

**SEEKONK PLANNING BOARD
REGULAR MEETING**

**MINUTES
December 14, 2010**

Present: Ch. Abelson, S. Foulkes, L. Dunn, (7:10PM) B. Rice, R. Bennett
J. Hansen, Town Planner

Absent: M. Bourque (with cause), T. Clancy (with cause)

7:00 pm Ch. Abelson called the meeting to order.

Definitive Plan: Public Hearing Madison Estates –Read Street

Applicant: Michael Costa

Engineer: Insite Engineering

W. Rice made a motion to waive the reading of the public notice, seconded by R. Bennett and so voted unanimously by: Ch. Abelson, W. Rice, R. Bennett, S. Foulkes and L. Dunn

Introduction of Board Members: Ch. Neal Abelson; William Rice; Ronald Bennett; Sandra Foulkes; Lee Dunn; John Hansen, Town Planner.

P. Carlson Insite Engineering representing M. Costa for Madison Estates.
Overview of project: Madison Estates is located on Read St. Map 24, lot 668 it is 20 acres in an R4 district. The definitive plan is a conservation subdivision first of its kind in Seekonk. The subdivision is 8 lots with a single 850ft long road. 75 % will be open space and each lot will be just over a half acre. We tried to utilize in conjunction with DPW, Conservation and Planning LID proponents in providing an open drainage facility we were able to super elevate the road and use with drainage swales instead of a detention pond develop it into a pocket wetland which allows 80% TSS removal. We have gone through reviews with CEI and met all requirements it is a win win for developer and town because it allows 15 acres of open space that can be donated to the town down the line. We have been before the Conservation commission and obtained approval from them. We have a notice of intent which is to incorporate work within the 250' buffers of the wetland on northeast side and minor work within the 100' vernal pool buffer. All houses are outside the 100' buffer.

B. Rice Is the 100' limitation written into the deed?

P. Carlson All lots as recommended by CEI would be submitted to not only Board of Health but also worked through Conservation and Planning for meeting the guidelines for

the house placement outside the 100øbuffer and make sure site conditions are met.

B. Rice Will the stipulations be on the plan?

Ch. Abelson You can make a motion to put them on. Any opponents or proponents? None.

L. Dunn Apologize for being late. You didn't go over the work you have to do in the vernal pool.

P. Carlson The 100øbuffer for vernal pool is on the property line and only effects lot 5. The entire depth of the lot is 150ølooking at 60ø 70øfeet behind it. Part of conservation bylaw we will be maintaining either a split rail fence or boulders with at least a 10øto 20øeasement on the back side of lot 5 that is part of the order of conditions from conservation.

L. Dunn I walked back there in early March and the wood frogs were being born so you might want to think when you do your work because the silt and soil washes down and impacts that pool

P. Carlson We are required to provide an erosion sediment control plan which shows the location of hay bails, stock piles. Theses lots are brought before the conservation commission which would only be lots 4, 5, and 8. Lot 5 will have to go before the conservation commission.

L. Dunn There is a steep grade there.

Ch. Abelson That is why conservation puts conditions in place.

B. Rice People have to fill a lot to have elevation for septic. We don't want a grade to fill the vernal pool to get the elevation.

J. Hansen We don't make the determination if the lot is buildable that would be up to the Building Inspector.

P. Carlson We have to design a septic system without actually showing them on these plans because we have to account for all the drainage patterns you just can't stop water that goes to the vernal pool. You have to maintain what was previously there.

L. Dunn Have you thought about ice sheeting off your road onto Read St.

P. Carlson Everything in our property is maintained in our property.

Ch. Abelson Any questions?

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

VOTE: (5-0) Approved

R. Bennett made a motion for the waiver of construction of sidewalks to be on one side of the street. Sidewalks are to be constructed along the northwest side of Madison Court, running counter-clockwise around the cul-de-sac terminating at the boundary of lots 7 & 8. Seconded by S. Foulkes and so voted unanimously by: Ch. Abelson, W. Rice, R. Bennett, S. Foulkes and L. Dunn.

VOTE: (5-0) Approved

L. Dunn stated sidewalks on both sides counter to the LID techniques proposed

S. Foulkes made motion to approved the Madison Estates Definitive Plan, dated December 1, 2010 subject to the following conditions:

1. The Preliminary Plan approval stated that sidewalks were to be placed on one-side of the street; Sidewalks are to be constructed along the northwest side of Madison Court, running counter-clockwise around the cul-de-sac terminating at the boundary of lots 7 & 8. The plan should be revised to comply with the Preliminary Plan Decision prior to endorsement.
2. Appropriate documentation shall be submitted for the establishment of a homeowner's association, associated drainage easement and open space restriction on the open space land. These documents shall be submitted prior to endorsement and recorded along with the subdivision.
3. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
 - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
 - b. The infiltration structure(s) on the lot will intercept runoff from the entire building roof area.
 - c. Each infiltration structure is designed to provide at least 2 feet of separation from bottom of stone to seasonal high groundwater and bedrock or other impermeable substratum. If structure locations differ from the subdivision plans, additional test pit data should be provided as needed to document these conditions.
 - d. Each infiltration structure is designed to provide required separation from septic systems and other features

as stipulated by the most recent version of the Massachusetts Stormwater Handbook, Volume 1, Table RR.
e. The development of the individual lot will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.

f. Condition 3, along with a-e above, shall be placed on the approved subdivision plan prior to endorsement.

**Seconded by L. Dunn and so voted by: Ch. Abelson,, R. Bennett, S. Foulkes and L. Dunn.
VOTE: (4-1) Approved
W. Rice - Abstain**

Recommendation to Zoning Board: 1475 Newman Ave.

Section 9.4 – Groundwater Aquifer Protection District – Special permit –
Continued from 11/9/10.

Attorney Steve Navega representing a development proposed at 1475 Newman Avenue seeking the Planning Board recommendation to the Zoning Board for the granting of a special permit to exceed 20% impervious coverage within the Groundwater Aquifer Protection District. Analysis of the drainage report by Board's consultant DiPrete Engineering found that proposed development would not have affect on the aquifer or water supply.

**R. Bennett made a motion that the Planning Board give a positive recommendation to the Zoning Board of Appeals for the special permit to exceed 20% impervious coverage in Groundwater Aquifer Protection District at 1475 Newman Ave. seconded by S. Foulkes and so voted by: Ch. Abelson, R. Bennett, S. Foulkes and L. Dunn, W. Rice
VOTE: (3-2) Approved
Nay – W. Rice, L. Dunn**

Site Plan Review: 1058 & 1080 Fall River Ave. ó Continued till 1/11/11

Discussion: Girard Estates Open Space

Summary: After much discussion with the Attorney for Girard Estates David Marcelino, the abutters of Wild Flower Drive and the Planning Board several motions were made. First, that the Building Inspector forward individual plot plans for Girard Estates to the Planning Department for review before issuing a building permit. Second, that a letter be sent to Seekonk Town Counsel requesting comments on potential violations within lot 3 of Girard Estates of Section 7.8 of the subdivision rules and regulation.

S. Foulkes made a motion to request that the Building Inspector forward individual plot plans for Girard Estates to the Planning Department for review before issuing a building

permit. Seconded by L. Dunn and so voted unanimously by: Ch. Abelson, S. Foulkes, L. Dunn, W. Rice, R. Bennett.

VOTE:(5-0) Approved

B. Rice made a motion to ask for legal opinion on possible violation of section 7.8 of the subdivision rules and regulation of the owner of lot 3 in the subdivision Girard Estates. Seconded by S. Foulkes and so voted unanimously by: Ch. Abelson, S. Foulkes, L. Dunn, W. Rice, R. Bennett.

VOTE: (5-0) Approved

B. Benoit of 55 Wild Flower Drive requested that all correspondence concerning this matter be email to Mr. Gordon. The Planning Board agreed to do so.

Discussion: Comprehensive Plan update

J. Hansen This survey will be mailed out the first of the year, any comments?

W. Rice made a motion to approve the Comprehensive Plan Survey and to have it mailed out the first of the year. Seconded by R. Bennett and so voted unanimously by: Ch. Abelson, S. Foulkes, L. Dunn, W. Rice, R. Bennett.

VOTE: (5-0) Approved

Discussion: Housing Production Plan

B. Rice made a motion to have Board of Selectman remove Housing Plan from ballot seconded by R. Bennett and so voted unanimously by: Ch. Abelson, S. Foulkes, L. Dunn, W. Rice, R. Bennett.

VOTE: (5-0) Approved

Correspondence:

None

Adjournment

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

VOTE: (5-0) Approved

The meeting adjourned at 10:45 PM

Respectfully Submitted by:

Florice Craig, Secretary