



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: January 25, 2011

DEFINITIVE PLAN REVIEW

Tall Pines – Plat 7, Lot(s) 37 & 40 (Brook & Newman Sts.)

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

Findings of Fact:

Existing Conditions

- Lot 3 is 18.15 acres and is in an R-2 Zoning District.

Proposal:

- Create 14 new house lots, all >20K sq. ft., on a ±900Ø public road ending in a cul-de-sac. Proposed drainage system consists of three underground infiltration systems within the ROW and a retention pond.
- Open space areas will equal 50%, which is greater than the 40% minimum required. 24.9% of the land will be left in natural state (25% maximum). Sufficient uplands have been provided within the open space (5.85 ac).

Waivers:

- Sidewalks on one side and length of dead-end street

Recommendations:

The Board's consulting engineer has reviewed the plans and determined that this application is in conformance with the Subdivision Regulations and the Zoning Bylaws (see attached). The review of the drainage report, however, indicates that several deficiencies do exist. This office recommends the following issues be addressed:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, deed restrictions on each lot indicating limits of disturbed areas, an associated drainage easement and an open space restriction on the open space land. These documents shall be submitted prior to endorsement and recorded along with the subdivision.

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. Fire alarm box shall be proposed, as per section 8.3.1 of the Subdivision Regulations.
4. The Conservation Commission shall issue an approval, upon a positive recommendation on the drainage report by the consulting engineer.
5. Comments from DPW and Board of Health shall be addressed (see attached). Specifically, with respect to the Board of Health letter, two perc tests shall be performed on each proposed lot and be approved by the Health Agent.