

SEEKONK PLANNING BOARD
Regular Meeting MINUTES
February 12, 2013

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

Absent: R. Horsman & J. Ostendorf (with cause)

6:30 pm Ch. Abelson called the meeting to order.

Ch. Abelson read the Chairman's Declaration:

As Planning Board Chairman, I hereby declare, under G.L. c.30A, 21(b)(3) and (4), that: the purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Najas Realty, LLC v. Abelson, et al., Land Court 2013 MISC 47603-KFS, which concerns the Pine Hill Estates Subdivision and 10 acres of land located at 524 Newman Avenue; A discussion of litigation strategy in open session could compromise the purpose for executive session; and the Planning Board shall return to open session at the conclusion of executive session.

A motion was made by L. Dunn and seconded by M. Bourque and unanimously

VOTED by roll call vote: Ch. Abelson, M. Bourque, L. Dunn, R. Bennett, & S. Foulkes: that the Planning Board go into executive session, under G.L. c.30A, 21(b)(3), to discuss litigation strategy relating to litigation known as Najas Realty, LLC v. Abelson, et al., Land Court 2013 MISC 47603-KFS, which concerns the Pine Hill Estates Subdivision and 10 acres of land located at 524 Newman Avenue, as the Planning Board's Chairman has declared under that discussion of the litigation strategy in open session could compromise the purpose for executive session and with the Planning Board to return to open session at the conclusion of the executive session.

RETURNED TO OPEN SESSION AT 8:55 pm

Revised Preliminary Plan: Country Brook Estates – 822 Arcade Avenue

Shawn Ainsworth of Insite Engineering summarized the changes in the revised Preliminary Plan from the one previously approved by the Board back on 9/11/12, which consists of adding 4 additional lots. Two of the lots would be deed restricted as affordable and two of the lots would be additional market rate lots. The newly adopted provision in the Conservation Subdivision Design Bylaw allows for affordable housing units amounting to a minimum of 10 percent of the total number of units, rounded up, to be included along with a density bonus equal to the number of affordable units being added.

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

VOTED: To approve the revised Preliminary Plan for Country Brook Estates

By: Ch. Abelson, R. Bennett, L. Dunn, M. Bourque, & S. Foulkes

Discussion: Subdivision Rules and Regulations Amendments

J. Hansen summarized two amendments to the Subdivision Rules and Regulations. The first one, in section 7.4.2, as requested by the Board, called for signage to be erected indicating access easements to park and conservation land. The second one, in section 8.3.1, as requested by the Fire Chief, requires fire alarm boxes to be installed prior to the first residence within the subdivision receiving a certificate of occupancy. He further indicated that a public hearing would be held on March 12th on these as well as the amendments discussed at the last meeting.

Approval of Minutes: 1/22/13

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

VOTED: to approve the 1/22/13 Planning Board minutes

By: Ch. Abelson, R. Bennett, L. Dunn, M. Bourque, & S. Foulkes

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

VOTED: to adjourn at 9:21 pm

By: Ch. Abelson, R. Bennett, L. Dunn, M. Bourque, & S. Foulkes

Respectfully Submitted by,

Florice Craig