

**SEEKONK PLANNING BOARD  
Public Hearing, Regular Meeting**

**MINUTES  
September 27, 2011**

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Present: Ch. Abelson, M. Bourque S. Foulkes, L. Dunn, R. Horsman, R. Ross  
J. Hansen, Town Planner

Absent: R. Bennett (with cause)

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

Ch. Abelson opened up the Public Hearing for:

**Zone Change: Economic Development Area Overlay District**

Ch. Abelson read the order of business.

A motion was made by M. Bourque, seconded by R. Horsman and it was unanimously

**VOTED: To waive the reading of the legal notice.**

Introduction of Town Planner and Board Members.

Discussion:

J. Hansen summarized that the main reason for the proposed Zone Change: Economic Development Area Overlay District was that it was told to the Town by the State that the fastest and best way to get additional liquor licenses would be to create an overlay district.

J. Hansen went on to say that the Planning Board discussed potential areas for this district and came up with the Highway Business District on Routes 114A and 6. The language for the proposed overlay district was written to meet the purpose of attaching an area to where these licenses would go because the ABCC (Alcoholic Beverages Control Commission) requires a specific address and/or an area for a liquor license to be assigned. This overlay district is step one. It must go to Town Meeting in the fall and pass. The second step would be it goes to the State Legislature to pass and then the Town would hopefully get the additional licenses.

Selectman Francis Cavaco further detailed the chain of events, if passed at Town Meeting the overlay paperwork would be reviewed by State Representative Steve Howitt and Senator Timilty and from there it would go to several sessions of the House and Legislature and it could take up to nine months to either be approved or denied.

Selectman Francis Cavaco also informed the Board that he along with the Town Administrator, Ms. Nolan, Administrative Assistant, Anne Rogers and Town Planner, John Hansen have a meeting scheduled the first week in October to meet with the Licensing Committee at the State House in Boston.

John Hansen told the Board that this was sent to Town Counsel and they had no comments.

Ch. Abelson asked if there were any proponents. Selectman McLintock was in agreement with the overlay district.

Ch. Abelson asked if there were any opponents. None.

A motion was made by M. Bourque, seconded by R. Horsman and it was unanimously

**VOTED: Adjourn the Public Hearing**

A motion was made by R. Horsman, seconded by L. Dunn and it was unanimously

**VOTED: The Planning Board recommended approval of the Zone Change: Economic Development Area Overlay District.**

**Posting of Surety Extension: Ricard St. Extension**

R. Ross explained to the Board for the record that he knows Attorney Eric Brainsky who is representing M. Costa and that Attorney Brainsky referred a small legal real-estate case to him but did not feel he would need to recuse himself from this matter.

Ch. Abelson agreed that would not be necessary.

Attorney Eric Brainsky requested a one year extension for his client Michael Costa to post surety on his project, Ricard Street Extension. Reason for request, Michael Costa is in a legal dispute and is in Land Court with one of the abutting property owners over an easement on the property.

A motion was made by R. Horsman, seconded by M. Bourque

Discussion:

J. Hansen noted nothing could be done on Ricard Street Extension until surety was posted.

R. Ross asked Attorney Brainsky if he thought that a year extension would be long enough. Attorney Brainsky was confident a year would be enough time.

and it was unanimously

**VOTED: Planning Board approved a one year extension for the posting of surety for Ricard Street Extension.**

### **Posting of Surety Extension: Farmland Estates**

Bernie Mastropietro asked the Planning Board for a one year extension in the posting of surety for Farmland Estates. His reasons for the extension were economic.

John Hansen noted he did not have a problem with this.

A motion was made by R. Horsman, seconded by M. Bourque and it was unanimously

**VOTED: Planning Board approved a one year extension for the posting of surety for Farmland Estates.**

### **Discussion: Zoning Bylaw Rewrite**

John Hansen noted that there are several sections of the Zoning Bylaws that the Master Plan calls for an update. He started discussions with the Zoning Board of Appeals and the Building Official and they indicated sections they wanted to update. John Hansen further noted that he would like a comprehensive review of all the bylaws. He asked the Planning Board for their thoughts and comments.

The Planning Board members indicated they would review the current bylaws and discuss at a later date.

### **Discussion: Master Plan Update**

John Hansen explained to the Board that they had previously approved the Draft Action Plans for Sustainable Energy and Economic Development except for the **Responsible Party** column. He went on to explain that the next steps would be to approach the parties that have been identified in this column.

The Board focused on the logistics of forming an Energy Committee and a Economic Advisory Committee but wondered if there would be enough interest in Town to create them.

The Board concluded that they would have a work session with the Board of Selectman as soon as possible.

John Hansen informed the Board that the next Master Plan Forum will be held at the Library Tuesday November 1, 2011. Board members should be there at 6:00PM as the forum will start at 6:30PM. The subjects will be Land Use, Transportation, Public Facilities and Services.

A motion was made by M. Bourque, seconded by R. Horsman and it was unanimously

**VOTED: To approve the updated versions of: Draft Action Plan - Economic Development, Draft Action Plan – Sustainable Energy both containing the new column of information - Responsible Party.**

**Appoint new Member to CPC**

A motion was made by Ch. Abelson, seconded by L. Dunn and it was unanimously

**VOTED: To appoint Sandra Foulkes as the new representative from the Planning Board to the CPC Committee.**

**Approval of Minutes**

A motion was made by R. Horsman seconded by S. Foulkes and it was unanimously

**VOTED: To accept the minutes of 8/9/11**

A motion was made by M. Bourque seconded by R. Horsman and it was unanimously

**VOTED: To accept the minutes of 8/23/11**

**Adjournment:**

A motion was made by R. Horsman seconded by M. Bourque and it was unanimously

**VOTED: To adjourn. The meeting adjourned at 8:30 PM**

Respectfully Submitted by:

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Florice Craig, Secretary