

**SEEKONK PLANNING BOARD
Regular Meeting**

**MINUTES
July 26, 2011**

- Present: Ch. Abelson, S. Foulkes, R. Bennett, R. Horsman, L. Dunn (7:43p.m.)
J. Hansen, Town Planner
- Absent: M. Bourque (with cause); T. Clancy (without cause)
- 7:06 pm Ch. Abelson called the meeting to order.
- Ch. Abelson We can discuss Tom Clancy's resignation now. I would send him a letter asking for a formal letter of resignation.
- S. Foulkes I thought we might expedite things. He might have forgotten for some reason.
- R. Horsman Send him a self addressed envelope so all he has to do is sign a resignation letter and send it back.
- S. Foulkes And ask that it be returned within a week.
- J. Hansen That's fine. We will put a letter together tomorrow. After we receive it back, it has to be advertised in the paper. Given the time line and meeting dates, we can probably meet with the BOS the first week in September to discuss our recommendation for a new member to the board.

Discussion: Master Plan Update – Economic Development & Sustainability sections

- J. Hansen There are two elements that Horsley Witten has been responsible for drafting in this first phase; Economic Development Element, Formative Issues and Goals and a Draft Action Plan. I feel they did an excellent job with this. A proper action would be to make a motion to endorse these drafts so they can go ahead and work on phase 2.

R. Horsman made a motion to endorse the Economic Development draft submitted by Horsley & Witten seconded by S. Foulkes.

Discussion

- S. Foulkes On page 6 under Objective - Actions a. Identify a liaison, who is going to do that? The Planning Board?

R. Bennett I was wondering about that as well. We can endorse this but there is a lot of work to get this in motion.

J. Hansen When I discussed this with Horsley Witten they purposely left the responsibility part blank. That is for discussion another time. If you look at the 2000 Master Plan the responsible parties for a lot of the economic strategies included many different boards.

R. Horsman As far as economic development, I would recommend that Seekonk have their own Chamber of Commerce. I am also very interested in the village concept development of the Lutherø Corner area.

The Board had a lengthy discussion about the development of the Lutherø Corner area and other possible available land in Seekonk. The Board talked about the possibility of the town buying with CPA money the large white building on the corner of Fall River Avenue and County Street as well as two other houses for sale down the street and possibly making parking there.

Motion on floor to endorse Economic Development so voted unanimously by: Ch. Abelson, R. Bennett, R. Horsman, S. Foulkes, L. Dunn

Vote: (5-0) motion passes

R. Horsman made a motion to endorse the Sustainability section submitted by Horsley Witten seconded by L. Dunn and so voted unanimously by: Ch. Abelson, R. Bennett, R. Horsman, S. Foulkes, L. Dunn

Vote: (5-0) motion passes

Discussion: Neighborhood Revitalization via Foreclosure Reuse

J. Hansen The discussion we are having about Lutherø Corner dove tails with the last discussion item on the agenda; Neighborhood Revitalization via Foreclosure Reuse because the building on the corner of Lutherø Corner is one of properties identified from looking at assessors records of foreclosed properties. So if this is something of interest we need to apply to CPA and get the townø support of that.

R. Horsman made a motion to pursue the purchase of the building on the corner of County Street and Fall River Avenue and the 2 houses down the street and begin the process to work with the BOS and convince the town before town meeting that we would like to purchase those properties for use as affordable housing, economic development and open space for the improvement of the Luther's Corner Village district seconded by L. Dunn

Discussion

- S. Foulkes What about buying the building behind the white building?
- J. Hansen We can look into it.
- S. Foulkes It would give us a bigger parcel to work with.
- Ch. Abelson It would be nice, I don't know how much it would cost.
- R. Horsman I think we are running out of funds. There is about a half million in CPA funds. It would be easier to sell at town meeting if we say there is money in the CPA funds which is money we already have that has to be used for these things and it can't be used for anything else. It is the same with the \$90,000 from Lowe's.
- S. Foulkes Do we have to wait for town meeting?
- J. Hansen Yes.
- S. Foulkes So fast forward and we get the buildings etc. who is going to do the work on the buildings?
- J. Hansen That is where you enter into an agreement with a private developer. You go out to bid.
- R. Horsman This might be way out of bounds but we could put it out for volunteers. Vocational School kids might be looking for projects.
- S. Foulkes Then who would oversee the volunteers?
- R. Horsman I would volunteer to be clerk for works.

And so voted unanimously on the motion by: Ch. Abelson, R. Bennett, R. Horsman, S. Foulkes, L. Dunn

Vote: (5-0) motion passes

- J. Hansen I am going in front of the BOS next meeting to get the Chairman's signature for the technical assistance from SRPEDD to help write an inclusionary housing bylaw. In addition, I will be going before them to explain the process of the town acquiring the deeds after road acceptances.
- R. Horsman I wanted to discuss dead ends in town. Is there a chance you can put a moratorium on cul-de-sacs or dead ends?

- J. Hansen I'm not sure about dead-ends but you can on public road acceptances. The town of Barnstable has put that in their zoning.
- R. Horsman I would like to do that.
- Ch. Abelson Does that open a can of worms for existing private ways? It could be existing land on a private way.
- J. Hansen Barnstable does the same thing we do but they don't go to town meeting to accept a road. A homeowners association is set up to take care of the roads.
- R. Horsman We don't need any more roads in town, our plowing budget is already too high.
- J. Hansen I will talk to the Building official as it is my understanding that it states in the bylaw you have to have frontage on a street and the definition of a *street* states it is a public way so the building official won't allow a private road.
- R. Horsman I would like to see how Barnstable does it and do that.
- J. Hansen Don't forget we have in a section of the bylaw now that says we don't encourage cul-de-sacs as a subdivision design anymore. It's written to promote thru streets. I can talk to Mary about the bylaw and ask about the definition of the word *street* in the bylaw.
- R. Horsman I'm not going to make a motion tonight but I would like more information about it.
- R. Bennett My argument would be I'll pay taxes like everyone else in this town and my street should be maintained like everyone else's.
- J. Hansen That is the argument DPW Director hears all the time.
- R. Horsman Too bad for the new owners. They should know up front when they buy this land and build that it is in the deed that there is a homeowners association and they have to take care of the road which means plowing in the winter. We aren't hiding it that this town no longer wants the financial burden of taking care of any more roads particularly expensive roads.
- J. Hansen A simple bylaw change by not allowing cul-de-sac designs for the purposes of fitting an extra house lot in the subdivision plan might solve the problem. Right now I'm thinking it would have to be a town meeting amendment but I can check on it.

Discussion: Adaptive Reuse

J. Hansen To further our discussion on Adaptive Reuse, we talked about the housing production plan and it was the board's desire not to do the feasibility study and just go out and do a RFP. I got some examples from other towns but in order to create a reasonable RFP we need to make some assumptions. First, I don't think we need to specify the number of units per say, that is up to the developer. The number of affordable units is a minimum 25%, anything more they can go 40B. Every rental unit counts with the state so I would recommend we do rental instead of ownership. In terms of demographic specification, I would say we should not put a specification on it for this location. Lastly, we need to discuss early public outreach efforts.

I will put "Discussion: Expedited Permitting" on the next agenda.

The next BOS meeting is on August 3rd and I will be before them discussing inclusionary housing, the roads, and asking about the Luther's Corner project and the school administration building.

Adjournment:

R. Horsman made a motion to adjourn the meeting seconded by L. Dunn and so voted unanimously by: Ch. Abelson, S. Foulkes, L. Dunn, R. Horsman, R. Bennett

VOTE: (5-0) Motion passes

The meeting adjourned at 9:30 PM

Respectfully Submitted by:

Florice Craig, Secretary