

SEEKONK PLANNING BOARD
Public Hearing - Regular Meeting - Executive Session
September 10, 2013

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

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

Public Hearing -

Definitive Subdivision: Jacob Hill Estates – Applicant Palmer River Development

Ch. Abelson read the order of business.

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

VOTED: To waive the reading of the legal notice.

Introduction of the Town Planner and Planning Board

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

VOTED: to continue the public hearing until October 8, 2013. Reason- Planning Board does not have the completed reviews back from the Consulting Engineer or Board of Health on the subdivision.

Site Plan Review: Longhorn – 100 Highland Ave.

Lucien M. DiStefano of Bohler Engineering summarized the site plan for LongHorn Steak House. He said it will be built on the piece of property to the north of Gasbaro's liquor store. He went on to say the Raymour & Flanigan building is a 152,000 sq ft. building on 13.8 acres. The existing parking lot is serviced by 323 parking spaces. If approved the applicant is looking to construct a 6,245sq ft. 245 seat restaurant. He said they are proposing 89 additional parking spaces directly around the restaurant and access to the property will stay as is. He also said the site will be serviced by existing town water, electric, gas. He went on to say there is an existing septic system located on the northern side of the property, and an existing underground storm drainage system. He said they were looking to combine the septic system with the furniture store and are working with DEP and a set of plans are on file with the BOH. The septic design will be under the 10,000 gallons per day maximum allowance. He also said they are proposing major improvements to the storm water management. He noted that the comments from the consulting engineering firm DiPrete Engineering were all positive with no major site issues. He concluded

with there will be extensive landscaping on the site which, in their opinion will have a positive impact on the corner.

L. Dunn commented on the shade trees and asked if more trees could be planted on the north and south sides of the lot because in her opinion it didn't seem the parking lot would get much shade from where they have proposed to plant the trees.

L. DiStefano commented he could not change where the trees were going due where the building and septic are located.

L. Dunn asked why they were proposing so many new parking spaces.

L. DiStefano said the amount of parking spaces was based on what is allowed in the bylaw as well as past experience from the applicant for a facility this size.

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

VOTED: to approve the Site Plan for LongHorn Steak House -100 Highland Ave. (6-0)

Partial Surety Release: Orchard Estates

Summary: The applicant for Orchard Estates requested a partial covenant release for said subdivision. The original construction cost estimate of ±\$260K has been reduced to ±\$60K based on the work that has been completed by the applicant and inspected and approved by the Board's inspector, GPI. The remaining work includes top-course of asphalt application, street tree installation, and final site prep work.

The method of surety proposed by the developer is to keep a covenant on lot 1 and release the covenant from lots 7 & 8. Based on the average purchase price of other subdivision lots this year in town at \$142K, a covenant for 1 lot appears to be adequate to cover the remaining construction costs.

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

VOTED: To approve keeping covenant on lot 1 and release the covenant from lots 7 & 8 (6-0)

Site Plan Review: Senior Center – Town of Seekonk

Brian Dunn of MBL Land Development & Permitting, Corp. introduced himself and summarized the minor changes to the site plan. He said they added an additional seven (7) parking spaces to the north of the Sr. Center building bringing the total count to 89 spaces, 44 existing 45 new. He also noted the plan showed additional landscaping.

D. Viera asked what the address of the building would be.

B. Dunn said right now they have been using 100 Peck St.

J. Hansen said the assessors will come up with a number for the address.

L. Dunn asked about the "Sophie" tree.

B. Dunn said they will hire an arborist to move it, store it and it will be taken care until it can be replanted.

Taylor MacDonald of Palmer Associates introduced himself and said the tree will be planted behind the retaining wall in the same spot as where it is now.

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

**VOTED: to approve the Site Plan for the Senior Center dated Aug 26, 2013 with the stipulation that it has a separate address from 100 Peck Street.
(6-0)**

Correspondence

J. Hansen informed the PB the scheduled public hearing for the revised and reorganized zoning bylaws to be held on September 24, 2013 has been postponed until comments are received from Town Counsel.

Approval of Minutes: 8/27/13

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

VOTED: to approve 8/27/13 Planning Board minutes (6-0)

Adjournment

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

VOTED: to adjourn open session at 8:00 PM for the purpose of going into executive session. At the end of executive session PB will not return to open session.

By: Ch. Abelson, M. Bourque, D. Viera, R. Horsman, L. Dunn, S. Foulkes

Respectfully Submitted by,

Florice Craig