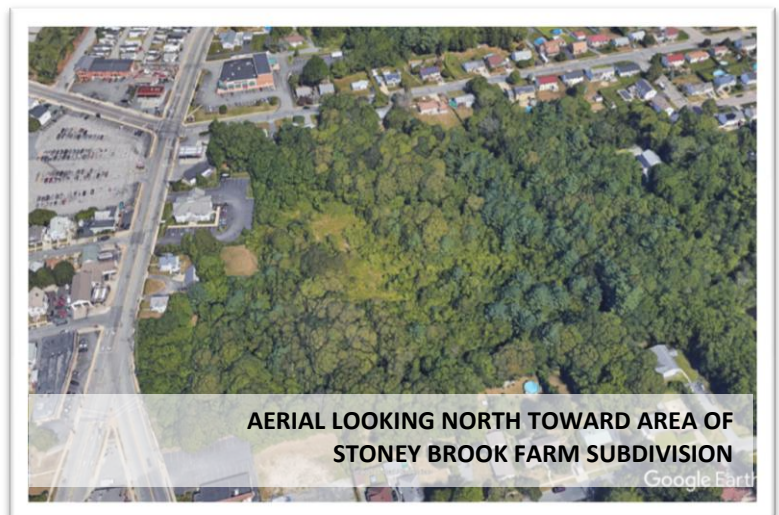
December 13, 2017

**Case #24-17: STONEY BROOK FARM
EXTENSION**

Acushnet Avenue, south of
Phillips Road and north of
Victoria Street
Map 130D, Lots 117, 379-387,
392-419

Applicant: New Bedford Cousins, LLC
P.O. Box 36
Scituate, MA 02066

Owner: New Bedford Cousins, LLC, P.O.
Box 36
Scituate, MA 02066.



Overview

The applicant seeks an extension to a previously-granted Certificate of Action Endorsement by the Planning Board for a 15-lot residential subdivision plus one (1) lot mixed use parcel, located on a 12+/- acre site east of Acushnet Avenue, south of Phillips Road and north of Victoria Street (Map 130D, Lots 117, 379-387, 392-419), in the Residence A (RA) and Mixed Use Business (MUB) zoning districts.

Existing Conditions

This project site formerly known as the Northside Farm subdivision, is a recently-approved (July 2017) Definitive Subdivision called "Stoney Brook Farm." The Certificate of Action executed by the Planning Board included a condition (condition #8) that stipulated a 90 day recording period for the plans at the Registry. Unfortunately the recording has not yet occurred, thus the owner now seeks an extension.

Proposed Conditions

No changes, modifications or alterations to any part of the plan or Certificate of Action for the subdivision is proposed outside of the requested extension that would afford the owner 90 additional days from the date of the board's original signatures in which to record the plans. This would give the owners until January 8, 2018 to record the subdivision plan, a timeframe with which they are comfortable and are prepared to comply.

Staff Recommendation



Extension. Planning staff recommends the Planning Board grant the requested 90 day extension as proposed, and that the Chair be empowered to sign the required documentation to that effect.