

**SEEKONK PLANNING BOARD  
Public Hearing and Regular Meeting  
MINUTES  
July 10, 2012**

---

Present: Ch. Abelson, R. Bennett, R. Horsman, J. Ostendorf,  
M. Bourque, (7:05), L. Dunn (7:07)  
J. Hansen, Town Planner

Absent: S. Foulkes: (with cause)

7:03 pm Ch. Abelson called the meeting to order.

**Surety Establishment: Orchard Estates**  
**Applicant: Najas Realty, Inc.**

J. Hansen summarized Orchard Estates/Najas Realty is proposing 3 lots for a covenant. He noted the average cost per lot was \$125,000 with the total construction cost estimate of \$330,000.00. He asked the board for a motion to establish a covenant for lots 1, 7 & 8 expiring on November 10, 2012.

A motion was made by R. Horsman and seconded by J. Ostendorf and it was unanimously

**VOTED: (4-0) To approve surety for Orchard Estates**  
**By: Ch. Abelson, R. Bennett, R. Horsman, J. Ostendorf**

**Surety Establishment: Tall Pines**  
**Applicant: Stone Gate Builders**

J. Hansen summarized Tall Pines/Stone Gate Builders is proposing 6 lots for a covenant. He noted a total construction cost estimate of \$750,000.00. He asked the board for a motion to establish a covenant for lots 5-10 expiring on October 10, 2012.

A motion was made by R. Horsman and seconded by R. Bennett and it was unanimously

**VOTED: (5-0) To approve surety for Tall Pines**  
**By: Ch. Abelson, R. Bennett, R. Horsman, J. Ostendorf, M. Bourque**

**Discussion: Assisted Living Facility**

Mark Shane came before the Board to give an update on his Assisted Living Facility project. He said he bought the property at 1530 Fall River Ave. He let the Board know that this proposal was

separate from his last proposal. He voiced that his major concern was he wanted to make sure that the same restrictions would be given to other assisted living projects going on in Seekonk. He said he would be going before the Zoning Board of Appeals first to obtain a special permit. If that is not granted then they would go back to town meeting.

N. Abelson commented that he did not think the abutters would have a problem with this type facility going in next to them.

J. Ostendorf asked about the time line and Mr. Shane said that he would be applying for a building permit soon to get the process started. He went on to describe the project saying that it would be 4 units, 112 beds, built in 4 phases. It would employ about 50 full time people and would be low impact on traffic on a general day to day use.

### **Discussion: School Administration Building Reuse**

N. Abelson summarized that at the most recent town meeting there was a warrant article to allow the Board of Selectman to dispose of the town owned School Administration building located on School Street. He noted the article did not pass at town meeting so the BOS asked him if the Planning Board would help in getting a special permit or variance from the ZBA as well as help write an RFP to make the building into separate living units within the foot print of the building.

N. Abelson asked the Board if they wanted to take on this project or give it back to the BOS or tell them they should find a use for it first and then maybe help with writing the RFP.

M. Bourque commented that the Planning Board had enough to do at this time and said they couldn't spear head it right now.

R. Horsman commented that if the BOS wanted to tell the Planning Board what direction to work in then maybe, but in his opinion he recommend selling it because he felt it is a liability and it would be best to get it off the town books.

L. Dunn asked about CPA since the building was over 100 years old and suggested helping reword the warrant article.

J. Ostendorf and M. Bourque both commented that the Fire department said they could not use it and did not want it for a south end fire station.

A motion was made by R. Horsman and seconded by L. Dunn and it was unanimously

**VOTED: (6-0) for J. Hansen to write a memo to the BOS requesting them to come to a consensus on what should be done with the property then garner support prior to Town meeting where it would be voted on. If voted to dispose of then an RFP would go outlining the desires of the town for the property.**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, J. Ostendorf, M. Bourque**

**Discussion: Luther's Corners Parking/ Circulation Study**

J. Hansen reminded the Board of the presentation at the 6/12/12 PB meeting by DiPrete Engineering and RAB Engineers. He noted it was left at the end of that meeting that the Board was going to think about the study and come back with any questions or suggestions. J. Hansen said that he met with D. Cabral, Town Engineer and he had the same concerns as J. Ostendorf about the left hand turn from the eastbound approach. D. Cabral talked with P. Bannon, of RAB he said they would put something in the final draft to address this issue. J. Hansen said there was funding for this project plus some possible State money, via SRPEDD, and noted it would not be a costly project since it would only involve striping of the road.

A motion was made by M. Bourque and seconded by J. Ostendorf and unanimously,

**VOTED: (6-0) To approve the Luther's Corners Village Parking & Traffic Circulation Study with the changes discussed.**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, J. Ostendorf, M. Bourque**

**Discussion: Voluntary Affordable Housing Incentive Provision within the Conservation Subdivision Design Zoning Bylaw**

J. Hansen summarized that at the last Planning Board meeting it was voted to endorse the voluntary special permit with density bonus option, which says that in a subdivision of 8 units or more there is an incentive for providing affordable units and it is not mandatory, which the board thought was more equitable.

L. Dunn commented that it seemed likely the only way a contractor would even look at this would be if a density bonus was offered.

J. Ostendorf thought it was well written.

A motion was made by R. Bennett seconded by L. Dunn and unanimously,

**VOTED: (6-0) to hold a public hearing in the fall to adopt the Voluntary Affordable Housing Incentive Provision within the Conservation Subdivision Design Zoning Bylaw**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, J. Ostendorf, M. Bourque**

**Discussion: Master Plan Implementation**

J. Hansen said he went to the land use section of the Master Plan Implementation Guide and noted there were six or seven different items that could be worked on. In particular under Objective LU -1- D: *Inventory vacant or underutilized properties that provide opportunities for infill and redevelopment*. He recommended taking an inventory of such property in Seekonk

because the Planning Department and other town hall departments get inquiries frequently on what is available in town to buy rent or lease for a business.

A motion was made by R. Horsman and seconded by L. Dunn and it was unanimously

**Voted: (6-0) to have J. Hansen coordinate with other town departments to take an inventory of vacant or underutilized properties that provide opportunities for infill and redevelopment. The report is due for the December 11, 2012 Planning Board meeting.**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, J. Ostendorf, M. Bourque**

J. Hansen continued with the Master Plan discussion by noting there was another action item somewhat related to the inventory of vacant properties. Objective: *LU-7-D: Require new tenants on older sites to provide detailed mapping of storm water and wastewater infrastructure to ensure a continued update of information needed to maintain market viability and high levels of environmental protection.* He said this in the same vein as LU 1 to inventory the waste water and storm water capacity. He noted knowing who has the capacity in a database would be very helpful and said he would work on that as well for the December meeting.

J. Hansen continued the discussion noting that Objective: *LU- 6B - Commission a detailed development feasibility study for southern Mixed Use Corridor area that includes an examination of market analyses, infrastructure cost/benefit analysis, and environmental constraints.* And Objective: *LU - 7A - Ensuring Zoning By-Law standards for use, dimension and other important site development elements are flexible enough to allow for Highway Business area to evolve over time in response to changing markets. Research emerging trends in the transformation of so-called "big box" retail centers to inform any regulatory amendment;* were both items in the Master Plan Implementation Guide that the board should think about and be proactive on in the near future.

**Correspondence: None**

**Approval of Minutes:**

A motion was made by M. Bourque and seconded by L. Dunn and it was unanimously

**VOTED : (6-0) To accept the minutes from 6/12/12 with amendment on page 5**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, J. Ostendorf**

A motion was made by R. Horsman and seconded by J. Ostendorf and it was unanimously

**VOTED: (6-0) To adjourn the meeting at 8:05 PM**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, J. Ostendorf**

Respectfully Submitted by:

---

Florice Craig