

**SEEKONK PLANNING BOARD
Regular Meeting**

**MINUTES
February 8, 2011**

Present: Ch. Abelson, W. Rice, R. Bennett, T. Clancy, S. Foulkes and L. Dunn
J. Hansen, Town Planner

Absent: M. Bourque, with cause

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

Definitive Plan: Tall Pines
Applicant: Stonegate Builders
Engineer: SITEC

At the applicant's request, this has been continued until 3/8/11

Site Plan: 1058 & 1080 Fall River Avenue (5 Guys Burgers and Fries Plaza)
Applicant: Richard Rheume
Engineer: Prime Engineering

At the applicant's request, this has been continued until 3/8/11

Surety Establishment: Madison Estates
Applicant: Costa Development
Engineer: InSite Engineering

W. Rice made a motion to approve the applicant's request to establish surety in the form of a Covenant covering subdivision lots 2, 6, and 7, to expire 2/8/12, seconded by L. Dunn **and so voted unanimously by:** Ch. Abelson, W. Rice, R. Bennett, T. Clancy, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

Final Surety Release and Recommendation for Road Acceptance: Carters Way
Applicant: Costa Development
Engineer: InSite Engineering

J. Hansen advised the Board and the applicant that an invoice for inspection services has just been received by Weston & Sampson in the amount of \$732.60.

T. Clancy made a motion to release the remaining surety (in the form of a bond) and recommend at Town Meeting that Carterø Way be accepted pending the receipt of payment to Weston & Sampson in the amount of \$732.60, seconded by R. Bennett **and so voted unanimously by:** Ch. Abelson, W. Rice, R. Bennett, T. Clancy, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

53G Inspection Account Replenishment: Banna Estates
Weston & Sampson

- J. Hansen Discussed with the Board the 53G process to make sure the Town is able to pay for inspections performed on subdivisions. When a current invoice was received relative to Banna Estates, it was realized Weston & Sampson went over their estimated amount of \$12,000 by approximately \$1,000 and inspection services are not yet complete. They indicate there will be an additional \$3,000. At this point Weston & Sampson is seeking an additional \$4,000 to replenish the 53G account.
- P Carlson (Speaking as representative for Banna Estates) As I have mentioned many times before, these inspections end up being an open checkbook. When they approved the construction cost they looked at this, how does it become an additional \$4,000 when it was approved for \$12,000?
- J Hansen They were out there three days for inspecting the binder and top courseí you can only lay so much asphalt in a day. If I were writing the initial contract I would have asked for more.
- W Rice Are the things the inspector is doing required?
- J Hansen Yes. We don't have a contract with them over \$12,000.

- N Abelson We have had 8 and 9 lot subdivisions that were \$12,000. This is a 62 lot subdivision, and they estimated the same cost.
- P. Carlson They looked at the construction cost estimate and came up with the \$12,000, that is mismanagement on their end.
- J Hansen I think the remaining inspections could be done by Bob (Lamoureux) and myself. There is not much else to have Weston & Sampson inspect.
- N Abelson How about requesting the additional \$1,000 to pay for inspections and then do the rest ourselves?
- T. Clancy I say you hold back the \$1,000 and require them to do the additional inspections. We should hold them to that amount.

W Rice made a motion to deny Weston & Sampson's request for additional funds to pay for additional inspection fees for Banna Estates in the amount of \$4,000.
T Clancy seconded,

W. Rice amended the motion to include that the Board expects Weston & Sampson to complete their contractual obligations as well, seconded by T. Clancy **and so voted unanimously by:** Ch. Abelson, W. Rice, R. Bennett, T. Clancy, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

Discussion: HPP and Tax-Title Land

- J. Hansen Reminded the Board that there is a joint meeting with the Board of Selectmen on Wednesday, February 9, 2011 for the purpose of discussing the Housing Production Plan and Tax-Title Land located at the corner of Taunton Avenue and Gude Street.

Discussion: Assisted Living Facility Bylaw

- J Hansen Discussed the draft changes to the Assisted Living Facility Bylaw that the Board requested.
- S. Foulkes Voiced concern for requirement #4 stating that residents should be given preference over Town Employees.

- T. Clancy I thought we were going to include family members.
- J. Hansen I know there is specific language that the state allows, I think I should bring it back at the next meeting. The warrant is closing March 18, we do have 2 more meetings prior to the warrant closing and then we can get a citizen petition. I would like this to be buttoned up by the next meeting and have a citizen petition.
- W. Rice We need to educate people.
- J Hansen We have time to do that, the Town Meeting is June 20th.

Approval of Minutes: January 11, 2011

R. Bennett made a motion to approve the minutes of January 11, 2011, seconded by W. Rice **and so voted by:** Ch. Abelson, W. Rice, R. Bennett, and L. Dunn.

T. Clancy and S. Foulkes abstained, as they were not present at that meeting.

VOTE: (Approve 4-0) 2 Abstained

Adjournment

R Bennett made a motion to adjourn the meeting seconded by W Rice, **and so voted unanimously by:** Ch. Abelson, W. Rice, R. Bennett, T. Clancy, S. Foulkes and L. Dunn

VOTE: (Approve 6-0)

The meeting adjourned at 9:00 pm

Respectfully Submitted by:

Christina Testa, Secretary