

**SEEKONK PLANNING BOARD**  
**Public Hearing, Regular Meeting & Work Session**  
**Board of Selectmen Meeting Room**  
**August 13, 2019**

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Present: D. Sullivan, J. Roach, S. Foulkes, P. Aguiar, John Aubin, Town Planner, and Amy Kwesell, Town Counsel

Absent with Cause: M. Bourque, Lee Dunn, and B. Hoch,

**Ch. Sullivan opened the meeting at 7:31 pm.**

**EXECUTIVE SESSION:**

**Ch. Sullivan stated the Planning Board of Seekonk moved to enter into Executive Session to discuss strategy with respect to the legal position of the Planning Board and possible litigation regarding the following applications as having a discussion in open session would be detrimental to any potential litigation or the position of the Town, and the Chair so declares, with respect to: Caleb Estates located on Logan Court, and the Planning Board will reconvene in Open Session.**

**J. Roach made a motion to enter into Executive Session and reconvene in Open Session at 7:32 p.m., S. Foulkes seconded,**

**Roll Call Vote: Peter Aguiar-aye, David Sullivan-aye, James Roach-aye, Sandy Foulkes-aye.  
Passed 4-0-0.**

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**OPEN SESSION reconvened at 8:22 p.m.**

**PUBLIC HEARING: Application for proposed amendments to the Rules and Regulations Governing the Subdivision of Land in Seekonk, MA**

*Continued from July 9, 2019.*

Ch. Sullivan reconvened the public hearing at 8:23 p.m.

Mr. Aubin reported that he has made the additions recommended by Town Counsel at the Planning Board's last meeting as discussed.

Ch. Sullivan opened the hearing to the public for comment, seeing none, **J. Roach made a motion to close the public hearing, S. Foulkes seconded. Vote: 4-0-0**

**J. Roach made a motion accept the Rules and Regulations Governing the Subdivision of Land in Seekonk, MA as amended, P. Aguiar seconded the motion, and it was unanimously approved. Vote: 4-0-0 to accept**

## **REGULAR MEETING:**

### **Discussion: Request for Covenant Release of 7 Logan Court and provision of alternate for of Surety for Caleb Estates Definitive Subdivision located off Olney Street**

AP 6, Lot 502

**Applicant:** Tony Andrade

**Representative:** InSite Engineering

It was noted that the applicant's representative, Mr. Paul Carlson was not present at the meeting.

Mr. Aubin explained that the Planning Board has received the review from S.W. Cole of the as-built plans. After this evening's Executive Session, the Planning Board discussed and approved putting forward a proposal to the developer with the intent of wrapping up issues before the Board in a single proposal tied to the Covenant Release.

Plans made (within the purview of the Planning Board under the Subdivision Rules and Regulations):

- 1) DPW to improve the drainage at the Olney Street/Logan Court intersection as part of the upcoming Olney Street improvement project.
- 2) Developer shall pay any outstanding costs associated with S.W. Cole's work as the Planning Board's consulting engineer on the development; installation of the remaining stormwater improvements, specifically the swale running from the Covenant Lot, and certification of the infiltration systems as required by the Final Subdivision Plan, with the swale to be observed and certified by the Project Engineer with documentation thereof via letter from the Project Engineer to the Planning Board.
- 3) Applicant/Developer shall immediately initiate the laying out and acceptant of Logan Court as a public street via application to the Board of Selectmen.
- 4) Project Engineer shall provide all certifications including but not limited to documentation of roof infiltration units required by the Subdivision Approval as well as certification of the final as-built conditions as consistent with the approved Subdivision Plans and Planning Board Approval.
- 5) Applicant/Developer shall take any remaining actions needed to formally establish or otherwise transfer the operation and maintenance of the stormwater system to the HOA, including any deferred maintenance and repairs to the system, provision of any funds required by the HOA Declaration, and any other obligations related to the transfer of the system to the HOA.
- 6) Applicant/Developer shall ensure that no street trees are planted in such a manner or location as to potentially cause damage to underground utilities.

Mr. Aubin said subject to that would be the release of the Covenant and reduction of the surety bond by the Planning Board. The intent would be to put this proposal into letter format, present that to the Applicant, and have the Planning Board take back up at their next meeting on August 27, 2019.

Mr. Aubin noted that the Planning Board in Executive Session did release S.W. Cole's review letter. Copies were provided.

Ch. Sullivan opened up to public comment.

**Mary Lou Medeiros, 3 Logan Ct.** asked if there are any ramifications if they don't respond in a timely fashion.

Mr. Aubin responded that if they do not respond or otherwise let the development linger, it would be like any one of a number of other developments we have in Town that were left; the lot would not be developed until such time as these issues were resolved, essentially it would just sit there. The intent is try to get this closed out.

**Martin O'Loughlin, 1 Logan Ct.** said asked if as-built was reviewed and asked if there were problems with it.

Mr. Aubin responded that review of the as-built was part of the S.W. Cole's review. He said suggestions were made with regard to some information. He didn't recall any issues raised in S.W. Cole's letter. As far as the intersection issue, staff generally agrees that there was certainly a missed opportunity after Mr. Cabral, DPW Superintendent and the Town Planner were onsite with the inspector and the contractor and spelled out to them what needed to be done to try to prevent this as much as possible. At this point, rather than rip up 50 to 100 feet of that roadway and rebuilt it, the best resolution is to do what we can with that intersection to preserve that curb line with the Olney Street roadway project.

Mr. Cabral made two points: There are sidewalk improvements this year to be done by DPW, and we would be looking to do some minor improvements there, essentially running a milling machine to grind down that curb line from Olney Street side about an inch. Down the road, when it is time for that road to be redone, we could correct measures that are not handled now. If the street were accepted, the HOA would not be saddled with extra cost.

It was discussed there is water running off Olney down Logan and noted that Mr. Carlson was not present to answer questions with regard to what extent that was included in the development of the plans.

**Mr. O'Loughlin** Marty noted that on the asbuilt, there is a profile of the street and the swale. He asked if there should be a cross section in that swale, and stated that he cannot see the swale from Lot 2.

Mr. Aubin said the swale has not been constructed on Parcel 2 yet (the Covenant Lot); part of the proposal is when that is constructed to have that certified as constructed as designed.

**Mr. O'Loughlin** noted on the plan it shows 12" flanges on the pipes that go underneath the driveways and asked how you put a 12' flange on an 18" pipe.

Mr. Cabral said that is obviously an error as an 18" pipe should have an 18" flared end as well. It was noted S.W. Cole will be asked if that is a typographical error for verification.

**Mr. O'Loughlin** stated the shape of his house is not correct on the as-built.

Mr. Aubin said, it is not so much an as-built of Mr. O'Loughlin's house, as much as it is an as-built of the roadway and the drainage system. It is an as-built for a specific purpose, which is to get the roadway accepted as a public street.

**Mr. O'Loughlin** questioned the elevations on the asbuilt, and Mr. Aubin stated that he would get confirmation from engineer.

**Mr. O'Loughlin** questioned the stone apron comprised of ¾-inch crushed stone and noted the Definitive Plan called for 3/8-inch pea stone. Mr. Aubin stated that would have been inspected when it was installed originally and inspection reports could be checked.

It was discussed that the next step after the Covenant is released is to move it forward for roadway acceptance, which would be a public hearing before the Planning Board and then before Town Meeting.

**The matter was continued to August 27, 2019.**

**Discussion: Site Plan Application for proposed construction of a single-story classroom addition, vehicular drives, parking, and sidewalks to the Mildred H. Aitken School, and recommendation to Zoning Board of Appeals, for the property located at 165 Newman Avenue**

AP 21, Lot 55-74.

**Applicant:** DRA Architects, Greg Smolley, AIA

Mr. Aubin suggested the Planning Board move forward on the Site Plan application and hold off on their recommendation to the Zoning Board of Appeals until the zoning application is officially filed. The recommendation will be included on the next Planning Board Agenda.

G. Smolley, DRA Architects reported that Jim Aguiar, Building Commissioner reviewed the letter on Friday and is forthcoming. He showed plans and explained the application stating they will take the existing building and expand it (area of proposed expansion is depicted in blue on plans shown). This will even out staffing between the two elementary schools and programs provided at each school. He showed the Site Plan with new building, reconfigured parking across the front of the site, and existing loop around the building widened to handle the Fire Department's largest piece of fire apparatus. It also allows the Police Department to loop around the back to maintain security.

The School Department wants to separate buses and private vehicles and utilize pedestrian pathways. This allows for the 8 buses behind the back of the building; this leaves the front of the building for private vehicles and student foot traffic.

The existing site is rather compact; a freshwater stream to the north, and bordering vegetated wetlands buffer in that area. Those two natural features have been identified and flagged by LEC Consulting Engineers; two adjacent neighbors have been flagged as well. Mr. Smolley showed the 4 colored lines representing the 25-, 50-, 100- and 200-ft. buffers from wetlands and the river. The building is outside of the buffer zone, the roadway and the basketball court end up in the buffer zone, and so we have to increase (by 2,000 sq. ft.) the area of impervious surface in that 100-ft. buffer. 8.06% of the buffer area on the site is disturbed from the wetlands point of view. Work in the buffer exceeds 15% (which is the variance) and 25% (which is the special permit) with Conservation. Currently there is a total 32% of impervious surface on site currently; 41% of impervious surface is proposed. That is attributable to the ring road around the back getting wider, the parking lots out front getting reconfigured, and the building getting bigger.

Mr. Smolley referred to Page C1.0 of the plans and stated that they are trying to be very conscious of stormwater runoff and the wetlands conditions. Current configuration is a combination of 1950's and 1990's stormwater management approaches: 1950's were 3 or 4 small drywells; 1990's were galleys.

We are proposing to take the galleys built in the 1990's project and the drywells from 1950's project offline (with the exception of 1 to the southeast corner near Rye Street). The rest will be put into an underground recharge system in front parking lot along Route 152. This gives advantages: Clean recharge (project is in the Aquifer Protection Zone); Control runoff to the stream and wetlands. By putting it underground, a structure can separate the sediment and recharge the cleanest water possible directly into the ground, with none of the overflow going into the stream. An excess capacity of a 100-year storm event would all be held underground. This gets our recharge and stormwater control into a modern system underground protecting our wetlands and Aquifer Protection Zone.

The parking lot will be reconfigured. The driveway along the front of the building will now be a single-function, single-direction driveway. We have a pinch point on the existing site: we have 3 curb cuts right now (traffic coming from 2 different directions onsite to get onto Route 152). The proposal is to close that center curb cut on Route 152 and use the furthest north and furthest south.

Mr. Smolley discussed Site lighting proposed, referring to the Lighting Plan showing lighting across front of the building and the back loop. He stated that the School Department does not want lighting all the way around the back. He changed the proposal from 10 lights shown to 2 lights; a light on the northeast corner and a light at the rear entrance to the school.

Mr. Smolley reported that the current basketball court will be replicated into 2 half courts to the southeast corner of the site closer to Rye Street. Painted play activities will be put on the asphalt. An Outdoor Classroom is proposed. The proposed building is a 10-classroom addition; 6 sized for Pre-K and Kindergarten; a Special Education and a Sensory Classroom (for occupational and physical therapy), and a Steams Maker Space for project-based learning focused program for the entire school population.

S. Foulkes asked how long Pre-K has been offered. Mr. Smolley said Pre-K has been offered for a few years, and this offers an expansion of the program into both schools.

S. Foulkes asked about Sensory Classroom. Mr. Smolley said 1% of your population would be in that Sensory Classroom for children with gross motor skills needs, fine motor skills needs, and children with sensory issues. The room would have tactile activities for children to connect with. They will have physical activities such as therapy swings, a tent or cocooning area/weighted blanket for a child needing isolation and comfort. The intent of these rooms is to provide a break in the day for child to recharge and refocus and then go back out into the school population. He stated that the Sensory Classroom and the Special Education Classrooms are not all-day programs. It was discussed Martin Elementary School currently has these programs and some students currently are sent out of district. Martin School is overloaded with Special Education programs which forces some mainstream students from Martin to attend Aitken because there is no room at Martin. The addition of these classrooms to Aitken allows the expansion of the mainstream population at Martin so children who live in the area don't have to attend Aitken.

J. Roach asked if there are ADA considerations for the Special Education Classrooms. Mr. Smolley said all Seekonk's school campuses since 1996 have to be fully compliant; this expansion makes it more easily accessible. The Maker Space has a large overhead door in it, opening to a concrete landing area under a canopy that moves over into the Outdoor Classroom providing an opportunity for mobility-impaired students to use both the Maker Space and the Outdoor learning environment, use the playground, and then go back into a classroom.

J. Roach asked about Aitken's capacity based on current population and about growth potential.

Mr. Smolley stated this expansion will allow for flexibility at both elementary schools. The population projections from the study completed last year show a propensity toward continuing enrollment with very slight growth. By moving some of the Special Education Programs out of Martin, you effectively increase the capacity of Martin (the area most likely to see future development). It is also the school that has the most capacity for expansion within the district. The intent is to balance out the population.

J. Roach asked if there was any consideration to the busing logistics.

Mr. Smolley said separating buses away from cars was proposed. By putting the busses behind the building, we can discharge and pick up Pre-K and Kindergarten to the northwest corner (near the new addition), busses would discharge and pick up behind the building, and Grades 1 through 5 would pick up and discharge on the west (where the vehicle conflict is currently). We have taken a single-drop off school and made it a 3-zone drop-off school. The advantage of this is that at no time will a private vehicle have to go past a bus. It provides a way to control traffic better and control site logistics for student pick up/ drop off. The problem lies where small children coming by car still need an adult to get them to the building, so private vehicles stop, which stops the busses.

J. Aubin asked if the bus traffic will be the only traffic exiting out onto Rye Street.

Mr. Smolley said it is anticipated to have less traffic on Rye Street as currently both busses and private vehicles exit onto Rye Street. He further anticipates better control on Route 152 from north south.

J. Roach spoke about flooding of cars on Route 152 at arrival and dismissal times because cars park on the side of the road. Mr. Smolley replied that Route 152 is a State Road so we have no jurisdictional control. Adding more asphalt on the site would tax what we can do control. We have about maximized it. We considered trying to maximize by a Passing Lane between the 1950's and the new building with 10- to 12-ft. wide parking lanes.

Ch. Sullivan stated that Seekonk may be facing sites in the North End of significantly large open acreage that will likely become house lots in the next few years. He said that will change Mr. Smolley's numbers significantly with regard to students.

Mr. Smolley said 6 or 7 open parcels were taken into consideration when they prepared the Master Plan for the District as a whole. The outcome of that study is that you would surpass the capacity for Aitken and reach the threshold of a 3<sup>rd</sup> elementary school in 7 – 10 years. He said planning for population and enrollment for schools 5 years out is accurate, 7 years is a stab, and 10 years out is a guess and is almost a moot point. This is about maximizing this site. After enduring a moderate population increase, at either elementary school, it is going to take you above the range that we would recommend for an elementary school. At that point you would look at the development of a 3<sup>rd</sup> school.

Ch. Sullivan said in the spring of 2020 there is potential for large scale growth which would throw this plan off, and a 3<sup>rd</sup> elementary will need to be brought online. He asked Mr. Smolley if the softball field and the grass playground areas on the side of the library/tennis courts would be eliminated. It was discussed that the Little League/Softball/Baseball field will be reconstituted as a grass field.

J. Roach asked if these were the last improvements to the Roof and HVAC system at Aitken, as there have been many enhancements for both at Town Meeting. It was discussed that Aitken's north/south bar of the 1950's wing was re-roofed (runs parallel to Route 152). The 1997 piece is still on its original roof (a 25-year warranty). The east/west wing of the 1950's piece (runs parallel to Rye St.) the roof is about 10 years old. The new roof will be the same material as the rest of the roof and will carry same warranty/repair protocols. This project will provide air conditioning and heat for the entire building either through replacement in the 1950's pieces or replacement and upgrade in the 1990's pieces. There will be a series of small rooftop condensing/compressor units. The majority of them for the 1990's wing and the new addition are located behind the existing gym; so you will not see them from Route 152. For the 1950's piece, they will be on roof behind the fly for the cafeteria. The purpose behind smaller units is that they are quieter, lighter, and more energy efficient because they don't all run at the same time. As opposed to a ground mounted central plant, which are very loud and take up a lot of space, these are akin to a piece you would see in a large condominium. When complete, Aitken School will be completely new with heat and air conditioning, and most importantly ventilation. Aitken currently is not up to code with regard to ventilation. The School is getting new windows in 1950's wing. The biggest change for the school besides the air conditioning is the Building Control System. Both boilers will get replaced.

Mr. Aubin showed pictures from a recent site visit of Aitken School along Newman Avenue and Rye Street. It was discussed that the roof will have a minimum 20-year warranty. The longevity of the new wing was discussed. Mr. Smolley said it is a fully-scale framed building; brick masonry to the outside; aluminum insulated glass storefront; steel roof deck with insulation above the roof deck. He reported that the longevity of the shell itself is at least 50 years; the operating systems would have a minimum 20-year life expectancy.

S. Foulkes expressed concern about the snow on the roof. She said it appeared pitched, but the plan looks flat. Mr. Smolley replied structural requirements for schools have been increased dramatically. School buildings built during 1950's to 1970's were not designed to handle snow load; now in winter we see more big snow, rain and freezing rain. These proposed roofs are designed to take a much heavier load; you do not have to shovel it off the roof. Snow staying on the roof is a good insulator, and if it ran off the roof it would be a maintenance headache. This is a low slope roof, 3/4-inch per foot; all roof drains are internal to the building (inside a tempered area) so they won't freeze and cause roof leaks.

S. Foulkes asked with a lot of money spent on air conditioning, why we need an outdoor classroom; why not just sit in outdoors in the grass. Mr. Smolley said, essentially that is what it is; it is a structured space with raised planting beds and a blackboard. Research has shown that there is a physiological advantage to getting a child outside during the day. He noted that recess time is being cut down. He explained that the area will be 20-foot by 20-foot with cast concrete benches, logs, raised gardens, blackboard, and a trellis, and will be accessible to a wheelchair bound person.

J. Roach asked if there will be any disruption to current modular classroom. Mr. Smolley reported that the temporary modular classrooms are scheduled to be removed June 1, 2020 because the transformers that feed the school need to be moved. There will be some staggering in use of classrooms within the building. They are working on a phasing plan for construction. He reported the timeline for construction: bidding will overlap the regulatory approval process (going out to bid end of this month), construction starting early October; and construction finishing for start of 2020-2021 school year. School will be open during construction and will continue all winter; first step is to excavate old soil from the outdoor basketball court area (contains the stripped soil from the 1990's addition) and replace with structural fill in order to begin building slab on grade.

Ch. Sullivan expressed concern about a memo from the Health Agent with regard to the septic system, which cannot support any further expansion to the site. Mr. Smolley reported they will run percolation tests during the summer to establish an area for expansion of the septic system.

J. Roach asked if the work around the perimeter of the site will have any impact on the trees.

Mr. Smolley, replied yes. He said quite a few of the trees are stressed or dead. Two of the trees in bad condition are Memorial trees and will be replaced. Maple trees to the north side near the gym that are encroaching on the building will be taken down. The majority of mature trees along front will stay. The Planting Budget is for a few specimen quality trees; the rest of the planting is hearty and drought tolerant plants. The Memorial Bench is staying; the Aitken School sign is a memorial that will be replaced, and the brass plaque dedicated to a teacher will be moved to the school. A Gold Star Memorial to a pilot killed in WWII will be relocated to the front of the school near the flag pole near the library.

Ch. Sullivan asked if the outdoor Boy Scout amphitheater in the wooded area at the back of the school behind what was the old softball field will remain. Mr. Smolley said it will remain, and the playground will remain where it is. The driveway around the back is just going to move from the west side of the existing playground to the east side.

J. Aubin responded to J. Roach's question saying that on Sheet L100, it shows 25-50-foot strip heading towards Rye Street to allow for the expansion of the drive.

Motion sensing lighting was discussed. Currently there is lighting in the front parking lot; the back has wall-mounted lights (which don't stay on site). Mr. Smolley said he is trying not to do lighting to the east side of the building toward the closest neighbors. He reported that vandalism is nonexistent, and looking at it aesthetically and for security now proposes only 2 lights (as opposed to what is depicted on the Lighting Plan submitted). Non-egress paths do not have to be lit by code; this saves on initial and operating costs. Rye Street will be gated, limiting access to the site.

**J. Roach made a motion to approve the site plan application for Mildred H. Aitken School as presented and conditioned with Planner's memo to the Board, resolution of any additional staff comments generated, any additional municipal approvals required, and submission of a final site plan consistent with this evening's discussion, submission of final drainage report documenting the capacity of the system (with the recommendation to Zoning Board to be continued), S. Foulkes seconded, and it was unanimously approved.**

**VOTE: 4-0-0**

**J. Roach expressed the need for the Board needs to appoint a consistent liaison with School Committee as they go forward with this project to understand population fluctuations and planning initiatives around the School System. It was discussed that Dr. Rich Drolet will be invited to the August 27<sup>th</sup> Planning Board meeting to start a dialog.**

**Discussion: Site Plan Application for Updated Site Plan application for Seekonk Auto Center for property located at 1810 Fall River Avenue.**

AP 1, Lots 40 & 45 located in an Industrial Zoning District.

**Applicant: John Nassar**

**Representative:**

J. Aubin said this application comes to the Planning Board through the Board of Selectmen as a part of the licensing renewal program this year, as any Site Plan/Parking approvals that are older than 15 years old be resubmitted and updated to the Planning Board. Mr. Nassar has had a site plan prepared and submitted; a copy of the original plan approval for the site dated 1999. The only change is the parking on the front part of parcel where Old Fall River Road and Fall River Avenue intersect. The parcel is comprised of two lots of record; one lot has a radius at that intersection, and there wasn't parking shown on the 1999 plan, but in review of the licensing history and aerial photographs, it does show that parking has been occurring over a long period of time in that area. That is reflected on the submitted and updated site plan. Mr. Aubin reported that he has conducted a site visit (Seekonk Auto Center), and he passed out photographs. He explained the license stands at 50 vehicles, applicant is asking for 51. He noted that licensing has historically been at 50 and the front piece (Lot 40) has been used for storing vehicles. Aerials from Town GIS show the same for Lot 40. There is no change in use, and the original Zoning Decision was provided to the Board.

S. Foulkes asked if one Handicap space is sufficient. Mr. Aubin reported that the Town Parking requirement for this type of use is low; the number of handicap parking spaces is driven by the number of required overall spaces.

Ch. Sullivan asked about the buffers. J. Aubin stated the original site plan (along with many others) was approved prior to our current buffer and rules/regulations. This site abuts industrial districts, so it is a limited buffer that is required (10 feet), and that is provided for in the back of the property and met on most of the rest of the property. There are places on the original approval that do not meet today's standards. It was discussed that because this application is an update of an existing site plan, without change of use, the Board would not eliminate that limited disturbance or require further lighting than what is currently on the site at Pole #22 along Old Fall River Road and #23 to light up the entrance to the parking lot.

**J. Roach made a motion to approve the updated Site Plan for Seekonk Auto Center with conditions as noted by the Planner; revise plan to show dedicated patron and employee parking and garbage collection/recycling area; 911 address posted on the building; maintain landscaped buffer areas**  
**S. Foulkes seconded, and it was unanimously approved. VOTE: 4-0-0**

**Discussion: ANR Application to subdivide lot into 2 lots; Parcel 1 retained by American Legion Post 311 & Parcel 2 to be acquired by the Town of Seekonk for property located at 351 Fall River Avenue.**

AP 11, Lot 50 located in an R-3 Zoning District

**Applicant:** American Legion

J. Aubin reported this is part of a larger effort in the Town to reconfigure as well as add to its property holdings in the area of the Town's landfill located behind the VFW. The Town is purchasing land that it is already using as part of the transfer station. Aerial photos showing the existing conditions and assessor's map showing the access road were provided, as well as photos showing the existing conditions on the front of the building.

Dave Cabral, Superintendent of Seekonk Department of Public Works explained the division of the lot and the access for the ANR. The transfer station encompasses several parcels; he explained the current use of each parcel. Mr. Cabral showed current photos of the site and explained that adjacent is Conservation Land that abuts Burr's pond; to the back of the property is the capped landfill that abuts to East Providence. Parcel 1 will be retained by American Legion and Parcel 2 will be purchased by the Town. The intent of the split is to combine this ANR parcel with abutting land in the future for DPW use. It was noted that the shed is on a concrete foundation on the back wall.

There was discussion amongst the Board regarding the landfill cap. Mr. Cabral said the Town is exploring how far the trash extends. He stated that the intent for the front of the parcel is an administrative office building. Mr. Cabral pointed out that the property line has been established 15 feet from the existing shed so it would be in conformance as an accessory building. There was discussion about how the back of the parcel would be accessed. It was discussed the site will likely have covered bays for equipment and a salt shed and will facilitate the Town's current operations with regard to the transfer station.

S. Foulkes, asked if this would affect the parking at the American Legion. Mr. Cabral explained that up to the gated section is grass, and is parked on. The ramped up section will need some gravel so the entire area can be utilized for parking. It was discussed that the No Parking signs will likely be taken out.

S. Foulkes inquired what the plan is for existing facility if/when the DPW moves over to this ANR's parcel. Mr. Cabral reported he does not know, and said there is not much value for the building and the Salt Shed is reaching its life expectancy. There is nothing of significant value there.

The submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for **351 Fall River Avenue** and dated **February 11, 2019** meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.

**J. Roach made a motion to endorse the ANR application as submitted of the American Legion to subdivide parcel into two lots as submitted, Parcel 1 retained by the American Legion Post 311 and Parcel 2 to be acquired by the Town of Seekonk and be combined with abutting land of the Town of Seekonk, S. Foulkes seconded, and it was unanimously approved.**

**VOTE: 4-0-0**

## **WORK SESSION:**

### **Town Planner Monthly Department Update**

J. Aubin recommended the Planning Department's monthly report be carried over to the August 27, 2019 Planning Board meeting when all members could be present. He reported he did meet with representatives for Pine Hill Estates and they are in the process of putting together a proposal.

Mr. Aubin noted there is an **open position in Planning/Zoning Office** and informed the Board that the Board of Selectmen has authorized it to be posted. Workload was discussed and the topic of budget projections was raised; further discussion at the September 10, 2019 Planning Board meeting.

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**Approval of Resubmitted Minutes: 2/13/2018 & 2/27/2018:**

**Approval of Minutes: 11/13/2018 & 12/11/2018**

*All Minutes for approval were continued to next meeting as there was not a quorum of members present for the meetings being approved.*

### **Adjournment:**

**J. Roach made a motion to adjourn the meeting, S. Foulkes seconded. Passed unanimously.  
Vote 4-0-0**

**The regular Meeting was adjourned at 10:10 p.m.**

Respectfully Submitted by,  
Kim Lallier, Secretary  
Planning Board

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*Formally accepted on 10/22/2019  
4 in favor, 0 against, 3 abstention*