



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

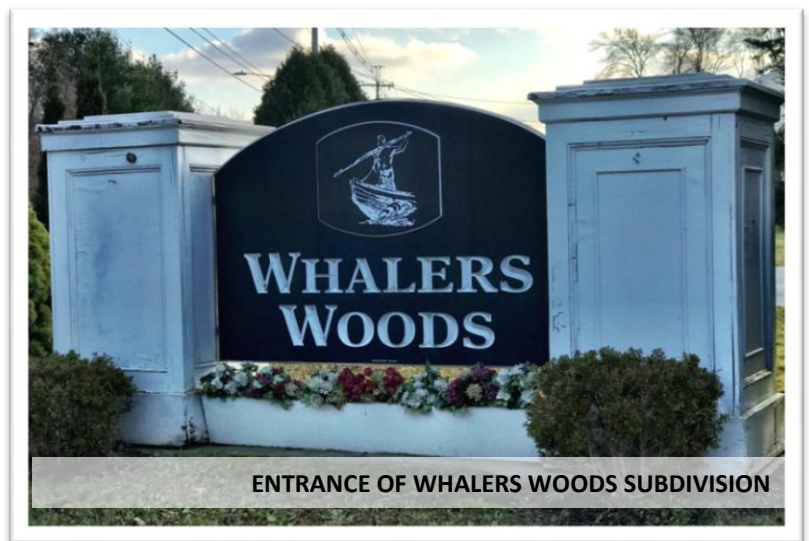
December 13, 2017

Case #40-17: FINAL SURETY RELEASE

Whaler's Woods Estates
Definitive Subdivision
Bristol County (SD) Registry
of Deeds
Plan Book 156 Page 98

Applicant/ Developer:

Robert Long, CEO
Long Built Homes
158 Charles McCombs Blvd
New Bedford, MA 02745



Overview

Request by applicant for the final release of remaining funds held by the city to ensure the completion of the Whalers' Woods Estates, as shown on the plan of land entitled "Definitive Subdivision Plan – Lot Layout Plan of Whalers' Woods Estates – New Bedford, Massachusetts", for Dexter Realty Trust c/o Attorney John Bentley, 32 Cornell Street, New Bedford, MA 02745, prepared by Atlantic Design Engineers, LLC, P.O. Box 1051, Sandwich, MA 02563, dated December 3, 2003 revised thru December 10, 2004, and recorded with Bristol County (S.D) Registry of Deeds in Plan Book 156 at Page 98. Applicant: Robert F. Long, CEO, Long Built Homes.

Existing/Proposed Conditions

The Whaler's Woods subdivision has been completed and the City Council has accepted all of the roads/improvements, etc. As such, the developer is now requesting that their remaining \$10,003.90 being held by the city as performance surety be released.

Review Comments

The case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

DPI's Manny Silva has noted that: "The City Council and Mayor have already accepted all the streets in the Whalers Woods Subdivision (See attached copies of recorded Orders for the 4 streets). Please accept this e-mail as confirmation from Manny Silva acknowledging that D.P.I. does not have any pending issues."

No further comments were received prior to publication of this report. Any additional input from city departments will be provided to the Planning Board at its public meeting.

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.

