

SEEKONK PLANNING BOARD
Regular Meeting
February 10, 2015

Present: Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes, D. Sullivan, D. Viera,
Absent: L. Dunn (with cause)

7:00PM Ch. Abelson opened the meeting

Definitive Subdivision: Winterfell – Establish Surety – Trebor Properties, LLC

P. Carlson from InSite Engineering introduced himself and summarized he was looking to establish surety for Winterfell Estates he said they had the construction cost estimate reviewed by the consulting engineer and as far as the covenant they were putting up the entire subdivision to cover the cost of the road. He said the check for \$55,000 in lieu of and all other documents were in order.

D. Viera asked to have a copy of the check to put in the file.

A motion was made seconded and unanimously voted to approve surety and the covenant to be signed after the subdivision had been approved by the Conservation Commission.

Preliminary Plan Subdivision: Stone Ridge – 15 Walker St. - Najas Realty

P. Carlson summarized he was representing the owner Mr. Douglas Johnson and applicant Najas Realty for the preliminary plan Stone Ridge Estates. He said the property was located at 15 Walker Street, east of the intersection of Newman Ave and Walker Street, assessor's map 24. He noted it was 8 1/2 acres of land and has a single dwelling on the property. He said they have done perc tests and found no significant water table or wetlands. He noted there was no town water on Walker St. and it is not located within the aquifer district. He went on to say it's in an R-2 zone which requires 22,500 sq ft and 100 ft of frontage. The proposed subdivision is 12 lots, 11 new houses, 1 an existing home. All 12 lots would have frontage on two new roadways which would be approximately 1,000 ft. ending with hammer heads. He noted he had a discussion with the DPW Director, Town Engineer and Fire Chief to make sure they were comfortable with the design and size of the hammer heads. DPW and Town Engineer said they preferred these types of hammer heads for plowing purposes.

M. Bourque noted he had a conversation with the Fire Chief and he agreed that if the hammer heads were larger than previous ones he would not have a problem with them. He asked P. Carlson about the possibility of town water going to the subdivision.

P. Carlson said there is a 12 inch main on the opposite side of Newman Ave. and they had talked to the Water Board and learned there were no stubs that they were aware of when they put the main in for all the side streets, so after researching it there were not any pipes on Walker St.

D. Sullivan asked if a traffic study had been done on how the intersection would work. He thought the intersection was dangerous and would become even more dangerous with an added street coming out onto Walker.

M. Bourque asked how far down the new road was.

P. Carlson said 200ft to 250ft from the intersection. He noted it is not required to do a traffic study for a preliminary plan.

M. Bourque noted the new road doesn't go right out into the intersection and in his opinion the intersection didn't need to be altered.

D. Sullivan said he was concerned about the configuration and would still like to see it looked at.

P. Carlson said he would take a look at the intersection.

M. Bourque wondered because it was an existing town intersection if changes could be made.

D. Viera said Rt. 152 is a State Highway.

P. Carlson said it is not a state highway but a state numbered route owned and maintained by the town.

D. Viera asked P. Carlson how his conversation went with the Water District concerning the pipes and getting water across Newman Ave.

P. Carlson said the conversation revolved around why there was not a stub available to tie into the main from Walker Street. He said the WD said they had no information or records concerning that nor could they confirm or deny a stub there. He said the road had just been paved and there was a moratorium for five years on being able to cut into Newman Ave.

D. Viera said a while back there was a moratorium on Arcade Ave. and during the moratorium it was cut into and a line put across it. He went on to say he was concerned about the proposed bylaw for the aquifer district and it would be nice to have town water for all of Walker Street and for the new roads as well.

P. Carlson said the preliminary plan allowed enough room for either septic and or town water.

D. Viera said in his opinion, in the future the town would need town water in this area.

P. Carlson said he didn't disagree, but the WD had to be willing to make the tap and bring it into Walker Street then developer would pick it up from there.

D. Sullivan asked if he had discussed that with the WD.

P. Carlson said they brought up all possible scenarios but the WD said they would not pick up the cost.

D. Viera said that has always been the policy. He thought something could be worked out in this case.

P. Carlson said as long as they were willing to bring a line across Newman Ave. he was fine with it.

D. Sullivan suggested a letter to be sent from the PB to the WD to discuss bringing water across the road. He said it would only make sense that the WD would be proactive and work with the developer to put town water in this area as a preventative measure.

D. Viera said it would be easier on everyone to have town water in that area. He said all the worries of contaminating the town water supply or their wells going dry would disappear.

S. Najas said they would have to deal with the moratorium on the road cut and that would have to go through either DPW or the BOS.

P. Carlson said there was a difference between Arcade and Newman he said when they did the road cut on Arcade only the binder was down. Both the surface and binder are down on Newman Ave.

N. Abelson said the moratorium needs to be looked into with DPW to see if they are allowed to cut the road.

M. Bourque said it is a simple letter from this board to the WD asking if they are willing to work with the developer to put the line across the street.

P. Carlson said sidewalks would be on one side of the subdivision.

M. Bourque said the road name Pheasant Run could be confused with the existing road Pheasant Ridge and suggested changing the road name.

S. Najas said for safety reasons he would modify the road name.

A motion was made seconded and voted to approve the preliminary plan for Stone Ridge Subdivision dated January 5, 2015. Stipulations: before definitive plan is submitted the PB and developer need to get a decision from the Water Department on the possibility of running town water to proposed subdivision. Also get a decision from DPW and BOS to determine if it is possible to have a road cut across Newman Ave. to Walker St.

Vote: 5- Ayes 1-Abstain (S. Foulkes)

Motion passes.

Ch. Abelson to write a letter to the Water Board asking if they would consider working with developer to get town water to the subdivision.

Ch. Abelson to write a letter to BOS and DPW asking if they would consider working with developer to make a cut into RT. 152 to get town water to the subdivision.

Discussion: Swan Brook Assisted Living Facility

Ch. Abelson summarized he had talked with J. Hansen about this project and he said it had to go back for a second review because the engineering work was not done correctly the first time. Ch. Abelson said M. Shane still had some issues concerning the site plan in that they might want to increase the parking and reduce the lighting which would mean he would have to go to the ZBA to get a special permit or variance. He said he has tried to contact him to explain it to him several times.

D. Viera said because there is no Town Planner right now, he asked that everything that comes before the PB must have a representative.

Ch. Abelson agreed.

Correspondence:

Ch. Abelson showed the PB a copy of a contract to allow for a person to do reviews for the PB while there is no Planner. He said he was trying to get J. Hansen to do the reviews until they hire a new Planner because he was familiar with the town and the projects. He also noted that the PB got to see the budget and the Planners contract he said there is around \$30,000 remaining so he felt the PB could hire a consultant.

M. Bourque asked who had to approve the contract other than the PB.

Ch. Abelson said the TA had to approve and sign it along with the Ch. of the PB.

D. Sullivan said he thought all contracts had to be endorsed by the BOS.

A motion was made seconded and voted unanimously to endorse the contract pending the TA or BOS approval for the contract to hire J. Hansen as a consultant until such time as a new Town Planner is hired.

D. Viera asked that as soon as the application deadline for the Town Planner's position closes he would like PB members to get a copy of all resumes. He asked each member to rank them then at the next meeting they would go over them.

Ch. Abelson summarized that once that was done then they would take the top 6 to 10 candidates and an interview committee made up of two members of the PB and the TA would interview those 6 to 8, pick the top 3 and then bring those people back to interview with the entire PB.

Ch. Abelson asked the PB to have a list of one or two questions for the March 10 meeting that they would like to ask the candidates.

Ch. Abelson said there would be an executive session on March 10, 2015 to discuss personal matters.

Ch. Abelson said there would be an additional a PB meeting on March 24, 2015 at 7PM in the PB room.

Ch. Abelson said he would write a letter to the BOS advising them of the possibility that there may be a need for a Reserve Fund Transfer due to having to go out for consulting regarding planner reviews on several projects and additional hours needed for staff.

Ch. Abelson said he would write a letter to the Water Board asking if they would like to have a joint meeting to discuss the proposed bylaw changes

Ch. Abelson said he would write a letter advising the Water Board of the bylaw change procedures.

Ch. Abelson asked to put Water Board on for discussion on 3/10/15 agenda.

D. Viera said PB needs to get more active about the budget and staffing. He said he would like to see the PB secretary job become full time position.

Ch. Abelson asked to put increasing hours for the PB secretary on the 3/10/15 agenda.

Ch. Abelson said he would talk to the TA about the process how to go about increasing the hours for the position of the PB secretary.

Ch. Abelson summarized he had been in contact with Nate Kelly from Horsley Witten and J. Hansen in reference to the CCRCOD and the missing description of section 9.10. from the zoning bylaw book. He was told the person who was working on the project at Horsley Witten went out on maternity leave and never came back so Nate Kelly took over the work.

J. Hansen said because there was so much correspondence back and forth it would be hard to prove what happened. N. Kelly sent an email back to see if the PB wanted to proceed with putting it back in, which implied they would want to get paid for it. Ch. Abelson said he would have to talk to the TA about that.

Ch. Abelson asked that the CCRCOD be put on the April 14, 2015 PB meeting agenda.

Approval of Minutes: 1/13/15

A motion was made seconded and voted unanimously to approve the 1/13/15 PB minutes.

Adjournment

A motion was made seconded and voted unanimously to adjourn at 8:40 PM.

Respectfully Submitted by,
Florice Craig