

**SEEKONK PLANNING BOARD**  
**Regular Meeting**  
**MINUTES**  
**March 13, 2012**

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Present: Ch. Abelson, L. Dunn, R. Bennett (7:05), R. Ross, R. Horsman,  
M. Bourque (7:10)  
J. Hansen, Town Planner  
Absent: S. Foulkes: (with cause)

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

**Form A: 167 School Street**  
**Applicant: Najas Realty**

A motion was made by R. Horsman and seconded by R. Ross and it was

**VOTED: (4-1) To endorse the Form A: 167 School Street.**  
**Aye: Ch. Abelson, R. Bennett, R. Horsman, R. Ross**  
**Nay: L. Dunn**

**Form A: 524 Newman Avenue**  
**Applicant: Najas Realty**

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

**VOTED: To endorse the Form A: 524 Newman Ave.**  
**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross, M. Bourque**

**Preliminary Plan: "Pine Hill Estates"**  
**Applicant: Najas Realty**

P. Carlson presented the preliminary plans for a new subdivision "Pine Hill Estates". It is proposed to have 10 new house lots on 10.93 acres of land. There were two types of plans presented a Conservation (Cluster) Plan and an Affordable Concept Plan.

John Hansen said that he spoke with the B. Lamoureux, DPW Director, and he indicated he would like to have the town engineer take a look at the plan to see if a loop road could possibly be put in rather than a cul-de-sac.

M. Bourque said he would like to continue the preliminary plan discussion based on getting input from the DPW Director and the Fire Chief.

N. Abelson gave P. Carlson direction that the planning board was not in favor of the Affordable Concept Plan and was in favor of the Conservation (Cluster) Plan.

“Pine Hill Estates” preliminary plan review was continued until 4/10/12 Planning Board Meeting.

**Discussion on Possible Re-zone – Plat 15, Lot 22**

**TV 9**

John Turner spoke to the board about TV 9 wanting to purchase a piece of property for a new studio on Arcade Ave. Presently the property for sale is zoned R-3 they would like to get the zoning changed to mixed use and would like to put into place that if TV 9 were to ever move and sell the property that it would revert back to an R-3 zone.

R. Ross felt that if a property is rezoned you can't have it revert back to the original zone but town counsel would ultimately have to answer that question.

J. Hansen said for a zone change it would have to go to town meeting.

M. Bourque commented that he understands it is a rezone but he thinks of it as more of a benefit to the town because it is one business vs 3 or 4 houses and would be less of an impact on the town's services and a way to give something back to the community.

J. Hansen commented that the parcel of land would be a mixed use zone in the middle of residential land; houses would be on either side of it.

R. Horsman said that if it were ever to pass and come before the board he would like to see a building design that would fit in with the area and not just a big metal building.

J. Hansen said the first step would be to get a zone change application, submit it to the BOS, then planning would hold the public hearing, and then it would go to town meeting.

J. Turner thanked the board for letting him know the steps involved in trying to get a zone change.

**Final Surety Release /Road Acceptance: Pine Meadows**

**Applicant: DeRosa Development**

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

**VOTED: To deny the waiver for street tree installation as applicant must install them.**

**By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross, M. Bourque**

**Master Plan Discussion: Style of Government Survey Results**

John Hansen reported the results of the survey and it was clear that people did not want a change in the style of government as it was 60% no change, 40% want change.

**Correspondence:**

J. Hansen brought up Weston & Sampson's letter dated 2/9/12. Board discussed and J. Hansen to respond back to Weston & Sampson that the charge will not be paid.

**Approval of Minutes:**

Executive Session Minutes from 12/13/11 and 1/10/12 were tabled.

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

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross, M. Bourque  
To accept the 2/14/12 minutes with amendments discussed.**

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

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross, M. Bourque  
To adjourn the meeting at 8:48 PM**

Respectfully Submitted by:

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Florice Craig