

SEEKONK PLANNING BOARD
Regular Meeting, Executive Session
March 10, 2015

Present: Ch. Abelson, M. Bourque, S. Foulkes, D. Sullivan, L. Dunn
Absent: R. Bennett (late 7:05PM) D. Viera (late 7:12PM)

7:00PM Ch. Abelson opened the meeting

Ch. Abelson noted that the first agenda item would be moved to be the last agenda item due to a scheduling conflict.

Sam's Club – Site Plan Review for new fueling station - Core State Group-1110 Fall River Ave.

David Kelly from Core States Group introduced himself and described the proposed project at the Sam's Club Site located at 1110 Fall River Ave. He said it was an 11 ½ acre parcel and the Sam's Club building was 123,000sq ft. The parcel was 88% impervious and 12% open space. It was serviced by water, sewer, storm drains with catch basins, man-holes, outlet structures, a detention basin and grass lined swales. He noted there was an abandoned septic system in the front of the property. He said the proposed work consisted of a small 192sq ft kiosk, six gas dispensers with twelve fueling stations and three 2,000 gallon underground tanks, two would contain regular fuel, and one would have 8,000 gallons of diesel and 12,000 of super. The kiosk in the fueling station would be serviced by electricity, fiber optics, and the sewer would tie into the septic tank that is there and the water accessed on the side. He went on to say they increased the amount of pervious area by 2,000 sq ft by reducing the amount of pavement on site. The runoff from the site would go into a new catch basin as well as the existing catch basins. The three catch basins would be fitted with oil separators and hoods as a way to improve the quality of the storm water runoff. The canopy for the gas station would have down spouts which would connect to an underground storm drain and then be piped into the catch basin. He went on to say they are asking for two waivers. The first waiver was for a traffic study because the gas station is not open to the public; therefore it would not generate any additional traffic. The second waiver would be to not have a photometric plan. He said there are two light poles existing and they are only going to be moved three feet so the lighting would not be altered. He went on to say the lighting in the canopy was fully recessed.

Ch. Abelson asked what the foot candle was for the parking around that area.

D. Kelly said they did not measure to see what that lighting was.

L. Dunn asked if he would check and see.

D. Kelly said he would look into it. He proceeded to go over the landscaping which he noted was over 1,850ft extra landscaping and he did not need to file with the Conservation Commission.

Ch. Abelson said he had received correspondence from Core State this afternoon and they had responded to all the concerns from Jim Miller, the peer review engineer.

L. Dunn asked how far it would be from “Sam’s Creek”.

D. Kelly said over 200 hundred feet.

A motion was made seconded and unanimously voted to approve the Sam’s Club Site Plan for a new fueling station dated January 9, 2015.

Preliminary Plan Subdivision: Curt Street Extension – J. Viera:

Ch. Abelson noted no one was present at this time to represent either Curt Street Extension or the Form A so he asked if the PB would like to discuss the PB Secretarial position next.

Discussion: PB Secretarial position

Ch. Abelson said on March 11, 2015 at the BOS meeting it was to be voted on to let the PB advertise to hiring a new secretary. He said they did the same process with the Conservation office when they recently were hiring a new secretary.

S. Foulkes asked if they were also approving funding?

Ch. Abelson said BOS agenda says to discuss and vote to advertise for a Part time Clerk in Planning.

D. Sullivan wondered how the BOS, an elected board could tell another elected board what to do.

Ch. Abelson said he thought they were not suppose to, that was why he was going to the BOS meeting to discuss it.

D. Viera said at the last meeting they voted for J. Hansen do some reviews while there was no Planner and the last he heard Ch. Abelson was going to go, out of courtesy, to talk to the TA about it. He said he was wondering how it came about that the PB hired Jim Miller Engineering to do reviews instead of J. Hansen.

Ch. Abelson said he went to the TA after the Planner had left and said the PB would have to hire a review engineer until a new Planner was hired. He said it made sense to get J. Hansen to do the reviews since he was already familiar with the Sam’s Club Fueling station application, Curt St. preliminary subdivision, and Chick-Fil-A. He also noted it would be cheaper since J. Hansen was familiar with the projects and would take less time to review them. He said the TA thought it was a good idea but asked to get three quotes from different peer review engineers, which we did. One quote was very high and J. Hansen and J. Miller both came in at \$75.00 an hour. The TA

said to get a contract drawn up which we did. It was signed by me and J. Hansen; he then gave it to the TA. He noted this was at the end of January. He said the PB office emailed the TA on February 5, and February 10 to ask about the status of the contract, there was no reply. After the February 10 PB meeting Ch. Abelson said he went to the TA to see what the holdup was and was told hiring J. Hansen was not going to happen, the PB would have to get someone else to do the reviews. Ch. Abelson said he thought that the BOS had a meeting and denied the PB using J. Hansen. He noted he didn't think correct procedures were being followed but because of timelines and deadlines and a PB meeting coming up in a week, he felt he had to get things going and hired J. Miller to do the reviews.

S. Foulkes said she wanted to go on record saying, in the future, if the PB gets something like this again she wanted an opinion in writing from the BOS.

D. Viera said he wanted to know how this decision was made. He wondered if it was from a posted meeting. He asked where the TA got the opinion that it was not going to happen. He said he thought it was a violation of open meeting law.

R. Bennett said it sounded like hearsay or behind closed doors.

D. Sullivan said they needed a posted meeting and it had to be on the agenda to be voted on as an endorsement of our vote. He said it was not appropriate.

It was discussed and decided that Ch. Abelson and D. Sullivan would go to the BOS meeting on 3/11/15 to ask how it came about that the BOS and the TA decided that J. Hansen could not do the reviews.

Form A – 96 Pond Street – William Dunlap

D. Bray of Caputo & Wick introduced himself and said he was at the PB meeting on behalf of the applicant W. Dunlap. He went on to summarize that the parcel of land was located on the easterly side of Pond Street north of Newman Ave and had 50ft on Pond St. He said there was an existing building on the parcel and power lines going through it. He said they wanted to have parcel D deeded to the lot; map 32, lot 68. He said there was a sliver of land which was map 32, lot 70 which Bill Dunlap owned and the assessors never combined because when an Attorney wrote the deed he called it "William Dunlap the III" and the other lot was "William Dunlap". David Bray said it would be a corrective deed which would combine it into one lot. He noted the purpose of the Form A was for Craig Douglas to take ownership of the land.

A motion was made seconded and voted unanimously to endorse Form A for 96 Pond St.

Preliminary Plan Subdivision: Curt Street Extension – J. Viera

A motion was made seconded and unanimously voted to not approve the Preliminary Plan for Curt St. because there was no representative present at the meeting to explain the plan.

Approval of Minutes: 2/10/15

A motion was made seconded and voted unanimously to approve the 2/10/15 PB minutes.

Correspondence:

Ch. Abelson explained the AG's request for an extension to approve the Zoning Bylaws.

D. Viera noted, concerning 15 Walker St. Preliminary Plan Stone Ridge, the fire hydrants were on the Walker St. side so they would not have to cross Newman Ave. to get to the subdivision.

D. Sullivan said he talked with Town Engineer D. Cabral about an independent traffic study for Stone Ridge Estates for volume and speed.

Ch. Abelson said when it comes in for definitive approval he should make the motion to ask to have an independent traffic study done.

Executive Session

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

VOTED by roll call vote: Ch. Abelson, R. Bennett, M. Bourque, S. Foulkes, D. Viera, D. Sullivan, and L. Dunn,; that the Planning Board go into executive session, under G.L. c.30A, 21(b), to discuss hiring a new Town Planner and with the Planning Board to reconvene in open session at the conclusion of the executive session

Discussion: Board of Water Commissioners (BOWC) – Bylaw changes

Atty. Jack Jacobi representing the Water Board introduced himself and summarized that the BOWC had several sessions at the library that the PB members attended. The purpose was to go over the provisions of the bylaw changes. He noted at the last meeting there were some questions raised, in particular an item on page four concerning lot coverage. Previously, the percentage suggested was 30%. He noted other type changes throughout the document.

S. Foulkes had several questions and noted multiple type corrections throughout the document.

Ch. Abelson said he still had a question on the percentage on page four and suggested 20 %.

Atty. Jacobi said they were fine with that percentage and that they were here tonight to work with the PB. He noted the Bylaw still had to go the BOS and then back to the PB to hold the Public Hearing. He said he wanted everyone to be on the same page and for this to go through smoothly.

S. Foulkes went over a few more proof reading mistakes she found with Atty. Jacobi.

D. Sullivan asked if an executive summary could be made for the town meeting so people would know what changes were made.

Atty. Jacobi said the biggest thing was the zone change but said an executive summary was a good idea.

Ch. Abelson asked if they could have maps to show the zone and possibly a power point presentation for town meeting.

D. Viera said the presentation at the library was excellent.

Ch. Abelson said once the corrections were made he asked the BOWC to give it to the BOS so the public hearing could be scheduled. He noted it would then go on the warrant once the PB recommended it.

Mr. Fuller commented that the meeting tonight was productive in getting the bylaw revised.

Adjournment

A motion was made seconded and voted unanimously to adjourn at 8:50PM.

Respectfully Submitted by,

Florice Craig