



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
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To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: October 13, 2010

PRELIMINARY PLAN REVIEW
Orchard Estates – Plat 7, Lot(s) 37 & 40 (School and Leavitt Sts.)

Summary: The applicant has submitted an Application for Approval of Preliminary Plan for a Conservation Subdivision.

Findings of Fact:

Existing Conditions

- Lots 37 & 40 combined are 14.6 acres and contain one single-family dwelling at 167 School St. The property is in an R-3 Zoning District.

Proposal:

- Create 8 new house lots, all >15K sq. ft., on an ±400ø public road ending in a cul-de-sac (Kellie Ann Court).
- Individual septic systems and public water will service the lots.
- Swale with check dams and subsurface drainage lines proposed.
- Percentage of disturbed areas (areas not left in natural state) is 24.6% (25% max); Open space areas will equal 68%, which is greater than the 40% minimum required. Wetland percentage of open space does not exceed wetland percentage of site.

Waivers:

- Sidewalks on one side (west side to easterly boundary of parcel 5)

Recommendations:

This office recommends approval based on the following conditions:

1. At least one catch basin within the cul-de-sac shall be added, as per section 8.4.8 of the Subdivision Rules and Regulations or use Low Impact Development techniques such as grassed swales and/or bioretention area within island.
2. Maximum groundwater elevations shall be shown with the lowest floor elevations (lfe). Under section 4.4.2, the lfe of the proposed buildings shall be at least two (2) feet above the maximum groundwater elevation.
3. Deed restrictions shall be submitted indicating limits of disturbed areas on each lot.
4. Sidewalk shall be moved to the west side of road, terminating at the easterly boundary of parcel 5, at which point the hydrant shall be placed.

5. This approval shall be subject to final review by Mass. Historical Commission of the applicant's field study to be performed. No definitive plan shall be submitted until said review is complete.