



Department of Public Infrastructure


Euzebio Arruda
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

MEMORANDUM

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

FROM: EUZEBIO ARRUDA 
COMMISSIONER

DATE: JUNE 7, 2017

SUBJECT: ACCEPTANCE OF SCHOONER COURT, 40 FEET WIDE, FROM STA.
0+20 AT WHALERS WOODS BOULEVARD 217.36 FT. NORTHERLY
TO TERMINUS AT STA. 2+37.36

RECOMMENDATION OF ACCEPTANCE

Schooner Court, 40 feet wide, from Sta. 0+20 at Whalers Woods Boulevard 217.36 ft. northerly to terminus at Sta. 2+37.36, 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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REQUEST TO TAKE LAND

In connection with the proposed layout and acceptance of Schooner Court, 40 feet wide, from Sta. 0+20 at Whalers Woods Boulevard 217.36 ft. northerly to terminus at Sta. 2+37.36, 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+20 at Whalers Woods Boulevard 217.36 ft. northerly to terminus at Sta. 2+37.36, 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 Schooner Court, 40 feet wide, from Sta. 0+20 at Whalers Woods Boulevard 217.36 ft. northerly to terminus at Sta. 2+37.36, as follows:

From a *point of beginning*, said point being located in the northerly sideline of Whalers Woods Boulevard and being the southeasterly corner of the area to be described;

Thence N 80°44'10" W, a distance of 69.54', in the northerly line of Whalers Woods Blvd, to a point;

Thence, continuing in the northerly sideline of Whalers Woods Blvd, with a curve turning to the right with an arc length of 11.57', with a radius of 210.00', and a central angle of 03°09'23", to a point;

Thence with a reverse curve turning to the left with an arc length of 32.52', with a radius of 20.00', and a central angle of 93°09'23", to a point;

Thence N 09°15'50" E, a distance of 21.40', to a point;

Thence with a curve turning to the left with an arc length of 42.54', with a radius of 100.00', and a central angle of 24°22'28", to a point;

Thence N 15°06'38" W, a distance of 17.18', to a point;

Thence with a curve turning to the left with an arc length of 19.25', with a radius of 20.00', and a central angle of 55°09'00", to a point;

Thence with a reverse curve turning to the right with an arc length of 253.33', with a radius of 50.00', and a central angle of 290°18'01", to a point;

Thence with a reverse curve turning to the left with an arc length of 19.25', with a radius of 20.00', and a central angle of 55°09'00", to a point;

Thence S 15°06'38" E, a distance of 17.18', to a point;

Thence with a curve turning to the right with an arc length of 59.56', with a radius of 140.00', and a central angle of 24°22'28", to a point;

Thence S 09°15'50" W, a distance of 21.68', to a point;

Thence with a curve turning to the left with an arc length of 31.42', with a radius of 20.00', and a central angle of 90°00'00", to a point in the sideline of Whalers Wood Boulevard and the point of beginning.

The above-described road contains an area of approximately 12,819 square feet (about 0.294 acres) and is more particularly shown on a plan entitled: "Plan and Profile of the Layout of Schooner Court, 40' Wide Right of Way, from Sta 0+20 at Whalers Woods Boulevard 217.36 Ft Northerly to Terminus at Sta 2+37.36," scale 1"=40', dated May 17, 2017, prepared by Prime Engineering, Inc.

Said road being the same right-of-way for Schooner Court 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 **SCHOONER COURT, 40 feet wide, from STA. 0+20 at Whalers Wood Boulevard 217.36 ft northerly to terminus at STA. 2+37.36.**

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 ANABELA STURTEVANT, CORINNE DINUCCI, JONNY RESENDES & ROSA RESENDES, CHAO LIU WEI & XIANG ZHANG YUN, ROGERIO FAGUNDO & LUCIA FAGUNDO, WHALERS WOODS REALTY TRUST 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 **SCHOONER COURT, 40 feet wide, from STA. 0+20 at Whalers Wood Boulevard 217.36 ft northerly to terminus at STA. 2+37.36.**

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