

**SEEKONK PLANNING BOARD
Regular Meeting and Public Hearing**

**MINUTES
March 22, 2011**

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

Absent: S. Foulkes with cause

7:05 pm Ch. Abelson called the meeting to order.

Ch. Abelson opened the public hearing introduction of board members

R. Bennett made a motion to waive the reading of the public notice seconded by B. Rice and so voted unanimously by: Ch. Abelson, M. Bourque, L. Dunn, T. Clancy, R. Bennett and B. Rice.

Vote: (6-0) approved

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

Summary: Jeff Tallman from Sitec Engineering went over the plans again with the planning board. There will be 14 new house lots, with a public road ending in a cul-de-sac. The proposed drainage system consists of two subsurface infiltration systems within the ROW and a retention pond.

It is a conservation subdivision and 35% of land will be left in its natural state. Soil testing is complete, over 50 perc-tests, low water table, area drains well. Have had previous discussion with the City of Pawtucket and will again about the deed restriction area. Applicant does not foresee any problems with Pawtucket on this issue. There will be 2 hydrants on the roadway. The Roadway length will be 845ø with a request for a waiver for sidewalks on one side only and length of dead-end street.

J. Hansen I received a final review from our consultant today, all comments have been addressed by the applicant's engineer. It was suggested that a few conditions should to be addressed before approval. 1) The excavating and installation of the subsurface infiltration system be inspected by a registered profession engineer. 2) A report from a registered professional engineer certifying the basin was installed in accordance with the approved plans shall be submitted.

3) The applicant submit a copy if the Illicit Discharge Statement prior to the discharge of any stormwater to drainage system.

Ch. Abelson Any questions? Opponents, proponents? None.

L. Dunn What did the conservation commission say to you when you met with them?

J. Tallman They were looking for more soil tests.

L. Dunn Is there a peer review process going on?

J. Tallman They are using the same consultants as the planning board and remarks have been forwarded to us.

L. Dunn Have you looked into more sustainable drainage practices like rain gardens?

J. Tallman Because of the limit of disturbance that we have the only suitable measure to make these runoffs was the infiltration type system we have and we are fortunate to have the soil conditions on this site, which are ideal.

L. Dunn Have you talked to Pawtucket?

J. Tallman Yes we are in the process of talking with them. We had a previous agreement so we will talk to them again.

B. Rice How tall will the Pines be after you develop the lots? Any trees left after development?

J. Tallman It depends on the individual house lots.

B. Rice It is possible for a developer to say you can't cut down all the trees on the lot. You can have it in your purchase agreement to not cut all the trees.

J. Tallman With a conservation development there is only so much you can disturb. That is part of the easement. That 35% incorporates house lots too.

B. Rice Trees hold the soil back so it doesn't erode down into the river.

J. Tallman A lot of the devolvement once you get past lots 10 and 11 are in the watershed that drains in the other direction. Creating the slope toward the road we are able to keep things as low as possible

B. rice I appreciate that it drains into the road.

J. Tallman We are down 14 feet about at the elevation of the stream.

J. Hansen Any notes for fire alarm boxes?

J. Tallman No

J. Hansen We will make it a condition on the decision.

**M. Bourque made a motion to adjourn the public hearing L. Dunn seconded and so voted unanimously by: Ch. Abelson, L. Dunn, T. Clancy, R. Bennett, M. Bourque, B. Rice
Vote: (6-0)**

R. Bennett made a motion to have the sidewalks on only one side. T. Clancy seconded

Discussion: Board stated sidewalks on both sides create too much impervious surface therefore capacity of drainage system can be reduced.

**So voted Aye by: Ch. Abelson, L. Dunn, T. Clancy, R. Bennett, M. Bourque.
Abstain: B. Rice**

Vote (5-0-1) approved

M. Bourque made a motion waive the length of the dead-end street T. Clancy seconded and

Discussion: Board stated that due to wetland crossing, no lots to be served by the proposed road are within the first $\pm 300\text{ft}$ of road.

**So voted Aye by: W. Rice, R. Bennett, T. Clancy, M. Bourque, L. Dunn and Ch. Abelson
Vote (6-0) approved**

M. Bourque made a motion and seconded by W. Rice to approve the Definitive Subdivision Plan – ‘Tall Pines’, latest revision date of March 14, 2011, subject to the following conditions:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, deed restrictions on each lot indicating limits of disturbed areas, which shall be delineated by a split rail fence and stated in said deed restriction, associated drainage easements, and an open space restriction on the open space land in both Seekonk and Pawtucket. These documents shall be submitted prior to endorsement and recorded along with the Subdivision Plans.

2. A fire alarm box shall be installed, as per section 8.3.1 of the Subdivision Regulations.

3. The Conservation Commission shall issue an approval of this project.
4. The excavation and installation of the subsurface infiltration systems shall be inspected by a registered professional engineer.
5. A report from a registered professional engineer certifying the basin was installed in accordance with the approved plans shall be submitted.
6. The applicant shall submit a copy of the Illicit Discharge Statement prior to the discharge of any stormwater to the drainage system.
7. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
 - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
 - b. The development of the individual lots will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.

And so voted Aye by R. Bennett, W. Rice, T. Clancy, M. Bourque, L. Dunn, & Ch. Abelson

Motion Passes: 6-0

Proposed Zoning Bylaw Amendment: Assisted Living Facility Bylaw

Ch. Abelson opened the public hearing introduction of board members

R. Bennett made a motion to waive the reading of the public notice seconded by B. Rice and so voted unanimously by: Ch. Abelson, M. Bourque, L. Dunn, T. Clancy, R. Bennett and B. Rice.

Vote: (6-0) approved

J. Hansen This hearing is for the public, the board has already signed off on the citizens petition. Any proponents? Opponents ? None.

M. Bourque made a motion to adjourn the public hearing for the Assisted Living Facility Bylaw L. Dunn seconded and so voted unanimously by: Ch. Abelson, L. Dunn, T. Clancy, R. Bennett, M. Bourque, B. Rice.

Vote: (6-0)

M. Bourque made a motion to recommend adoption of this bylaw at town meeting seconded by L. Dunn and so voted unanimously by: Ch. Abelson, L. Dunn, T. Clancy, R. Bennett, M. Bourque, B. Rice.

Vote: (6-0)

Correspondence:

J. Hansen The next step in the process of promoting the Master Plan is to have a public forum. We are looking at May 3, 2011 at 6:00/6:30 at the library. I am open to any dates and or locations you may want to suggest other than the library. The consultants are looking at ways to entice people to come, we thought of free Seekonk trash bags for the first 20 people to show up. We will have food and refreshments. I will be doing an email blast as a save the date type of reminder to people. If you have any suggestions let me know as soon as possible.

Approval of Minutes: 2/22/11 and 3/8/11

M. Bourque made a motion to approve the minutes from 2/22/11 seconded by T. Clancy and so voted unanimously by: Ch. Abelson, L. Dunn, T. Clancy, R. Bennett, M. Bourque, B. Rice.

Vote: (6-0) Approved

M. Bourque made a motion to approve minutes from 3/8/11 L. Dunn seconded and so voted: Aye: Ch. Abelson, L. Dunn, B. Rice, M. Bourque. Abstain: R. Bennett and T. Clancy

Vote: (4-2) Approved

Adjournment:

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

VOTE: (6-0) approved

The meeting adjourned at 8:15 pm

Respectfully Submitted by:

Florice Craig, Secretary