

SEEKONK PLANNING BOARD
Regular Meeting, Public Hearing
May 13, 2014

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

Absent:

7:00PM Ch. Abelson opened the meeting

Preliminary Plan – Winterfell – 316 Warren Ave- Trebor Properties, LLC

Shawn Ainsworth representing InSite Engineering introduced himself and went on to discuss the preliminary subdivision Winterfell. He noted InSite Engineering preferred the conventional subdivision plan but after a pre-application meeting a new concept was drawn showing a conservation subdivision design. He went on to say the conservation subdivision would have eleven new house lots, all 20k sq. ft on a public cul-de-sac. He said there would be nine house lots by-right and two additional lots with the density bonus special permit option, one affordable lot and one additional market rate house lot.

A motion was made by M. Bourque, seconded by D. Viera and was unanimously

VOTED: to approve the Conservation Subdivision Plan Winterfell subject to Board of Health approval

Partial Covenant Release – Pine Hill Estates – Najas Realty

Atty. Brainsky representing Najas Realty asked for a partial covenant release for Pine Hill Estates. He said the original construction estimate had been reduced to \$144K based on the work completed, inspected and approved by the PB's inspector. He noted the remaining work to be done included a binder course of asphalt, top course of asphalt application, street tree installation and final site prep work.

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

VOTED: to approve the release of covenants on lots 2 & 3.

Partial Covenant Release – Girard Estates – Conrad Girard

J. Hansen summarized the applicant for Girard Estates wanted to remove the covenant on lot 5 and place it on lot 7. He noted because it was a previously approved subdivision, this method of surety was acceptable. He said the remaining work being done at this time included street trees, alarm box, monuments and as-builts. He noted once all that was completed final surety release and road acceptance would be sought in the fall.

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

VOTED: to approve the release of covenant on lot 5 and place a covenant agreement on lot 7.

Covenant Release/Cash Surety Establishment – Ricard St. - Costa Dev.

M. Costa summarized he was requesting a partial covenant release for Ricard Street extension.

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

VOTED: to approve the release of covenant and establish surety in the amount of \$24,000 subject to \$12,150 being submitted.

Covenant Release/Cash Surety Establishment – Madison Estates - Costa Dev.

J. Hansen summarized the applicant for Madison Estates requested a partial surety release. He noted the cost estimate had been reduced to \$56,820 based on the work that had been completed, inspected and approved by the PB's inspector. He said the remaining work included top-course of asphalt, street tree installation and final site prep work.

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

VOTED: to approve the release of covenant on lot 2 and establish surety in the amount of \$56,820.

Form A : School St. Plat 2, lot 3 – Cuddigan Realty

J. Hansen summarized the existing conditions saying the property is zoned R-3 and has a 2- story barn. He said the proposed lot amendment would be to divide it into three lots; Lot 1, with the barn, would have 252' of frontage (150' minimum required), Lot 2, would have 209' of frontage and have an Agricultural Preservation Restriction and is unbuildable and lot 3, is labeled unbuildable since no frontage exists.

J. Hansen recommended approval as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.

A motion was made by D. Viera, seconded by L. Dunn and was unanimously

VOTED: to endorse the Form A for School Street Plat 2, Lot 3 dated 4/30/14.

Correspondence:

John Hansen made the PB aware of some violations at the Jacob Hill Estates subdivision site. He noted he and the Conservation Agent were at the site because they had heard about some clearing that might have gone beyond the parameters shown on the plan. They discovered the developer had cleared into the wetlands and non-disturbed areas. He contacted town counsel to see if there was anything the PB could do, however before hearing back the developer recognized his mistake and submitted a new plan to the conservation commission to handle the wetland violations. He noted that there was a small area delineated on the site plan that was not to be disturbed and was not under the concomm's jurisdiction.

J. Hansen said that town counsel's response was that if the developer was willing, rather than going to court, they would have to do whatever the PB thought would be appropriate to make up for the area that was disturbed.

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

VOTED: to fine applicant and require the replacement of trees removed with survival guaranteed as per conservation commission's approval and ensure with proper bonding mechanism.

J. Hansen said going forward he would have a checklist in which the developer must sign when the definitive plan was approved. The planning department along with the developer would periodically go over the checklist to make sure things were being done properly during the building of the subdivision.

J. Hansen said he would look to include the checklist into the Subdivision Rules and Regulations.

Approval of Minutes: 4/8/14

A motion was made by M. Bourque, and seconded by D. Sullivan and it was

VOTED: to approve the Planning Board Minutes of 4/8/14

6-0-1 (D. Viera abstain –absent with cause)

Public Hearing- Zoning Bylaw Amendment: Wetlands and Floodplain –
Planning Board

Ch. Abelson opened the Public Hearing and read the order of business.

A motion was made by D. Viera seconded by R. Bennett to waive the reading of the legal notice.

Introduction of Town Planner and Board Members

J. Hansen summarized that this request was from FEMA as they have updated the floodplain maps in Seekonk, the last update was 2009. He said the new update would become effective July 2014 so the bylaws needed to reflect that date.

A motion was made by D. Viera, and seconded by L. Dunn and unanimously

VOTED: to recommend the Zoning Bylaw Amendment to Wetlands and Floodplain to be updated at Town Meeting.

Discussion Charter Amendments

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

VOTED: not to support any of the three charter amendment options at Town Meeting. Ch. Abelson is to make such recommendation at the meeting.

Adjournment

A motion was made by M. Bourque, and seconded by D. Sullivan and it was unanimously

VOTED: to adjourn at 9:13PM.

Respectfully Submitted by,

Florice Craig