

SEEKONK PLANNING BOARD
Regular Meeting & Work Session
BOS Meeting Room
March 28, 2017

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

Acting Chairperson, David Sullivan opened the Planning Board meeting at 7:03 p.m.

The executive session that was scheduled for 6:00 p.m. was cancelled. Ch. Sullivan asked for a motion to move the executive session to the April 11, 2017 PB meeting.

J. Roach made motion to move the Executive Session to April 11, 2017 at 6:00 p.m., S. Foulkes seconded and it was unanimously approved.

VOTE: 6-0 all in favor

Discussion: ANR 80 Arcade Avenue

AP 21, lot 27 located in the R-2 Zoning District

Both owners of 64 and 80 Arcade Avenue were present. The plans were provided and reviewed by the board

J. Aubin summarized the location. Both lots meet the required criteria and setbacks. The barn that currently sits between the lot lines of 64 and 80 Arcade Avenue. The western lot line will be relocated to the east and the barn will now only sit on AP 21, lot 144 (64 Arcade Avenue).

R. Bennett made motion to endorse the ANR application for 80 Arcade Avenue, AP 21, Lots 27 and 144, L. Dunn seconded and it was unanimously approved.

VOTE: 6-0 all in favor

Discussion with the Energy Committee: Building Code for Green Communities

The energy committee members that were present: Paul Watts from 10 Cedar Hill Terrace and Charles Beauchamp from 127 Allen Ave.

Charles Beauchamp explained that the energy committee would like to provide energy efficient options to the town. In September they were made aware of the Green Communities Program which offers state grants to do energy conservation projects. The first year the town can qualify for a \$150,000 grant and after that the town can apply up to \$250,000 in grants. To qualify it will have to save energy and be cost effective.

Ch. Sullivan asked what type of projects have been endorsed.

Charles Beauchamp provided some examples: 1) LED Lighting; 2) motion sensors on entrances/exits; 3) possible insulation; 4) heating efficiency; and 5) windows.

J. Aubin said the first step would be to adopt the stretch code.

Mr. Beauchamp said there are 5 criteria to qualify as a community;

- 1) As-of-right for solar overlay district;
- 2) Town Counsel has to certify that there are no impediments to the right-of-way siting criteria;
- 3) An energy plan is needed. There are free services available to conduct an audit of the town to develop an energy conservation plan. A plan should show a reduction in energy usage by 25% over a 5 year period of time.
- 4) A vehicle purchase policy is needed stating that you will only buy energy efficient vehicles (certain vehicles, such as fire trucks, are exempt);
- 5) Adoption of the stretch code requires changing the By-laws which requires 2/3 vote at town meeting.

Mr. Beauchamp referenced document 780 which is now called CMR 780. The 8th edition was adopted in 2010 and communities could also adopt the stretch code. It required people to hire a 3rd party to certify that those standards were being met. The 3rd party has to demonstrate you get a return on your investment as well as conserve energy. In 2010, there was a large gap between the 8th edition of the building code and the stretch code. In 2015, there was a new international standard that was adopted. As of January 2017, they adopted the new energy portion of the international standards but they haven't yet adopted all the structural things since the hearings haven't been completed. It is anticipated they will be updating everything to the 2017 standards. The difference between the stretch code and the existing state standards is that in the standards you can choose either a table method or choose a 3rd party certification. The stretch code requires a 3rd party certification but not for all buildings. It is for all residential buildings up to 4 stories (above 4 stories you are exempt), commercial buildings above 100,000 sq. ft., unless it is an energy intensive commercial building like refrigeration, then it's anything above 40,000 sq. ft. They don't have to do this for small businesses. The stretch code only applies for new construction and does not apply to any existing buildings or upgrades.

R. Bennett said that in 2009 the stretch code did not meet the required 2/3 vote at town meeting. The town has been missing out on savings and efficiency.

Mr. Beauchamp said the town is missing out on grants as well.

Ch. Sullivan asked what the Energy Committee requests from the PB.

Mr. Beauchamp advised the board that initial discussion have taken place with various departments. They are asking for the PB endorsement of this project.

Ch. Sullivan said they should go before the building inspector and town planner to create a proposal.

J. Aubin said the language for the warrant article is needed and it should be clear who will bring this forward to town meeting. This is a General By-law within the building code. Mr. Aubin will review what occurred in 2009 when it did not pass at town meeting.

Ch. Sullivan said this appears to be a process situation and the committee should work with the department heads for the warrant article language of the proposed By-law change and then present it to the PB. At that time the PB can endorse the proposal, if appropriate, and then make a recommendation to BOS for a warrant article for the town meeting.

R. Bennett made a motion to endorse the Energy Committee to work with Mr. Aubin and draft a proposal to present the stretch code to the BOS, L. Dunn seconded and it was unanimously approved.

VOTE: 6-0 all in favor

J. Roach made motion for a 5 minute recess, L. Dunn seconded, and it was unanimously approved.

Work Session Discussion: Proposed Amendments to the Rules and Regulations governing the Subdivision of Land in the Town of Seekonk

Mr. Cabral from DPW was unable to attend the meeting. This discussion will be moved to the April 11th PB meeting.

Work Session Discussion: Spring 2017 Zoning By-Law Amendments

J. Aubin said an 18 month moratorium will be proposed for recreational marijuana commercial sales to allow the town to react to the state regulations which will not be out until 2018.

J. Roach asked if it was 18 months from announcement or 18 months from adoption.

J. Aubin said 18 months from adoption.

S. Foulkes made a motion to have Mr. Aubin form a proposal to be forwarded to the BOS for an 18 month moratorium, J. Roach seconded, and it was unanimously approved.

VOTE: Approved 6-0 all in favor

Work Session Discussion: Five Year Master Plan Update

J. Aubin said the open space recreation plan working group is starting to put together a new open space and recreation space plan for the town. The alternative energy element was discussed tonight. The EDC has been awarded 2 grants to develop an economic development guide. The elements that still need to be addressed are; 1) land use; 2) public facilities and services; 3) the transportation element. As we approve each element and have a draft, we will start the public process such as an outreach survey.

Other topics discussed: Conservation land, maintenance of land, liability, resources, and management plan.

Work Session Discussion: PB FY18 Budget

Topics J. Aubin discussed:

- Budget process
- Staffing
- GIS
- Detailed mapping for open space
- Master plan.

Ch. Sullivan asked if the budget considers any changes such as increases in new development or redevelopment.

J. Aubin anticipates these are the issues that will be considered when doing the master plan. He will advise the board when the meeting is scheduled for the final adoption of the budget.

Monthly Department Update

J. Aubin summarized Planning Department's monthly report. A letter will be forwarded to some of the contractors asking for an updated status. He will put this on the April PB Agenda. There have been no additional site plans. He provided updates on the following:

- **1977 Fall River Avenue** FedEx is continuing with their construction.
- **1110 Fall River Avenue** At-Home has started construction.
- **Woodland Avenue** will be heard at the next ZBA hearing which is scheduled on April 10, 2017.
- The zoning application for a special permit for a drug rehabilitation facility on Firefly has been withdrawn.

The By-law amendments and the General By-law updates were approved at the special town meeting. They have been forwarded to the Attorney General's office for review. The Economic Incentive Initiative program amendments were approved at special town meeting as well.

J. Aubin completed the Massachusetts Attorney General's By-law amendment training and attended training for the Local Update for the Census Address (LUCA) Operation.

The EDC is scheduling a business outreach event for May.

Correspondence

J. Aubin provided the correspondence received by the Planning Department. The property on Hammond and Chestnut Street will be discussed at the next meeting. The town has the right of first refusal on the property. This land is currently zoned Chapter 61B.

The property was discussed among the board members and it was agreed that a report should be done to see if the town should move forward with the property.

M. Bourque suggested discussing the possibility of a ball field, etc. with the Parks and Recreation Director.

D. Sullivan asked that the Planning Department rapidly review the land, refer it to a town engineering firm to review the land, do a soil survey, check the watershed, and see if the town can use it for a ballfield or affordable housing.

J. Aubin asked who will pay for all the engineering fees to have these tests completed.

Ch. Sullivan suggested the CPC. Planning will have to write proposal and submit it to the CPC since the CPC does not create proposals. They will accept proposals but not create them. He suggested Mr. Aubin refer it to the TA and ask for clarification if the CPC can be used to pay for the engineers.

Correspondence from residence at 363 Ledge Rd was also provided to board for informational purposes.

Discussion: SRPEDD, CPC & Open Space Working Group Update

- J. Roach updated the board on SRPEDD's last meeting: 1) recreational marijuana was discussed - other towns are also leaning towards a moratorium. 2) the Casino in Taunton; 3) South Coast railway; 4) the urban model previous discussed was overridden.
- Ch. Sullivan advised there was a CPC meeting last night and an update in regard to the Town Hall trail was given.
- J. Aubin summarized the goals of the Open Space Working Group. Currently they are looking at open space recreation plan.

Approval of Minutes 1/24/17 and 2/14/17

L. Dunn made a motion to accept the minutes of January 24, 2017, M. Bourque seconded, and it was unanimously approved.

L. Dunn made a motion to accept the minutes of February 14, 2017 with amendments, S. Foulkes seconded, and it was unanimously approved. M. Bourque abstained (absent from the 2/14/17 PB meeting).

Adjournment

R. Bennett made a motion to adjourn the meeting; S. Foulkes seconded, and it was unanimously approved.

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted by,

Kristen L'Heureux