

**SEEKONK PLANNING BOARD
REGULAR MEETING**

**MINUTES
September 21, 2010**

Present: Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes, L. Dunn, W. Rice
J. Hansen, Town Planner

Absent: T. Clancy (with cause)

7:02 pm Ch. Abelson called the meeting to order.

Form A: Tompson Dr./ 633 Newman Ave. Applicant Ruth McCarthy

S. Foulkes made a motion to endorse the Form A for Tompson Dr. 633 Newman Ave. R. Bennett seconded and so voted unanimously to endorse by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn.

VOTE: (6-0) Endorsed

Definitive Plan of Subdivision: Farmland Estates 337 & 349 Lincoln Street. Applicant(s): Bernie Mastropietro/Loretta Ferreira.

Continued from June 8, 2010 for review by Board's consultant. Positive review received by DiPrete Engineering on August 25, 2010.

L. Dunn made a motion to close the public hearing on Definitive Subdivision Plan: Farmland Estates seconded by S. Foulkes and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn

VOTE: (6-0) Approved

After discussion:

On September 21, 2010 a motion was made by M. Bourque and seconded by S. Foulkes to approve the Definitive Subdivision Plan – 'Farmland Estates', latest revision date of July 23, 2010 and associated Hydraulic and Hydrologic Report, latest revision date of August 23, 2010, subject to the following conditions:

1. That an engineer certify to a reasonable degree of engineering certainty that all grading on house lots within the subdivision be done substantially in compliance with the approved plans.

Said certification shall be provided in writing to the Planning Department as initial building permits are sought for the individual house lots.

2. That a description of the recharge areas for each individual lot be included on the deeds of each lot. A copy of said description and a detail of the recharge area shall be forwarded to the Planning Department prior to recording of the subdivision.
3. That the split rail fence is constructed by the developer prior to the binder course application and a description of said fence is included on the deeds of each lot. A copy of said description shall be forwarded to the Planning Department prior to recording of the subdivision.
4. That final homeowner's association and drainage easement documents are approved by the Town Planner and are recorded with the subdivision and then forwarded to the Planning Department.
5. That a detail of the guard rail to be constructed along the headwall of the proposed forebay is forwarded to the Planning Department prior to recording of the subdivision.
6. That the 5 conditions stated above be placed on the final plan to be endorsed and recorded.

Aye – M. Bourque, R. Bennett, S. Foulkes, Ch. Abelson; Abstain – W. Rice, L. Dunn Motion Passes: 4-0-2

Final Surety Release and Recommendation on Street Acceptance: Grassy Hill Farm

Positive recommendations received from Town Planner, DPW Supt. and Conservation Agent.

L. Dunn made a motion to release the surety for Grassy Hill Farm seconded by M. Bourque and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn

VOTE: (6-0) Approved

W. Rice made a motion to recommend acceptance of Letendre Drive seconded by M. Bourque and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn

VOTE: (6-0) Approved

Definitive Subdivision: Madison Estates. Applicant M. Costa

Continued until October 26, 2010 at applicant's request.

Preliminary Plan: Tall Pines. Applicant Stone Gate Builders

Plat 7, Lot 3 is 18.15 acres and is in an R-2 Zoning District. Proposal to create 14 new house lots, all >20K sq. ft., on a ±845' public road entering from Brook Street via a wetlands crossing ending in a cul-de-sac. Individual septic systems and wells proposed for the lots. Underground water tanks are proposed for fire protection. Board stated that development lies within Seekonk Water District, therefore public water shall be supplied.

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).

Board discussion of the waivers:

Waiver for street length reasoning: Road length proposed at 845'. Maximum length is 720'. With the wetlands crossing, developable lots cannot start for +/-300'.

M. Bourque made a motion to waive the length of the dead-end street seconded by L. Dunn and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn

VOTE: (6-0) Approved

Waiver for sidewalks reasoning: Ch. Abelson felt sidewalks were not necessary on both sides and will consider eliminating requirements in Subdivision regulations. Applicant's engineer offered alternative route for sidewalk leading from development to Newman Ave. not over wetland crossing.

M. Bourque made a motion to have sidewalks on one side only seconded by W. Rice and so voted by: Aye: M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn. Nay: Ch. Abelson

VOTE: (5-1) Approved

On September 21, 2010 a motion was made by M. Bourque and seconded by L. Dunn to approve the Preliminary Subdivision Plan – 'Tall Pines', subject to 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. Public water shall be provided by the applicant.

Aye – M. Bourque, R. Bennett, S. Foulkes, Ch. Abelson, W. Rice, L. Dunn
Motion Passes: 6-0

Discussion: assisted Living Facility Bylaw

Continued until future date after discussion of housing plan.

Approval of minutes

Regular Meeting Minutes: August 10, 2010, S. Foulkes made a motion to approve subject to grammatical corrections to be submitted by her. Seconded by M. Bourque and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn.

VOTE: (6-0) Approved

Regular Meeting Minutes: August 24, 2010, W. Rice made a motion to approve. Seconded by M. Bourque and so voted unanimously by: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes, L. Dunn. VOTE: (6-0) Approved

S. Foulkes made a motion to have minutes proofread. Seconded by L. Dunn and so voted 3- aye (S. Foulkes, L. Dunn, Ch. Abelson), 3- nay (M. Bourque, R. Bennett, W. Rice).

Motion fails.

Structure of minutes to be included on an agenda in October.

W. Rice made a motion to adjourn, seconded by M. Bourque and so voted unanimously by: Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes, L. Dunn, W. Rice

VOTE: (6-0) Approved

Adjournment

The meeting adjourned at 9:25 pm