

SEEKONK PLANNING BOARD

Regular Meeting

June 23, 2015

Present: Ch. Abelson, M. Bourque, R. Bennett, L. Dunn

Absent: S. Foulkes, with cause; D. Sullivan, with cause

7:00PM Ch. Abelson opened the meeting

Form A – JACA Corporation 50 Industrial Way

John Andrews from Douglas Design Group explained to the Board that when a survey was completed for a new septic plan for 50 Industrial Way, it was determined that the fencing around the property had been constructed 13' too far to the North and pavement had been laid accordingly. The Form A will be a swap of land between the parties allowing for a new septic system; there is no creation of a new lot and the lots would be less "non-conforming". There will be an easement for a catch basin and utility pole so JACA can access them for maintenance purposes only.

R. Bennett made a motion, L. Dunn seconded, and it was unanimously voted to endorse the Form A plan by Douglas Design Group, dated September, 2014.

Site Plan Review - 785 Taunton Avenue

Robert Rego explained to the Board that he operates an existing auto repair facility and wants to extend his existing parking lot 15' to the southeast and west for additional room allowing patrons to turn their vehicles around without backing out onto Route 44. The additional pavement will also allow for additional room to park vehicles in front of the garage. Mr. Rego said he is only doing repairs at the facility and is not selling vehicles at that location.

John Aubin said that the proposed amendment improves the existing conditions however, if there were further improvements to the property, Mr. Aubin recommends that the applicant would come back to the Board for a full site plan review and at that time, if there was further expansion the Board would want a full set of drainage calculations.

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Mrs. Rego explained that they received a Special Permit from the Zoning Board of Appeals already to maintain the use of the property as an auto repair facility.

M. Bourque made a motion, R. Bennett seconded, and it was unanimously voted to approve the site plan for 785 Taunton Avenue with the following conditions:

1. Any further site improvements, beyond the installation and maintenance of landscaping, which are subject to review under the provisions of **Section 2.8 Site Plan Review of the Town of Seekonk Zoning Bylaws** be subject to full site plan review.
2. Staff will enter a memo into the file documenting the existing and proposed impervious lot coverage percentage for the site as shown on the approved plan.

Adjournment

A motion was made seconded and voted unanimously to adjourn at 7:30 PM.

Respectfully Submitted by,

Christina Testa