

SEEKONK PLANNING BOARD
Regular Meeting
July 8, 2014

Present: Ch. Abelson, R. Bennett, S. Foulkes, D. Sullivan, D. Viera
J. Hansen, Town Planner
Absent: M. Bourque (with cause), L. Dunn (with cause)
7:00PM Ch. Abelson opened the meeting

Form A – 1292 & 1300 Fall River Ave. – Antone Oliveira

J. Hansen summarized that the Form A had a minor change and the lots are being reconfigured without affecting frontage to either lot.

A motion was made and voted unanimously to endorse the Form A for 1292-1300 Fall River Ave. dated June 2, 2014

Covenant Release/Cash Surety Establishment: Summer Meadows – Trebor Properties

J. Hansen made the PB aware of an update to the memo from June 24, 2014 in that the cash surety amount had been increased from \$52,779.00 to \$67,529.00 due to a review from the consulting engineer who felt additional drainage work needed to be done.

A motion was made and voted unanimously to release the covenant for the entire development of Summer Meadows and establish cash surety in the amount of \$67,529.00, expiring in 12 months.

Site Plan Review- Grand Prix – 1098 Fall River Ave. – Darling Development

P. Carlson of Insite Engineering introduced himself and said he was there representing the applicant Mr. Wayne Darling/Seekonk Grand Prix. He summarized the proposal was to relocate the Grand Prix building and increase its size to 7,500 sq ft and reconfigure the race tracks to accommodate the relocation.

A motion was made and voted unanimously to approve the Site Plan Review for Grand Prix -1098 Fall River Ave.

Discussion: Subdivision Rules and Regulations:

J. Hansen summarized that the PB had discussed codifying some of the recent policies about not accepting individual lots as surety in Section 6.1. Bond or Security. He said that Atty. Quirk suggested the PB put in language pertaining to letters of credit from the bank.

PB collectively asked if the applicant/developer defaulted what would be the recourse for the Town. After a lengthy discussion it was decided that J. Hansen would ask Atty. Quirk more detailed questions concerning Section 6.1. and would report back at the next meeting.

The PB went on to discuss the Pre-Construction Checklist and it was decided to change some language and add to the bottom an area where it can be notarized.

J. Hansen summarized Section 8.1.7 saying that it was a result of the violations that had happened in the past concerning Conservation Subdivision plans and it references the penalties for violation of the Zoning Bylaws. It also references all other developments under chapter 41, section 81, which Atty. Quirk outlined at the last meeting. He said he thought the changes resolved those issues.

PB discussed the violation fees and it was decided that J. Hansen would look to see what other towns do and get back to the board at the next meeting.

Discussion: Solar Overlay District and Conservation Subdivision Amendments

J. Hansen noted that the only change to section 9.2 was on page 4. He summarized that ground mounted solar facilities would be allowed when proposed open space exceeds one acre above the minimum.

R. Bennett said his intention with this idea was to feed the neighborhood off those ground mounted solar panels. He said that given the size of most of the conservation subdivisions, probably only one quarter of the acre would be used.

J. Hansen summarized that the PB would not be looking for an allowable use to be a large scale ground mounted system, just an adequately sized system.

Ch. Abelson asked about the logistics.

R. Bennett said he assumed the HOA would be the owner of the solar facility and they would monitor it by a metered system. He went on to say it would be like having a generator for a neighborhood. As it generates electricity it spins the meter back on the overall development. It's divided it up per home as a credit.

D. Sullivan asked how they could write this in a bylaw.

J. Hansen said he has seen language on this subject and would research it further.

D. Viera said he thought the commercial side should be looked at as well.

R. Bennett said as far a commercial they have the overlay district for that.

J. Hansen summarized the change in the Solar Photovoltaic Overlay District section 9.8.4 would be to include R-4 zoning districts. He pointed out specific language in Section 9.8.7 Dimensional & Design Standards dealing with the protection of people potentially living in and around such a project: Section 9.8.7.1 (a) Setbacks and (c) Landscaping

J. Hansen said he would continue to do more research on the subject and get back to the PB at the next meeting.

PB went over some other language and grammatical issues in the Zoning Bylaws they would like to see corrected and changed.

Correspondence:

PB went on to discuss the warrant article regarding the 5- acre restriction so residents can have six (6) chickens with coops (no roosters)

J. Hansen summarized that there was nothing in the bylaws or the state bylaws addressing this subject and if the town wanted to allow people to have 6 chickens or less (without roosters) they would need to have a bylaw that states that.

S. Foulkes said she wondered if the PB is the correct Board to write and bring forward such a bylaw.

D. Sullivan asked if they should bring in the Animal Control Officer to let them see what is being proposed and ask their opinion, or give it to Zoning to add it to their section referring to animal permits.

J. Hansen summarized that it seems there were two options; one being the PB agrees that this is something that needs to be in the zoning bylaws. He said he could see what the Providence's bylaw language is, write it and put it on the Town Meeting for the fall. Two would be that the PB defer this to Animal Control and BOH and say this has nothing to do with the Zoning Bylaws as it is a general bylaw and give it back to the Board of Selectman.

D. Viera said the bylaw should be written by Animal Control and put in the general bylaws because they are the ones who are going to be enforcing the bylaw.

After much discussion the PB told J. Hansen to write a memo to the BOS stating that the PB thought the bylaw was important but it was under Animal Control's purview to write it because of the inspection and enforcement issues.

Approval of Minutes: 5/13/14

A motion was made and voted unanimously to approve the Planning Board Minutes of 6/10/14

A motion was made and voted unanimously to approve the Planning Board Minutes of 6/24/14

A motion was made and voted unanimously to ask the Building Officer/Zoning Enforcement officer to enforce the parking plan for 1420 Fall River Ave. and write a memo back to the PB that is was done.

J. Hansen was also directed to send a memo to the Town Administrator and BOS that if a business has a yearly license renewal it must have an annual site inspection done along with renewal.

Adjournment

A motion was made and voted unanimously to adjourn at 9:34PM.

Respectfully Submitted by,

Florice Craig