



OFFICE OF PLANNING

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

December 15, 2014

Ian M. Comerford, Chairman
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

Re: Case #4164

Petitioner:

Billy Harbor Realty Trust
William Bachant, Trustee
9 Tyler Avenue
E. Wareham, MA 02538

Jeannine E. Tranfaglia and
Roland H. Lavigne
10 Hitching Post Road
Mattapoisett, MA 02739

Location: Lambeth Street (Plot: 125A-2 Lot: 477,478, 479 and 486)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board.

The petitioners are proposing approval to build an 18' x 30' two-story single family home. The property is located in a Residential B Zoned District. The proposed project requires a variance for lot frontage. The required lot frontage is 75 feet; the petitioner proposes 40 feet of frontage on Lambeth Street.

The proposed single family dwelling is an allowed use in this area. The plan as submitted depicts a wetland on the majority of the site, which has not been verified by the Conservation Commission. Given the impacts that construction may have on the wetlands, and future potential drainage impacts to neighbors, the Board should question the applicant about any impacts this project might have on that area, and any planned mitigation for that portion of the site.

Further, the applicant must seek approval from the Conservation Commission. Should the Conservation Commission find that the wetland line is not as shown on this plan the applicants may need a variance for the front yard setback, which will require a separate filing with the ZBA.

Lastly, the plan as submitted by Romanelli Associates dated October 31, 2014 is not in accordance with the City Assessor's map. A revised plot plan of the area must be submitted for the record, and should the variance be approved, this should be a condition of approval.

Sincerely,



Jill Maclean
City Planner

Cc: Danny Romanowicz, Building Commissioner
Sarah Porter, Conservation Agent
James Oliveira, Ward 1 City Councilor