



CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

Department of Public Infrastructure

Jamie Ponte
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

Memorandum

TO: Joseph P. Lopes, City Council President
Members of City Council

FROM: Jamie Ponte, Commissioner

DATE: June 24, 2020

SUBJECT: Recommendation for Acceptance of Ava's Way, 40 Feet Wide, From Sta. 0+40 at Cardinal Street 163.41 Feet Southerly to Terminus at Sta. 2+03.41

CITY CLERK
2020 JUN 23 P 3:05
CITY CLERK

Ava's Way, 40 feet wide, from Sta. 0+40 at Cardinal Street 163.41 feet southerly to terminus at Sta. 2+03.41, is being recommended for acceptance. The owner, Hugh E. Rowlett, Jr. of Petrel Properties LLC, has conformed to all rules and regulations as required by the City Code, Section 22-35, relative to the acceptance of new streets.

JP/asr

Cc: City Solicitor



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Memorandum

TO: *Joseph P. Lopes, City Council President
Members of City Council*

FROM: *Jamie Ponte, Commissioner* 

DATE: *June 24, 2020*

SUBJECT: *Request to Take Land for Acceptance of Ava's Way, 40 Feet Wide, From Sta. 0+40
at Cardinal Street 163.41 Feet Southerly to Terminus at Sta. 2+03.41*

In connection with the proposed layout and acceptance of Ava's Way, 40 feet wide, from Sta. 0+40 at Cardinal Street 163.41 feet southerly to terminus at Sta. 2+03.41, it becomes necessary to take an easement or fee for highway purposes in land belonging to Hugh E. Rowlett, Jr. of Petrel Properties LLC.

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.

JP/asr

Cc: City Solicitor



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Memorandum

TO: *Joseph P. Lopes, City Council President
Members of City Council*

FROM: *Jamie Ponte, Commissioner* 

DATE: *June 24, 2020*

SUBJECT: *Award of Damages for Acceptance of Ava's Way, 40 Feet Wide, From Sta. 0+40
at Cardinal Street 163.41 Feet Southerly to Terminus at Sta. 2+03.41*

In connection with the dedication by Hugh E. Rowlett, Jr. of Petrel Properties LLC, of land 40 feet wide, from Sta. 0+40 at Cardinal Street 163.41 feet southerly to terminus at Sta. 2+03.41, 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.

JP/asr

Cc: City Solicitor



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Memorandum

TO: Joseph P. Lopes, City Council President
Members of City Council

FROM: Jamie Ponte, Commissioner 

DATE: June 24, 2020

SUBJECT: Metes and Bounds Description for Acceptance of Ava's Way, 40 Feet Wide, From Sta. 0+40 at Cardinal Street 163.41 Feet Southerly to Terminus at Sta. 2+03.41

Pursuant to a request by Hugh E. Rowlett, Jr. of Petrel Properties LLC for the acceptance of Ava's Way, 40 feet wide, from Sta. 0+40 at Cardinal Street 163.41 feet southerly to terminus at Sta. 2+03.41, and in accordance with the City Code, Section 22-35 (effective date July 21, 2003), relative to the acceptance of new streets, the meets and bounds are hereby defined as follows:

From a point of beginning, said point being located S 04°11'56" W, a distance of 40.00' from a granite bound with drillhole at the northeast intersection of Cardinal Street and Ava's Way;

Thence S 04°11'56" W, a distance of 51.55', to a point;

Thence with a curve turning to the left with an arc length of 19.64', with a radius of 20.00', with a central angle of 56°15'04", to a point;

Thence with a reverse curve turning to the right with an arc length of 265.46', with a radius of 52.00', with a central angle of 292°30'07", to a point;

Thence with a reverse curve turning to the left with an arc length of 19.64', with a radius of 20.00', with a central angle of 56°15'04", to a point;

Thence N 04°11'56" E, a distance of 21.55', to a point;

Thence with a curve turning to the left with an arc length of 47.12', with a radius of 30.00', with a central angle of 90°00'00", to a point;

Thence S 85°48'04" E, a distance of 70.00', to the point of beginning.

Said right-of-way contains an area of 11,159 square feet (0.256 acres), more or less.

Metes and Bounds Description for Acceptance – Ava's Way

June 2, 2020

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A plan, titled "Plan and Profile of the Layout of Ava's Way, 40' Wide Right of Way, Containing 11,159 Sq. Ft. (0.256 Ac.±), From Sta. 0+40 at Cardinal Street 163.41 Feet Southerly to Terminus at Station 2+03.41", dated April 29, 2020, prepared by Prime Engineering Inc., accompanies this description.

Said right-of-way being the same shown as Ava's Way on the definitive subdivision plan of Cardinal Place.

JP/asr

Cc: City Solicitor



CITY OF NEW BEDFORD

CITY COUNCIL

February 25, 2021

WHEREAS, This City Council has received a request from Hugh E. Rowlett, Jr., Petrel Properties, LLC, for the taking of required land for the Layout and Acceptance of contemplated **AVA'S WAY, 40 feet wide, from Sta. 0+40 at Cardinal Street, 163.41 feet southerly to terminus at Sta. 2+03.41.**

ORDERED, That due notice be given to **HUGH E. ROWLETT, JR., PETREL PROPERTIES, LLC**, owner of land included in the taking, and to **NELSON J. & TRACY A. NOGUEIRA, MARCO P. & SARAH A. ALMEIDA, WENDY M. DEMELO, CHACE V. HOWLAND & KRISTINA ORTIZ, STACEY SOUSA & RENATO J. LOPES, YOSARIS RODRIGUEZ, ALEX MONIZ & ALEXA H. LOURENCO** and **CHRISTOPHER & ASHLEY PRIEN**, 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 via ZOOM, on **THURSDAY, MARCH 25, 2021 AT 7:00 P.M.**



CITY OF NEW BEDFORD

CITY COUNCIL

February 25, 2021

ORDERED, that the City Solicitor be and is hereby requested to prepare an ORDER for the Layout and Acceptance of contemplated AVA'S WAY, 40 feet wide, from Sta. 0+40 at Cardinal Street, 163.41 feet southerly to terminus at Sta. 2+03.41.

Hearing on said matter has been ordered for **THURSDAY, MARCH 25, 2021, at 7:00 p.m. via Zoom.**