



Town of Seekonk, MA
TECHNICAL REVIEW COMMITTEE
Seekonk Town Hall
100 Peck Street

Date: October 2, 2020

Katharine Lacy, AICP
Senior Planner
Massachusetts Housing Partnership
160 Federal Street, Boston, MA. 02110

Re: Preliminary Municipal comments on proposed **Greenbrier II** State Feasibility Determination for proposed **multifamily residential development** submitted pursuant to Chapter M.G.L. 40B at 800 Fall River Avenue being AP 8, Lot 3.

Dear Katherine,

Please find below an initial set of comments from the Seekonk Technical Review Committee (TRC) on the above referenced proposed “Greenbrier II” multi-family residential development on a portion of the former Showcase Cinema site at 800 Fall river Avenue. The below comments are based on the submitted materials, the September 1 site visit conducted by your agency, and the discussion held at the September 24, 2020 meeting of the Seekonk Technical Review Committee. The Technical Review Committee is a staff level committee comprised of all municipal departments involved in development review and permitting. The TRC is utilized to provide an opportunity to coordinate comments and address concerns regarding proposed development or other issues within the purview of the departments comprising the committee. Please note that as the proposed “Greenbrier II” development represents an expansion of the existing Greenbrier multifamily development, utilizing the existing access points, drives and utilities a number of the below comments reference existing conditions within the development experienced by the commenting departments with the goal of resolving, avoiding, or otherwise mitigating these issues should the Greenbrier II expansion move forward. Also, the following comments are, with regard to the proposed development, preliminary in nature. It is expect additional comments and concerns will be generated as the project move forward to local review by the Zoning Board of Appeals. Both the committee and this office are grateful for the opportunity to provide the Housing Partnership with the following comments on the proposed development. The comments are broken down according to the submitting department.

Public Safety: Fire, Police, and Communications Departments

1. The Fire Department and Police Department expressed concern regarding exacerbation of the existing congestion on the access roads within “Greenbrier I” caused by not enough off street parking near the buildings. This results in difficulty moving public safety apparatus within the development as cars are parked along the road. People tend to not want to use remote parking areas and the individual driveways only accommodate 1 vehicle. Adequate parking should be provided for both residents and guests of the proposed Greenbrier II multi-family residential development.
2. Adequate directional and on building signage should be provided along the access drives and on the building to facilitate ready access to and identification of all proposed buildings in the development.

Department of Public Works

3. It is recommended that a traffic study be conducted to determine the operational impacts from the development especially during the morning and evening peak hours at the intersections of Greenbrier Drive at Fall River Avenue and Cole Street at Fall River Avenue. These will be critical intersections with the combined traffic from the current use and proposed use of Greenbrier.

Board of Health

4. The Seekonk BOH has received numerous complaints and has addressed issues with overflowing dumpster. It appears that more dumpster and increase of services need to be added to the facility. Adequate provisions for trash collection points and removal should be made for the proposed Greenbrier II expansion.

Conservation Commission

5. Package Treatment Plant: In the 4 years I have worked for the Town, there have been multiple issues with pump failures and raw effluent being released from the existing on-site package treatment plant at Greenbrier I. For this to occur, the regular pump and backup pumps have to fail. This is not my area of expertise, but with extensive wetlands in the area, it is definitely a concern for the Commission and should be investigated further before adding additional effluent and pumps to the existing system.
6. Outstanding Orders of Conditions: Greenbrier I has open and expired OOC’s on file with the Conservation Commission. The applicant should be held to fulfilling the terms of those permits and closing out those outstanding orders before being allowed to move forward with permitting for Greenbrier II. Outstanding file #s are as follows: #SE69-0592 and #SE69-0660.
7. Trash Disposal & Stormwater Issues: There are on-going issues with trash disposal and on-site debris/litter as well as stormwater maintenance in Greenbrier I that should be resolved prior to allowing for further capacity via Greenbrier II.

Planning Board

8. The number of subsidized housing units expected to be added to the State’s Subsidized Housing Index as a result of the proposed “Greenbrier II” multi-family residential development should be documented and confirmed.

9. The project is currently proposed with 25% of the proposed units as affordable. The percentage and number of affordable units within the development should be maximized to the extent feasible.
10. The Planning Board concurs with the Department of Public works with regard to the need for traffic impact analysis of intersections of Greenbrier Drive at Fall River Avenue and Cole Street at Fall River Avenue. Additionally the status of Howard Street as either controlled access to the development or emergency access point should be determined and clarified.
11. Peer review of the proposed stormwater management system should be conducted as part of any formal local review by the Zoning Board of Appeals to confirm compliance with the **Categories 20B and 20C of the Seekonk General By-laws, Section 8.3 Drainage of the Seekonk Zoning By-law**, as well as the **Massachusetts Stormwater Management Handbook and Wetland Protection Act**.
12. Pedestrian and non-motorized vehicle connections within the development and to existing and anticipated commercial development and services in the area should be maximized to the extent practicable.

Please let me know should you have any questions or require anything further with regard to any portion of the above.

Sincerely,



John J. Aubin III
Town Planner
Town of Seekonk

cc
Seekonk Technical Review Committee
Eric S. Brainsky, Esq. Brainsky and Levinson, LLC
Lisa M. Andoscia, Rosewood Consulting