

**SEEKONK PLANNING BOARD  
REGULAR MEETING**

**MINUTES  
July 27, 2010**

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Present: Ch. Abelson, M. Bourque, W. Rice, R. Bennett, S. Foulkes,  
T. Clancy

J. Hansen, Town Planner

Absent: L. Dunn (with cause)

7:00 pm Ch. Abelson called the meeting to order.

Ch. Abelson Definitive Plan of Subdivision: Farmland Estates 337& 349 Lincoln St. will be continued until the August 10, 2010 Planning Board meeting as per the applicant's request.

**Form A: Central Ave. and Newman Avenue**

**Applicant: Dave Cabral**

D. Cabral I am here before you with a Form A for Central and Newman Ave. right of way/temporary construction easement plans. It has been a lengthy process we got approval at Town meeting on May 24, 2010. The project limit begins at the Attleboro Town line and extends to Baker's Corner and goes towards Central Ave. We need the right of way certificate by end of August so we need the Planning Board's signature on the ANR plan indicating that approval is not required per subdivision control law and once we do I can go and record it at the registry of deeds. The project has been met with positive response to most citizens living in that area.

**B. Rice made a motion to endorse the Form A for Central Ave. and Newman Ave.  
M. Bourque seconded and so voted unanimously to endorse by: Ch. Abelson,  
M. Bourque, B. Rice, R. Bennett, T. Clancy, S. Foulkes**

**VOTE: (6-0) Endorsed**

**Form A: 4 Haylee Court (Banna Estates)**

**Applicant: Najas Realty  
Engineer: InSite Eng.**

S. Najas P. Carlson couldn't make it tonight so I am here tonight to explain and answer any questions you might have. It is one of the properties at Banna Estates if you go

down Evelyn and take a right that is Haylee Ct. and it is property on the right. We are dividing one lot off of the bigger lot. It is a simple Form A.

N. Abelson Any questions? None.

**M. Bourque made a motion to endorse the Form A for Haylee Court at Banna Estates dated July 1, 2010 seconded by T. Clancy and so voted unanimously to endorse by: Ch. Abelson, M. Bourque, B. Rice, R. Bennett, T. Clancy, S. Foulkes**

**VOTE: (6-0) Endorsed**

**Site Plan Review: Rockland Trust – 1400 Fall River Ave.**

**Applicant Rockland Trust  
Eng. John Cavanaro**

Atty. S. Navega Steven Navega Law office at 447 Taunton Ave. I am here representing Rockland Trust. They are doing a complete revamp of their property. The property is over 2 acres and in a local business zone. It will be roughly be a 6,500 sq. foot building and they are going to have a two-lane drive thru on the right side. The Zoning Board of Appeals granted a variance on the left side. Here tonight asking you to approve the site plan review I believe everything suggest by your consultant was done any questions?

J. Hansen Have nothing to ask all the outstanding issues that the consultant Horsley and Witten had raised have been taken care of the only out standing issue was lighting which has since been submitted as well so I have no issues and recommend that the Board grant the waiver which appears necessary because of the lack of landscaping buffer around the site. Seeing that is a redevelopment and not a new site I think it is appropriate to do so and they have also submitted a list of different LID techniques that they using on the site. I recommended that the lack of the landscape buffer waiver be granted and an approval be given on this site plan.

S. Foulkes On page 6 on Cavanaro Consulting the statement saying "An illicit discharge statement has not been provided. It can be provided if required". My question would be is it required and if not what would be the consequence?

Brandon Sullivan Cavanaro Consulting This is a typical statement from Mass DEP storm water guide and we can supply. It is a signature from the owner that no illicit discharge will occur on site.

S. Foulkes John do think that is important?

J. Hansen The applicant said that is something that DEP regularly requires so if that is a requirement than sure make it a condition of the approval if the Board sees fit.

S. Foulkes When is a public hearing on this?

J. Hansen No public hearing this is our meeting on it.

- S. Foulkes      On site plan review bottom of page 2 a photometric plan shall be submitted.
- J. Hansen      That has been submitted.
- S. Foulkes      So are we going to approve this with all the conditions that have been noted.
- J. Hansen      As I stated previously there are no need for conditions unless the boards want to require this illicit discharge statement, you could put forward a motion that says prior to endorsement of this plan that is submitted. Once I receive it then I can act and have the plans signed.
- N. Abelson      So this is going to be a stand alone bank?
- S. Navega      No other retail in there.
- B. Rice      Section 1 Parking Lot Criteria - Section 10.6.7 (page 3) of Cavanaro Consulting of review it talks about HW recommends waiving standards that may impede this overall goal. What is the overall goal and what are the standards? In Horsley Witten report it is on page 2.
- J. Hansen      If you look above at a, b, c they talk about issues that were outstanding at the time, none of those issues are outstanding any more so I don't think that statement is even applicable. Horsley & Witten comments offer a positive recommendation on this.
- They are proposing a drainage system perhaps the applicant could describe that.
- Brandon Sullivan      Describes the run off and the drainage. They plan on capturing the run-off and direct to splash pad keep the run off from the roof and discharging it off site. All the run-off goes in an underground system.
- B. Rice      Good.Thank you.
- N. Abelson      Anything else? None.

**S. Foulkes made a motion to approve Rockland Trust Site Plan dated 7/26/10 with the following stipulation: That an Illicit Discharge Statement be submitted to the Town Planner prior to endorsement of Site Plan. Seconded by R. Bennett and so voted unanimously by: Ch Abelson, S. Foulkes, T. Clancy, R. Bennett, B. Rice, M. Bourque.**

**Vote: (6-0) approved**

#### **Discussion: Warrant Articles**

- J. Hansen      We had a brief discussion on warrant articles back in the spring. I have been told that the warrant will be open for the month of August we tentatively have scheduled two public hearings for two zoning bylaw amendments. One, being the drive thru bylaw and the other the neighborhood style retail bylaw. We also talked about two other bylaws recently the assisted living bylaw which I will be able to provide you with a draft next meeting and the senior growth bylaw which we will discuss. I wanted to get the feeling from the Board on possibly submitting these as citizens petitions so we can be assured that will be put on the town meeting warrant. Basically we would just need to obtain 10 signatures.

We would do that rather than submitting them to the selectman who put them on the warrant or choose not to put them on the warrant as was the case initially with the Luther's Corners bylaw.

- W. Rice      It is in our best interest to educate the town. My point of view would be to have the citizen's petition.
- R. Bennett      I agree with Bill it is in our best interest to educate the town, we need to be clear to citizens attending town meeting what the bylaw is about.
- M. Bourque      I don't have a feeling either way. I understand a citizen's petition might be the only way to get it on the warrant.
- S. Foulkes      I think we should go with the citizen's petition. We will need to do some education that is the other part of that.
- T. Clancy      It is a tough one I would like to see it being approved but I can see going the citizen's petition route.
- N. Abelson      I would be in favor of the citizen's petition. If we feel it is important enough it needs to get on the warrant article.
- T. Clancy      The BOS are citizens of the town why can't we get them to sign it.
- J. Hansen      We did a lot of out reach last time to them as citizens. This board is the only board who can recommend a bylaw.
- N. Abelson      Duplicate effort to make sure they do receive the information that all the citizens get.
- W. Rice      We need to keep it brief and to the point.
- N. Abelson      John did that last time
- T. Clancy      If we go this route will it affect the way we do this we would do this in the future?
- N. Abelson      Yes we probably would
- J. Hansen      Only difference is getting the signatures to get on warrant.

**B. Rice made a motion to put the bylaws on this fall's warrant by citizen's petition. T. Clancy seconded and so voted by: Ch Abelson, S. Foulkes, T. Clancy, R. Bennett, B. Rice, M. Bourque.**

**Vote (5-1) approved  
M. Bourque opposed.**

#### **Discussion: Meeting Rooms**

- J. Hansen      I talked with cable 9 and they are working on making the Planning Board room live. All they would have to do is flip a switch but they are working on that. If we have a big agenda they can still be live. Cable 9 has the ability to re-broadcast the meetings .I just wanted to bring it to the board for a motion; do we want to continue to have the meeting

in BOS room live or in our room just taping and re-broadcasting until we can be broadcast live from the planning room?

M. Bourque I don't have a problem meeting in the Planning room but if it is a public hearing I think it should in the BOS meeting room.

S.Foulkes I would like to be live because I don't want people saying we have something to hide. So I would like to be live all the time.

**Motion made by T. Clancy that all Planning Board meetings will be held in the Board of Selectman's room until the last meeting in September, 2010 at which time the status of Cable 9 and live broadcasting from planning room will be discussed. Seconded by R. Bennett and so voted unanimously by: Ch Abelson, S. Foulkes, T. Clancy, R. Bennett, B. Rice, M. Bourque.**

**Vote: (6-0) approved**

#### **Discussion: Scenic Road Bylaw**

J. Hansen Does any one have any other thoughts on scenic roads in town and do we want to bring this to town meeting? We have two meetings left to decide if this will go to town meeting.

After some discussion indicating that Prospect St. was the only road in its entirety that is scenic, it was decided that Prospect St. would be the initial candidate road.

**M. Bourque made a motion to recommend Prospect St. for the Scenic Road Bylaw. Seconded by T. Clancy and so voted unanimously by: Ch Abelson, S. Foulkes, T. Clancy, R. Bennett, B. Rice, M. Bourque.**

**Vote: (6-0) approved**

N. Abelson I think we should have an outreach informational meeting to the people on Prospect Street.

S. Foulkes Do we recognize the road in some way. A sign, a plaque?

J. Hansen Yes, we could do something

#### **No correspondence**

#### **Adjournment**

T. Clancy made a motion to adjourn, seconded by R. Bennett and so voted unanimously by: Ch. Abelson, T. Clancy, M. Bourque, W. Rice, R. Bennett, S. Foulkes

**Vote: (6-0) approved**

The meeting adjourned at 8:30 pm

Respectfully Submitted by:  
Florice Craig, Secretary