



CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor


Department of Public Infrastructure

**Euzebio Arruda
Commissioner**

**Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy**

M E M O R A N D U M

**TO: CITY COUNCIL PRESIDENT JOSEPH P. LOPES
AND MEMBERS OF THE CITY COUNCIL**

FROM: EUZEBIO ARRUDA 
COMMISSIONER

DATE: JUNE 7, 2017

**SUBJECT: ACCEPTANCE OF WHALERS WOODS BOULEVARD, 40 FEET WIDE,
FROM STA. 0+31.27 AT CHURCH STREET 364.21 FT. WESTERLY TO
TERMINUS AT STA. 3+95.48**

RECOMMENDATION OF ACCEPTANCE

Whalers Woods Boulevard, 40 feet wide, from Sta. 0+31.27 at Church Street 364.21 ft. westerly to terminus at Sta. 3+95.48, is recommended for acceptance by me. The owner, Lee Castignetti, Jr., Trustee of the Whalers Woods Realty Trust, has conformed to all rules and regulations as required by the City Code, Section 22-35, relative to the acceptance of new streets.

EA/asr

Cc: City Solicitor



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MEMORANDUM

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REQUEST TO TAKE LAND

In connection with the proposed layout and acceptance of Whalers Woods Boulevard, 40 feet wide, from Sta. 0+31.27 at Church Street 364.21 ft. westerly to terminus at Sta. 3+95.48, it becomes necessary to take an easement or fee for highway purposes in land belonging to Lee Castignetti, Jr., Trustee of the Whalers Woods Realty Trust.

In accordance with provisions of the City Code, Section 22-35, I hereby request your Honorable Body to take the required land for said purposes.

EA/asr

Cc: City Solicitor



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AWARD OF DAMAGES

In connection with the dedication by Lee Castignetti, Jr., Trustee of the Whalers Woods Realty Trust, of land 40 feet wide, from Sta. 0+31.27 at Church Street 364.21 ft. westerly to terminus at Sta. 3+95.48, as a street, it is my opinion that there are no damages payable to the owners because the remainder has appreciated in value as a result of the layout to an amount which exceeds the value of the land dedicated and taken.

EA/asr

Cc: City Solicitor



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METES AND BOUNDS DESCRIPTION

In pursuance of a request by Lee Castignetti, Jr., Trustee of the Whalers Woods Realty Trust, and in accordance with the City Code, Section 22-35, effective date July 21, 2003 relative to the acceptance of new streets, I hereby define the metes and bounds of Whalers Woods Boulevard, 40 feet wide, from Sta. 0+31.27 at Church Street 364.21 ft. westerly to terminus at Sta. 3+95.48, as follows:

From a point of beginning, said point being located in the westerly sideline of Church Street and being the northeasterly corner of the area to be described;

Thence S 08°15'36" W a distance of 80.01', to a point;

Thence with a curve turning to the left with an arc length of 31.07', with a radius of 20.00', and a central angle of 88°59'46", to a point;

Thence N 80°44'10" W, a distance of 135.69', to a point;

Thence with a curve turning to the right with an arc length of 84.02', with a radius of 250.00', with a central angle of 19°15'25", to a point;

Thence with a reverse curve turning to the left with an arc length of 88.37', with a radius of 150.00', and a central angle of 33°45'18", to a point;

Thence S 84°45'57" W, a distance of 11.05', to a point;

Thence with a curve turning to the left with an arc length of 31.19', with a radius of 20.00', and a central angle of 89°20'40", to a point in the easterly sideline of Mate Drive;

Thence with a reverse curve turning to the left with an arc length of 4.37', with a radius of 140.00', and a central angle of 01°47'11", in the easterly sideline of Mate Drive, to a point;

Thence N 06°22'04" W, a distance of 75.02', in the sideline of Mate Drive, to a point;

Thence with a curve turning to the left with an arc length of 31.02', with a radius of 20.00', and a central angle of 88°51'58", to a point;

Thence N 84°45'57" E, a distance of 12.55', to a point;

Thence with a curve turning to the right with an arc length of 111.94', with a radius of 190.00', and a central angle of 33°45'18", to a point;

Thence with a reverse curve turning to the left with an arc length of 70.58', with a radius of 210.00', and a central angle of 19°15'25", to a point;

Thence S 80°44'10" E a distance of 134.29', to a point;

Thence with a curve turning to the left with an arc length of 31.77', with a radius of 20.00', and a central angle of 91°00'14", to a point in the westerly sideline of Church Street, and the point of beginning.

The above-described road contains an area of approximately 14,911 square feet (about 0.342 acres) and is more particularly shown on a plan entitled: "Plan and Profile of the Layout of Whalers Woods Boulevard, 40' Wide Right of Way, from Sta 0+31.27 at Church Street 364.21 Ft Westerly to Terminus at Sta 3+95.48," scale 1"=40', dated May 17, 2017, prepared by Prime Engineering, Inc.

Said road being the same right-of-way for Whalers Woods Boulevard as shown on the definitive subdivision plans of Whalers Woods Estates.

EA/asr

Cc: City Solicitor



CITY OF NEW BEDFORD

CITY COUNCIL

June 22, 2017

WHEREAS, This City Council has received a request from Lee Castignetti, Jr., Trustee of the Whalers Woods Realty Trust, for the taking of required land for the layout and acceptance of contemplated **WHALERS WOODS BOULEVARD, 40 feet wide, from STA. 0+31.27 at Church Street 364.21 ft. westerly to terminus at STA. 3+95.48.**

ORDERED, That due notice be given to LEE CASTIGNETTI, JR., TRUSTEE OF THE WHALERS WOODS REALTY TRUST, owner of land included in the taking, and to JONATHAN DACOSTA & JENNA MEDEIROS; JASON RAPOSO & JESSICA RAPOSO; ANABELA STURTEVANT; ROGERIO FAGUNDO & LUCIA FAGUNDO; MARK RODRIGUES & MELISSA RODRIGUES, NEIL SHERIDAN, and owners of abutting property, and to all other persons who may be interested, that the City Council will hold a public hearing on said layout and acceptance in City Council Chambers, on Second Floor of City Hall, on **THURSDAY, JULY 20, 2017 AT 7:00 P.M.**



CITY OF NEW BEDFORD

CITY COUNCIL

June 22, 2017

ORDERED, that the City Solicitor be and is hereby requested to prepare an ORDER for the layout and acceptance of contemplated **WHALERS WOODS BOULEVARD, 40 feet wide, from STA. 0+31.27 at Church Street 364.21 ft. westerly to terminus at STA. 3+95.48.**

Hearing on said matter has been ordered for **THURSDAY, JULY 20, 2017, at 7:00 p.m., in City Council Chambers, City Hall.**