

**SEEKONK PLANNING BOARD
Regular Meeting**

**MINUTES
April 12, 2011**

Present: Ch. Abelson, M. Bourque, S. Foulkes, R. Bennett and
L. Dunn
J. Hansen, Town Planner

Absent: T. Clancy (without cause)

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

Site Plan Review: 1058 and 1080 Fall River Avenue (5 Guys Burgers Plaza) – continued from 12/14/10, 1/11/11, 2/8/11, 3/8/11 – continued until 5/10

Covenant Release: Banna Estates Applicant: Fall River Avenue Development Partners, LLC Engineer: Insite

P. Carlson From Insite Engineering here on behalf of Fall River Ave. Development Partners We are looking for a partial covenant release for Banna Estates. There are 4 lots under covenant for the remaining work to be done. However 98% work is done, remaining work is bounding and final as-built. We propose reduction of lots 7, 9 10 leaving 8 under protective covenant worth \$150,000 well beyond the \$20,000 left to be done.

M. Bourque made a motion to release covenant for lots 7, 9 and 10 leaving lot 8 for remaining covenant set to expire June 15, 2011. Seconded by R. Bennett and so voted by: L. Dunn, S. Foulkes, M. Bourque, R. Bennett, Ch. Abelson

Vote: (5-0) approved.

Site Plan Review Amendment: Seekonk Crossing – 175 Highland Avenue Applicant: Time Equities, LLC Engineer: Casali

J. Hansen The site plan was approved for BJO a few months back as part of approval we put on a condition saying because they could not meet the requirements for landscaping they were to donate \$15,000 dollars to a special account to be used by the Seekonk Tree Warden to plant trees on public property, they agreed to this condition. Since then talked with the Storm Water Advisory Committee (SWAC) consisting of myself, DPW Director, Building Official, Conservation Agent and Board of Health Agent in which our task is applying for our discharge permit

required by EPA every 5 years this year is year one of next permit phase. SWAC is looking for things to do according to DEP and EPA regulations and one of those things is storm-water improvements. Possibly construct wetlands where there is a direct discharge or put in some subsurface discharge system. We thought about trying to obtain funds to do these projects when the DPW Director/Tree Warden thought that the with recent donation from National Grid we did not need any new trees for awhile so funds could be used for storm-water improvements. After talking BJø they didn't care what we used the money for so I recommend that we amend that condition of the approval that the \$ 15,000 be used for storm-water retrofits within the watershed in which the BJø property lies.

L. Dunn made a motion to change the condition of the site plan approval “\$ 15,000 be donated to town deposited in a special account to be used by the Tree Warden for tree planting on public property” be changed to “\$ 15,000 be donated to the town to be deposited in a special account to be used by SWAC for the storm-water retrofits to improve water quality within the watershed that the subject property lies.” Seconded by M. Bourque so voted by: L. Dunn, S. Foulkes, M. Bourque, R. Bennett, Ch. Abelson

Vote: (5-0) approved

Final Surety Release and Road Acceptance Recommendation: Pembroke Estates-B- Gerry Drive- continued from 3/8/11. Applicant: H. Charles Tapalian Engineer: Caputo & Wick

Applicant not here John Hansen describes the situation and recommends to go ahead to accept pending B. Lamoureux s inspection of bounds.

M. Bourque made a motion to release the surety pending positive report from Bob Lamoureux on bounds seconded by L. Dunn so voted by: L. Dunn, S. Foulkes, M. Bourque, R. Bennett, Ch. Abelson

Vote: (5-0) approved.

M. Bourque made a motion to recommend acceptance of road at town meeting seconded by R. Bennett all in favor vote 5-0

Discussion: Howland Street Subdivision – Planning Board

J. Hansen The board had asked for this to be on the agenda. I don't know if you want to discuss without David Bray being present.

L. Dunn At one of the meetings in 2007 abutters on Colfall St. had asked about leaving a buffer between the parking lot and their property.

- Ch. Abelson It wasn't really a buffer it was that they increased distance that the parking would be from the property line up to 25 feet if possible. Parking lots don't have stipulations they can put parking right up to the property line.
- J. Hansen The decision under the stipulation that what was called into question it says "create as much of a buffer as possible up to 25 feet", residents were questioning this. David Bray stated last time it says "as possible".
- L. Dunn In September 27 minutes one of the abutters felt it was immoral not to notify abutters and apparently that is not in our bylaws. Maybe it should be.
- J. Hansen This project is done there are no more developments like this multi family development this is the only place it is not in. It is in our regular bylaws this is a special zoning district approved by town meeting.
- R. Horsman 55 Winthrop St. Ms. Tinley contacted me about this situation they were under the impression the developer wanted the 25 feet and trees but the conservation commission changed this because of drainage issues.
- J. Hansen I will talk to conservation agent and get an answer.
- S. Foulkes This should be on the agenda for the next meeting so we have a chance to see what the conservation commission decision was on this.
- R. Horsman All the abutters are looking for is recognition they know they can't put the trees back.

Planning Board Reorganization

M. Bourque made a motion to retain N. Abelson as Chairman seconded by R. Bennett all voted in favor 5-0

L. Dunn made a motion to make R. Bennett Clerk seconded by S. Foulkes all voted in favor 5-0

M. Bourque made a motion to keep S. Foulkes as Vice Clerk seconded by L. Dunn all voted in favor 5-0

R. Bennett made a motion to make M. Bourque as Vice Chairman seconded by L. Dunn all voted in favor 5-0

SRPEDD Commissioner Appointment

L. Dunn made a motion to appoint L. Dunn as Planning Board SRPEDD Commissioner Representative. Also to recommend S. Foulkes if position becomes available SPREDD representative for the Seekonk Board of Selectman and also put S. Foulkes name forward for SRPEDD at large representative. Seconded by R. Bennett and so voted by: L. Dunn, S. Foulkes, M. Bourque, R. Bennett, Ch. Abelson

Vote: (5-0) approved.

Correspondence

J. Hansen Master Plan Public Forum reminder, sent press release to Patch, Star and Sun Chronicle. Point to gain public's opinion on the master plan and the survey that went out Sustainability and economic development.

R. Bennett Some commercial businesses don't recycle I would think that would off set the price of recycling town does not require them to recycle. Town won't take it but they can do it privately or viable cost wise to recycle plastic. Town to recycle there must be a market for it.

J. Hansen These types of ideas are what we are looking for from the public and possibly put it in the master plan. This is how public policy gets made. What you want to hear from a forum.

Approval of Minutes: 3/22/11

M. Bourque made a motion to approve minutes from 3/22/11 with changes from S. Foulkes seconded by R. Bennett and so voted by: R. Bennett, L. Dunn, S. Foulkes, M. Bourque, Ch. Abelson

Vote: (5-0) approved

Adjournment:

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

VOTE: (5-0) approved

The meeting adjourned at 8:30pm

Respectfully Submitted by:

Florice Craig, Secretary