

SEEKONK PLANNING BOARD
Regular Meeting
May 10, 2016

Present: Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes, L. Dunn, J. Roach, D. Sullivan

Ch. Abelson opened the meeting at 7:00 p.m. and introduced the Planning Board Members

Form A: 12 Kenwood Court

Plat 16, Lots 169 and 171

J. Aubin summarized the submitted ANR plan since the applicants were not present. The submitted plan creates no new lots for development or changes to the existing frontages of the subject lots. The plan reconfigures two lot lines between two properties adding parcel 'A' to Lot 169 from Lot 171. The reconfiguration appears to resolve an encroachment issue created by a gravel path to a shed on Lot 169.

R. Bennett made a motion to endorse the ANR prepared by Kenneth and Jo-Ann Kazarian dated April 15, 2016, J. Roach seconded and it was unanimously approved.

VOTE: Approved 7-0

Site Plan Application: 0 Hollister Road

Plat 1, Lot 126

John Keegan from SITEC Engineering and the applicants, Justin and Bob Coletta, were present. Mr. Keegan summarized the site plan which includes a 5,000 sq. ft. office building, a parking lot with a crush stone driveway and a garage. The septic system will be in the back, a dumpster with screening will be on site, and there will be a rooftop infiltration system to offset the impervious area. Two holding tanks will have to comply with Mass DEP. The grading, utility and lighting plans were also discussed. A landscaping design was not provided due to soil concerns and would like to discuss the available options with the PB. Mr. Keegan prefers to keep the swales open and thinks grass may be the best option.

S. Foulkes asked what type of grass would be planted to accommodate the soil.

Different options were discussed between the PB and Mr. Keegan.

R. Bennett asked if they will have a 500 gallon industrial wastewater tank and asked if a tank truck will come in on a schedule.

J. Keegan said it is and there will be a schedule to have it cleaned out. There will be an oil water separator.

J. Aubin asked if the tanks will be connected to water drains in the garage facility.

J. Keegan answered yes and it is strictly for the inside of the garage. He explained there is a lot of confusion with these tanks and he will call the DEP and the Plumbing Commission.

Ch. Abelson asked what type of Construction Company will be occupying the office building.

Justin Coletta (owner) answered it is a light commercial construction company and they do not have heavy equipment.

L. Dunn observed that there is a lot of activity on a small piece of property (i.e. a well is close to Hollister Road, an industrial water tank near Route 6, the septic near Hollister, and an underground system).

D. Sullivan asked if any consideration was given to holding off the project until FedEx has brought a water pipe connection closer to their site.

J. Aubin and the PB members discussed the possible future expansion of town water and it will need to be discussed with the Water Department.

S. Foulkes said according to page 5 of the plans, the wastewater collected in the holding tank will be disposed of according to the different regulation levels by a wastewater holder. She asked if the individual who picks it up will neutralize it before it gets disposed of or will the company have to do that.

J. Keegan said it is a company that has a vacuum truck that will clean out the oil water separators. It would be considered maybe oily water from some of runoff drippings from the floor that would go into that.

S. Foulkes reiterated that the company would do nothing but hold the water and the wastewater hauler will be the one that ultimately neutralizes it.

J. Keegan replied absolutely.

Ch. Abelson asked if any vehicles will be garaged on site.

Justin Coletta said they only have pick-up trucks, small box trucks, and tools will be stored in the garage.

J. Aubin said this site plan will be discussed at the next TRC meeting.

S. Foulkes asked how many vehicles will be on site for parking.

Justin Coletta answered 5.

J. Aubin said a request was made for a waiver of a peer review for the draining calculations.

J. Keegan said he will provide those calculations in support of the request.

J. Roach asked about the surrounding businesses.

Bob Coletta (owner) said there is JJ Material, Ferreira Construction, an auto body repair shop for truck repairs, a plastics converting company...

J. Roach expressed a concern for chemicals coming from surrounding areas.

Bob Coletta said before they bought the land, they had a survey done within the one mile radius to determine if a well could be put in and that there was no contaminated soil.

J. Aubin advised them that the FD must be advised if any hazardous materials will be stored on site.

J. Keegan replied that hazardous waste cannot be stored in an industrial wastewater holding tank.

S. Foulkes asked why the applicant is requesting a waiver of the peer review of the stormwater management system.

J. Keegan said they do comply with our stormwater regulations since they do not have more than an acre of disturbance on a lot and he will highlight it in the drainage calculations.

L. Dunn feels there will be significant amount of runoff due to the amount of impervious surface.

J. Aubin said they are in compliance with the maximum lot coverage percentage in the industrial district (he referred to the front page of the plans).

D. Sullivan made a motion to accept with Town Planner Recommendation in his May 10, 2016 memo:

1. Approval of the proposed wastewater treatment system by the Seekonk Board of Health;
2. Resolution of any outstanding comments generated by the staff and submission of a final plan addressing all issues generated by the staff and Planning Board reviews of the application;
3. Any and all hazardous or otherwise dangerous materials stored on-site in association with the proposed use shall be stored and maintained in full compliance with all applicable Federal, State, and local requirements and regulations related to storage, maintenance, reporting, emergency response, containment and coordination with the local fire authorities;
4. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws; and**
5. As discussed this evening, future discussion will take place in regard to street plants.

M. Bourque seconded and it was unanimously approved.

VOTE: Approved 7-0

Site Plan Application: 1494 Fall River Avenue

J. Aubin advised the PB that since this site plan application was received on April 29, 2016, the TRC has not had the opportunity to review it but it will be reviewed at their May 26th meeting. He also advised them that there was a ZBA application regarding this site last year.

Katherine Bailey from Robinson and Cole was present along with Paul Mucci from Jacobs Engineering, Sean Mahoney from Vital Site Services, and Pastor Amaral of Christian Assembly Church. Ms. Bailey summarized the site plan which is comprised of 9.2 acres of land and is split zoned between an R-3/mixed use overlay district and R-4 zoning district. The site is located at the rear of the church's parking lot. It will take up approximately 5 of the current parking spaces but plenty of parking will remain. Variances have been approved by the ZBA for height requirements, and they will restore some wetlands that have been degraded per Conservation. The landscaping is heavily wooded and a split rail fence will be added. The tower will be on a concrete slab, gated and locked. No lighting is being proposed. Landscaping is heavily wooded but some will need to be removed. Stormwater drainage plans were supplied and drainage is minimal at less than 1 acre so the requirements of 20b and 20c of the General By-laws do not apply in this case. The only signage will be for emergency purposes only and no trespassing signs. Several waivers have been requested since they do not apply.

L. Dunn expressed concern with the height requirements.

J. Aubin said this project was approved by ZBA and it is site specific.

L. Dunn is also concerned with microwaves.

K. Bailey said the ZBA was provided with the RF study.

L. Dunn asked if the ground is considered safe and is stable enough to build a high tower since the area is surrounded by wetlands.

Paul Mucci said yes and that a geotechnical study was done.

L. Dunn said she noticed a lot of trash in the area while doing a site visit.

K. Bailey said the area where the tower will be located will be cleared and cleaned out.

Pastor John Amaral said there is nothing being dumped in the area.

D. Sullivan asked if any security measures are being considered.

K. Bailey said the enclosure is locked and secured but there will not be any cameras on site.

J. Roach asked if airport approval is required.

Paul Mucci said Verizon will get FAA approval.

J. Roach asked if any concerns from residences were noted at the ZBA meeting.

Sean Mahoney said the Town clerk and a resident were concerned with the zoning.

S. Foulkes asked when the project would be completed.

Sean Mahoney said it typically takes about 120 days.

Paul Mucci said because this is pretty straight forward, it may take as little as a month to complete.

R. Bennett made a motion to approve the site plan review but it is subject to 1) resolution of any outstanding comments generated by the staff and submission of a final plan addressing all issues generated by the staff review of the application; 2) other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the Town of Seekonk Zoning by-laws; and 3) FAA approval. D. Sullivan seconded and it was unanimously approved.

VOTE: Approved 7-0

Discussion: Country Brook Estates / Antonio Drive

Costa Development, LLC

Change affordable Lot from Lot 18 to Lot 1

Mike Costa was present and requested to change affordable lot from 18 to lot 1 because he has a proposed buyer for Lot 18.

After the Planning Board reviewed the plans, **R. Bennett a motion to approve, D. Sullivan seconded and it was unanimously approved.**

VOTE: Approved 7-0

Form A: 41 Lake Street

Chris Andrade from InSite Engineering summarized the proposed 5 lot ANR subdivision on a 28 acre parcel on Lake Street, Assessor map 15, lot 2. Four lots are conventional lots and one is a non-buildable lot at this time.

M. Bourque asked why it is being called a non-buildable lot at this time.

C. Andrade said it does not meet the current zoning requirements due to frontage.

J. Aubin asked Mr. Andrade whether or not he was familiar with the previous preliminary subdivision plan that was approved in 2009.

C. Andrade said he was vaguely familiar with it.

J. Aubin inquired as to whether lot 5 is a reserved lot.

C. Andrade said the idea is for the potential future development of lot 5. They want to keep that in case they choose to do a further subdivision or put in a road, etc.

L. Dunn asked if it would be for access.

C. Andrade replied yes.

M. Bourque asked if it would provide them with the required frontage.

C. Andrade said the way it is designed, they do meet current regulations with a roadway design.

M. Bourque asked again why it was being called a non-buildable lot.

C. Andrade answered because it does not meet the current zoning. As it is now, you could not put a house there because it doesn't have enough frontage.

J. Aubin said if someone wanted to build on this lot, they would have to go before the ZBA to get a variance from the frontage requirement in order to create that lot as a buildable lot.

L. Dunn asked about the wetlands in the area.

C. Andrade replied the wetlands were verified in 2009.

S. Foulkes asked about the potential for further expansion in the future.

C. Andrade said for lot 5 to be developed for a subdivision, this is the access (he pointed to the plans). In the future if they decide they do want to subdivide and put a couple of houses in, they can put the road in through that access.

S. Foulkes said some lots would require a lot of fill to be brought in since there is a large drop off.

C. Andrade said the houses on the 4 lots would have to be close to the road for that reason.

L. Dunn asked if they would have access to town water.

C. Andrade replied yes.

D. Sullivan referred to the Subdivision Rules and Regulations and asked if two potential subdivisions were going in at the same time, could the streets be connected.

Ch. Abelson said it may not be possible due to the wetlands.

J. Aubin said because this is an ANR, the PB is limited to what can be required; however, the PB may be able to discuss this at a future meeting when discussing the other subdivision going in.

C. Andrade also said due to the wetlands this may not be possible.

J. Aubin suggested if the PB endorses the ANR plan, note that any development on lot 5 be subject to either future subdivision or grant of a variance from the ZBA for variance for frontage.

D. Sullivan said they are creating a hardship for themselves.

Ch. Abelson agreed that they are they are creating their own hardship.

M. Bourque asked if the decision would be registered with the Registry of Deeds on the Mylar.

C. Andrade said right now they have it listed on the plan as a non-buildable lot under current By-laws.

J. Aubin said his recommendation is to sign and make note of it on the Mylar and Plans since we do not issue a decision on ANR's.

D. Sullivan made a motion to endorse plan as presented with a NOTE as the town planner stated in his 5/10/16 memo: Lots 1-4 would be considered new lots for development as they conform to the area and frontage requirements of the Zoning By-law. The fifth lot (labeled ANR LOT -5), does not meet the required minimum frontage, is labeled as "Not a buildable lot", and appears to be configured to provide future possible access for further subdivision of the proposed 5.8 acres parcel. The submitted plan creates four new lots for development and one "not buildable" lot from the existing subject lot (AP 16, lot 2) and results in lot configurations as follows:

- ANR LOT 1 having 14.76 acres of land area and approximately 135 feet of frontage on Taunton Avenue; and 298 feet of frontage on Lake Street.
- ANR LOT 2 having 1.6 acres of land area and approximately 120 feet of frontage on Lake Street.
- ANR LOT 3 having .6 acres of land area and approximately 190 feet of frontage on Lake Street.
- ANR LOT 4 having .6 acres of land area and approximately 150 feet of frontage on Lake Street.
- ANR LOT 5 having 5.8 acres of land area and approximately 120 feet of frontage on Lake Street.

Not a Buildable Lot

L. Dunn seconded and it was unanimously approved.

J. Aubin reiterated nothing could happen with that lot until granted or subdivided.

VOTE: Approved 7-0

Discussion: Subdivision Rules and Regulations

J. Aubin updated the board with the corrections and/or changes he noted to date. He also asked for feedback from the PB. He suggested forming a subcommittee to review the Rules and Regulations. He would like to present changes at the next town meeting.

D. Sullivan agrees that subcommittees may be helpful.

J. Aubin discussed making subcommittees for the following:

- 1) Subdivision Rules and Regulations (Dave, Sandy, Lee);
- 2) Bikeway (Ron, Neal, Jamie); and
- 3) Sign By-law – committee will be formed after John reviews and speaks with Shawn Cadime and town counsel.

Monthly Department Update

- John advised he presented the TIF agreement with FedEx/Scannell Properties to the SRPEDD Regional Economic Strategy Committee and it will be forwarded to Town meeting scheduled for May 16, 2016.
- An announcement was made regarding a program available at Bridgewater State Education Program.
- The bikeway mapping has been revised and digitized.
- He completed the Municipal Hearing Officer Training for fire code and building code enforcement.
- The business outreach program was held last week at the Clarion.
- Other topics discussed were the Master Plan, natural resource protection, sidewalks, creating larger buffer zones, and By-Laws.

Approval of Minutes:

L. Dunn made a motion to approve the April 12th minutes with corrections, R. Bennett seconded and it was unanimously approved.

Adjournment

A motion was made by D. Sullivan to adjourn the meeting, L. Dunn seconded and it was unanimously approved.

The meeting was adjourned at 9:05 p.m.

Respectfully Submitted by,
Kristen L'Heureux