

**SEEKONK PLANNING BOARD  
REGULAR MEETING  
MINUTES  
January 14, 2020**

Present: Vice Chairman James Roach, Peter Aguiar, Sandy Foulkes, Mike Bourque, Bruce Hoch, Phoebe Lee Dunn, and John Aubin, Town Planner

Absent with Cause: Ch. Sullivan

**REGULAR MEETING**

V. Ch. J. Roach declared the public meeting open at 7:00 p.m.

**Site Plan application of New England Collision for update of site plan for existing automotive sales use on the property located at 45 Old Fall River Road being AP 01, Lot 200 located in an Industrial Zoning District.**

J. Aubin stated that this application was continued from the last meeting. The use was established on the property approximately 1988. The current vehicle storage, based on our review of the aerial photos going back to 2014 and 2009 as well the current shows approximately 30 to 50 vehicles on the site and the varying intensities. The applicant has submitted an updated site plan, documenting both parking for the employees and customers as well as storage areas and additional parking on the site.

Dennis Costa, Office Manager for New England Collision and Paul Medeiros, Owner of New England Collision, 45 Old Fall River Rd, Seekonk were present. They stated they typically have about 30 vehicles on site. They went before the Board of Selectmen and received a conditional license that allowed them to have 6 on both sets of licenses for the display. The licenses are for the sale of the vehicles and for the towing of vehicles. The business also conducts auto repairs on site. The back of the lot has space designated for locked storage and a space for random auto storage for parts.

V. Ch. J. Roach asked if there were any comments from the TRC meeting. J. Aubin stated there were no concerns. V. Ch. J. Roach asked if there were any additional questions for the applicant.

P. Lee Dunn asked if a firetruck could access the building adequately.

J. Aubin said they did ask the fire department to review the submitted site plan and they have access from Old Fall River Avenue in the front of the building and Fall River Avenue to the rear. The site is accessed via the 24 ft. way that's identified on the site plan, and I would recommend the board just make one of the conditions that access through that 24 ft. way is maintained.

**P. Aguiar made a motion to approve Site Plan application of New England Collision for update of site plan for existing automotive sales use on the property located at 45 Old Fall River Road being AP 01, Lot 200 located in an Industrial Zoning District with the considerations listed on the staff handout and maintaining the 24 ft. passageway as well with the maximum amount of cars on the lot being 42, 30 vehicles for storage and 12 for display and sales. This was seconded by P. Lee Dunn. All in favor, none opposed.**  
**Vote 6-0 approval.**

**Site Plan application of Continental Auto Sales for update of site plan for existing automotive sales use on the property located at 265 Taunton Avenue being AP 15, Lot 242 located in a Local Business Zoning District.**

J. Aubin stated the use appears to have been established prior the requirements for the site plan review so this plan is documenting the existing conditions on site. A review of the aerial photos show a varying number of vehicles stored on the site with the number up to 50. The submitted state plan identifies 59 vehicle spaces excluding the parking and handicap spaces.

Mark Mariano, with Oak Hill Engineering, 75 Oak Hill Ave, Seekonk and Ronald Hedge, owner and applicant, 190 Bluff Ave, Swansea MA were present. They provided a site plan identifying the number of display vehicles that can fit on the lot and updated the plan to conform to current standards. There is a 24 ft. wide entryway to building, providing 4 parking spaces one being handicapped allowing patron, employee and fire safety access to the building. The property has maintained the use for a car lot since the 1950's.

J. Aubin asked if there were any repair activities on site, the applicant responded no.

V. Ch. J. Roach asked if there were ever any repairs on site.

R. Hedge said there is a two bay garage but there are no lifts inside and the original building contained two offices.

B. Hoch asked the applicant if they were affiliated to the property to the east of the subject location, there is some overflow of vehicles onto that property.

R. Hedge stated he also owned the video store property next door.

M. Mariano stated there is no change to any ground conditions and they are looking at a total of 59 display spaces measuring to be 8' x 17' footprint and that also provided 1' of clearance around an average midsized vehicle. They deal with RV's and compact vehicles so some vehicles may take 2-3 spaces.

P. Lee Dunn asked about the storm water runoff from the property.

M. Mariano stated the sheet flow runs into the Rt. 44 storm water system and onto the pervious area in the rear. The site is very flat.

J. Aubin suggested to the board they make the condition that the applicant maintain the 24 ft. access way for emergency vehicles as they did with the prior site plan submission that night.

V. Ch. J. Roach asked for any additional questions for the applicant, there were none.

**B. Hoch made a motion to approve the Site Plan application of Continental Auto Sales for update of site plan for existing automotive sales use on the property located at 265 Taunton Ave being AP 15, Lot 242 located in a Local Business Zoning District with the following stipulations: The parking capacity set at 59, and the following recommendations and conditions recommended by the Office of Planning and Zoning as listed and maintain the 24 ft. access roadway. It was seconded by S. Foulkes. All in favor, none opposed. Vote 6-0 approval.**

**Site Plan application of Seekonk Parks & Recreation for Playground located at 100 Peck Street being AP 18, Lot 11 located in an R-2 Zoning District/Municipal Use.**

J. Aubin said they have not received the engineer site plan yet but they do have a site sketch showing what the proposal is where the location is for the parking. The intent was to bring the plan in front of the board this evening, to identify any issues that the board might have, and if need be, bring it back at a subsequent meeting or leave it to the Planning Office for finalization. The playground is going to be another recreational amenity to go with our Arcade Woods Recreation Area. The parking area is roughly about 40 spaces to accommodate for any overflow of parking from the Town Hall for any meetings and to ensure no spaces will be taken away from the Town Hall itself. They also intend to use the current Animal Shelter footprint to provide for possible public restrooms and storage for the new Animal Shelter.

Scott Olobri, Assistant Superintendent for DPW and John Pozzi for Parks and Recreation were present.

P. Lee Dunn stated she was worried about global warming and the additional blacktop being put down for the parking lot.

J. Aubin stated the proposed parking is to have gravel laid out to increase the pervious surface of the area.

S. Olobri stated they will also be replanting some trees, since some were removed once the playground is constructed to provide shade for the kids who use it.

S. Foulkes asked if the YMCA accesses the Arcade Woods Recreation Area for their camp.

J. Aubin stated he believed that the kids do go on nature walks but the Arcade Woods property kind of extends from behind this building and runs out to Arcade Avenue and kind of a somewhat of an L shape. The Playground is kind of remote from where the Y has their activities. There is the Public Safety Complex and Town Hall in between the Y and the playground.

V. Ch. J. Roach asked about the repurposing of the current Animal Shelter and what was on the docket.

S. Olobri said nothing right now it is still occupied. They want to repurpose it for storage for the new shelter which doesn't have a lot. There is also a proposal for future public restrooms for the playground area.

V. Ch. J. Roach asked if the playground was going to be ADA compliant.

S. Olobri said yes, and where the parking area is now the topography is almost exactly level to the playground now which makes it more accessible. He stated there will be a natural turf on the ground of the playground.

J. Aubin said prior material such as shredded tires are no longer considered accessible. So one of the ways to keep the park accessible is to use this artificial turf.

J. Pozzi stated they worked closely with the Conservation Agent to keep the appearance of the natural environment. Since there are the wooded trails in the back the playground is to be constructed from wood. It will all be in ADA compliance for fall heights and all other regulations required. The turf will also help to give the park a natural appearance.

S. Foulkes asked if the turf came in different densities.

S. Olobri said the subsurface will have different densities depending on the height and concussion rating of the areas below the structures and that's all regulated and built into the design of the playground.

J. Pozzi said there will also be a landscaped perimeter for the playground as well.

S. Foulkes asked if there were any water issues with the location being so close to the Arcade Woods.

J. Pozzi said no there is no Conservation issues.

S. Foulkes asked if the maintenance would come from DPW.

S. Olobri said no, if the structures break, the manufacture must replace them. They were provided with roughly a 20-year warranty for the structures and the turf as well. The turf will have very minimal maintenance required.

S. Foulkes asked when the plan would be ready.

J. Aubin said from what Scott indicated today, I think within the next couple of weeks. The Engineering firm is working on right now. On the staff side, we've already got this scheduled for final review at the TRC level. If the board is comfortable with the information that they have in front of them and want us to do the review of the plan on a staff level, we can do that or if the board wants to wait until we have the plan in hand and take another look at this at one of the next meetings.

M. Bourque stated that he is comfortable making a motion to approve the plan pending the final review done by the Planning Board staff, and if there are any concerns that can't be corrected at the local level, bring it back to the board. P. Lee Dunn agreed.

**M. Bourque made a motion to approve the site plan of Seekonk Parks & Recreation for Playground located at 100 Peck Street being AP 18, Lot 11 located in an R-2 Zoning District/Municipal Use, with the final plan being approved by the planners office, any major concerns will come back to the board if there are none it will be presented to the clerk for signature. P. Aguiar seconded the motion. All in favor, none opposed. Vote 6-0 approval.**

## **WORK SESSION**

J. Aubin conducted a visual walkthrough of the Town's online permitting software. He demonstrated what the layout was for the client portal, where applicants submit their permit request, and also showed the service side of the process and what various departments see in order to complete the steps necessary to finalize the permit request for the applicants.

**Town Planner Monthly Report**

J. Aubin referenced the Town Planner Monthly Report (See attached). He stated that it was not that much different from last month, and this time of the year is more of a non-construction period for winter. They're buttoning up the animal shelter I think they hope to have power there within the next few weeks. The Aitken School project that has gotten all their approvals in place, but I'm not sure when their construction is slated to begin. The Master Plan on, that's one thing that I'm going to be coming forward with, and we are in the process of getting a consultant to finish out the open space and recreation plan portion. Attleboro Dye Works, We do have a remediation grant that's been submitted to the EPA. We're waiting to hear on that grant for funding and we have done the assessment piece. The Storm Water Advisory Committee continues to work on the MVP program as well as the out-fall analysis, and updates to our storm water regulations. The DPW has worked on some local litigation efforts on Rt. 6; ones we're familiar with: Maplewood Terrace, Jacob Street, and Milton Street.

**There was no SRPEDD update.**

**Approval of Minutes: December 10, 2019, March 12, 2019, June 25, 2019, & July 9, 2019**

December 10, 2019- S. Foulkes made a request for grammatical changes.

**M. Bourque made a motion to approve the minutes from December 10, 2019. It was seconded by S. Foulkes. All in favor, none opposed. Vote 6-0-0.**

March 12, 2019- S. Foulkes made a request for grammatical changes.

**M. Bourque made a motion to approve the minutes from March 12, 2019. All in favor, none opposed. P. Aguiar abstained from the vote as he was not an active member for that meeting date. Vote 5-0-1.**

June 25, 2019- No comments from the board.

**P. Aguiar made a motion to approve the minutes from June, 25, 2019, it was seconded by B. Hoch. All in favor, none opposed. Vote 6-0-0.**

July 9, 2019- No comments from the board.

**S. Foulkes made a motion to approve the minutes from July 9, 2019. It was seconded by P. Aguiar. All in favor, none opposed. Vote 6-0-0.**

V. Ch. J. Roach asked if there was anything else for discussion. J. Aubin asked if the board wanted to have a second meeting in January as they received an ANR application that day, they can push the meeting to February with the applicant filing for a continuance.

M. Bourque said he would personally prefer February.

V. Ch. J. Roach stated it appeared that the board was looking to have the next meeting in February, all members agreed.

**B. Hoch made a motion to adjourn, it was seconded by S. Foulkes. All in favor. Vote 6-0.**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted by:

Krystal DosSantos

Secretary of the Planning Board

*/ Formally accepted on 2/11/2020*

*4 in favor, 0 against, 1 abstention (D. Sullivan)*