

**SEEKONK PLANNING BOARD
REGULAR MEETING**

**MINUTES
July 13, 2010**

Present: Ch. Abelson, M. Bourque, R. Bennett, T. Clancy, 7:04 pm, S. Foulkes,
and L. Dunn
J. Hansen, Town Planner

Absent: W. Rice with cause

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

Scenic Road bylaw

The Board continued their discussion on potential scenic roads from the June 22, 2010 meeting. As discussed at that meeting, the Board members were to bring in their own lists of streets that meet the criterion to be included in the Scenic Road Bylaw. Prospect Street is the only full street to meet the criterion for the bylaw. Lee Dunn proposed that a portion of Willard Avenue be included because it has low-lying woodland. Ms. Foulkes believed Jacob Street was another possibility and asked if John Hansen had a chance to look at it again. Mr. Hansen replied that he had already gone out with the Conservation Agent and did not find that Jacob Street met the criterion set forth by the Board. The Board discussed continuing this discussion until the next meeting for Neal Abelson to drive down Jacob Street to see if it would be a good candidate.

**Form A: Antone Oliveira
1300 Fall River Avenue Plat 7, Lot 30
Engineer: Caputo & Wick**

David Bray Engineer from Caputo & Wick represented the applicant. The property is located where Sherwood Golf is. It is a 1-acre parcel cut out of the entire parcel for possible future re-development as the driving range is not operating, and it is a financial burden to keep the structures.

M Bourque made a motion to endorse the Form A for Antone Oliveira, Plat 7 Lot 30, dated June 9, 2010 seconded by T. Clancy, **and so voted unanimously** Ch. Abelson, M. Bourque, T. Clancy, R. Bennett, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

Discussion Housing Production Plan

John Hansen Advised the Board that he has forwarded a draft document up to the state for review and he wants to get a jump-start on implementation while it is at the state level. The goal is more affordable housing in town. Part of the Housing Production Plan is to create a bylaw for assisted living facilities. The population is aging and it would be well served

by an assisted living facility. Mr. Hansen said he compiled some bylaws from other towns for the Board to review. Mr. Hansen stated he would like to start working on this immediately and would get a draft to the Board by next meeting as the goal is to get this done for the fall town meeting. We are looking to apply for technical assistance and I will go before the BOS for their signature on the Assistance Form to work with SRPEDD..

T Clancy Is there a way to limit this to just Seekonk residents, what is stopping other people from going there?

J Hansen I am not sure, it is something we can look into. Hopefully SRPEDD will be helping us out. I asked if there is a way to get affordable component to this. We looked at all of our housing needs, not just affordable housing needs.

Ch. Abelson Requested that John Hansen look into a way to guarantee preference for Seekonk residents, affordability and density concerns when drafting the bylaw.

Lee Dunn made a motion to have the Town Planner research an Assisted Living Bylaw, seconded by T. Clancy, **and so voted unanimously** Ch. Abelson, M. Bourque, T. Clancy, R. Bennett, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

Discussion of Site Plan Violations:

Ch. Abelson There are several establishments in violation of their Site Plans. InMotion Motor Sports, originally there was to be no display and it was limited to storage in the back of the building and storage in the building. Weekends cars are parked in the front of the building and some are probably in the setback of the state highway. Adaptive Mobility was supposed to go before the ZBA to ask for relief; they are also in violation. Home Depot seems to be staying with what they said they were going to do.

Peter Weiss (One of the owners of InMotion Motor Sports) Asked that he be able to have legal counsel represent them. He thought he was in compliance and questioned why his business was being singled out for violations because he could name many locations that were in violation.

M Bourque Explained that the purpose of the discussion is to request the Zoning Enforcement Officer research the businesses to see if there is a violation.

Ron Bennett Simply put we recently approved that plan and it is immediately being violated, it is blatant, you talk about due process.

P. Weiss We are trying to find a way to keep handicapped, egress, and we are aware that it is.

M Bourque made a motion to direct the Zoning Enforcement Officer to look into possible site plan violations for 2 establishments for InMotion Motor Sports and Adaptive Mobility. Lee Dunn seconded 6-0 **and so voted unanimously by:** Ch. Abelson, M. Bourque, T. Clancy, R. Bennett, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

No correspondence

- J. Hansen The camera is working this evening, not live as yet, the cable will get hooked up to the Selectmen's room, this room suits us better when we don't have a full slate.
- J. Hansen Discussed monthly report

Approval of Minutes

Lee Dunn made a motion to approve the minutes of June 8, 2010 with several corrections; M. Bourque seconded, **and so voted unanimously by:** Ch. Abelson, M. Bourque, T. Clancy, R. Bennett, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

R. Bennett made a motion to approve the minutes of June 22, 2010; M. Bourque seconded, **and so voted by:** Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes and L. Dunn; (T. Clancy abstained as he was not at that meeting).

VOTE: (Approve 5-0) – 1 abstained

Adjournment

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

VOTE: (Approve 6-0)

The meeting adjourned at 8:17 pm

Respectfully Submitted by:

Christina Testa, Secretary