

SEEKONK PLANNING BOARD
Executive Session - Public Hearing - Regular Meeting
November 12, 2013

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

6:30PM Ch. Abelson opened the meeting

Ch. Abelson read the Chairman's Declaration:

As Planning Board Chairman, I hereby declare, under G. L. c30A, 21(b) (3) and (4), that: the purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF, which concerns Jacob Hill Estates Subdivision and 16.9 acres of land located at 0 Taunton Ave: 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 R. Horsman and seconded by R. Bennett and unanimously

VOTED by roll call vote: Ch. Abelson, M. Bourque, L. Dunn, R. Bennett, R. Horsman, S. Foulkes & D. Viera: that the Planning Board go into executive session, under G. L. c30A, 21(b) (3) and (4), that: the purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF, which concerns Jacob Hill Estates Subdivision and 16.9 acres of land located at 0 Taunton Ave: 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.

The Board returned to open session at 7:30pm

Public Hearing –

Definitive Subdivision: Jacob Hill Estates – Applicant Palmer River Development

Ch. Abelson opened the public hearing and read the order of business.

No motion was made to waive the reading of the legal notice.

Ch. Abelson informed the Planning Board and audience that the developer had asked that the Public Hearing be continued until December 10, 2013.

Ch. Abelson noted he would ask for the motion to waive the reading of the legal notice at the December 10, 2013 meeting.

Public Hearing –

Definitive Subdivision: Summer Meadows – Trebor Properties, LLC

Ch. Abelson opened the public hearing and read the order of business.

No motion was made to waive the reading of the legal notice.

Ch. Abelson informed the Planning Board that the Developer asked that the Public Hearing be continued until December 10, 2013.

Ch. Abelson noted he would ask for the motion to waive the reading of the legal notice at the December 10, 2013 meeting.

Partial Covenant Release: Madison Estates

J. Hansen summarized that the applicant for Madison Estates had requested a partial covenant release for said subdivision. The original construction cost estimate had been reduced to ±\$70K based on the work that had been completed by the applicant and inspected and approved by the Board's inspector. 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 7 and release the covenant from lots 2 & 6. 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. He said he would recommend releasing the covenants on lots 2 & 6 in Madison Estates.

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

VOTED: To approve keeping a covenant on lot 7 and releasing the covenants on lots 2 & 6 of Madison Estates.

Discussion: Planning Board Packets

S. Foulkes said she was concerned over the fact that the PB members sometimes didn't get all the information in their packets pertaining to a case or cases. She suggested any information that came in after the packets were mailed to have the information emailed to all PB members.

D. Viera suggested in the case of a public hearing that a note be written at the bottom of the abutter's notification letter informing them that if they have any additional documents they must submit them one week prior to the meeting.

Ch. Abelson said he did not know if the board could refuse taking in documentation from the public the night of a meeting.

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J. Hansen summarized the action to be taken would be; anything that comes in after the deadline the planning office would email it to the members and a note would be included at the bottom of the abutter's notification letter outlining that any comments in writing must be in the planning office one week prior to the public hearing.

Approval of Minutes: 10/8/13

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

VOTED: to approve 10/8/13 Planning Board minutes with minor typo changes.

Adjournment

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

VOTED: to adjourn at 8:00 PM.

Respectfully Submitted by,

Florice Craig