

**SEEKONK PLANNING BOARD  
Regular Meeting**

**MINUTES  
October 11, 2011**

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

Absent: R. Horsman (with cause)

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

**Site Plan Review: CVS (Baker's Corners)**

Attorney Steve Navega represented the petitioner Mark Investments. He summarized the history of the project and its eventual approval from the Zoning Board of Appeals. Atty. Navega noted the only thing left was the site plan review approval from the Planning Board which was the reason for the meeting.

L. Dunn asked Attorney Navega to show the entrances of the store on the plan and to explain how they are going to work.

Atty. Navega introduced Josh Swerling from Bohler Engineering to answer L. Dunn's question.

J. Swerling pointed out to the Board the different entrances and exits on the plan and where the drive-thru will be located.

L. Dunn asked about shade trees

J. Swerling noted that consideration was given to shade and the plan proposed is within the requirements for the site.

L. Dunn questioned J. Swerling in the possible event of a heavy rain storm would there be excess sheeting out onto Rt. 152.

J. Swerling answered that there were many discussions between themselves, DPW and DiPrete Engineering and it was determined there should be a pipe connection going into the existing drainage system.

Roger Ross asked questions about the traffic study.

Bob Vanasse a registered Professional Engineer with the Commonwealth of Massachusetts addressed the Planning Board about the traffic study. He noted that they had done two traffic

reports and the latest was a revised report which went through a peer review with the Town's consultant DiPrete Engineering. The report indicated that there would not be a huge increase in traffic. He noted that it was an underperforming shopping center as far as traffic was concerned. He also noted that with the DOT (Department of Transportation) improvements in that area it would favorably change the intersection and help with the traffic flow in and out of the CVS and that entire shopping area. He said safety would be greatly improved in that area.

L. Dunn commented that abutters expressed concern about being able to walk in that area because of the anticipated increase in traffic. She asked if they would consider striping a cross-walk across entrances and exits. She also asked if they would during construction leave a path so pedestrians could walk past the project and get to the existing stores behind.

B. Vanasse explained that it is required by law to keep existing pedestrian and vehicle right of ways intact during construction.

J. Swerling commented that the State does not allow or like striping on private driveways so they would not be striping in those areas. There will be stop signs to help with that issue.

Ch. Abelson asked if they resolved the water connection issue.

J. Swerling commented that yes they had.

A motion was made by M. Bourque, seconded by L. Dunn and it was unanimously

**VOTED: To approve the Site Plan for CVS at Baker's Corners.**

Francis Cavaco from the Board of Selectman commented to the Planning Board regarding the water connection and gas connection. He said they had to have a 6 inch pipe going to Rt. 152 for the sprinkler system and that a sub-base T has to get in there before the winter.

Ch. Abelson noted that CVS and the all engineers involved know this otherwise they would not have water.

### **Discussion: Luther's Corner Improvements**

J. Hansen reminded the board that at a meeting in August they had discussed various possibilities for Luther's Corner such as buildings that were for sale, the Village District, CPA money but in conclusion it was decided to seek out a private/public relationship in that the Town would try and get involved in the types of styles and uses of businesses that would go in there. J. Hansen went on to comment that this was met with a viewpoint that, if you don't have the ability to financially support something like this than the possibility of it to be successful was not likely.

J. Hansen went on to say that he along with Chairman Abelson would try and seek out possible private/public relationships. Neither he nor the Chairman was successful in getting any support from the development community.

L. Dunn commented that the money for municipal improvements was still available.

J. Hansen suggested some of that money could be used for a circulation/parking study since that was the main concern in that area. He also updated the Board saying that with the Master Plan being updated Horsley Witten has sub-contracted out the transportation section to McMahon Associates so we would see if they could put together an addendum to the Master Plan Transportation section.

Ch. Abelson and Roger Ross agreed this was a good and cost effective idea.

L. Dunn commented she would rather use the money as a down payment on property.

Ch. Abelson and J. Hansen both commented that a study would not use all the money in the account and might be well worth it for perspective buyers to look at.

L. Dunn asked about traffic taming.

J. Hansen commented that could be part of the study.

Ch. Abelson commented that J. Hansen should first have a conversation with McMahon Associates.

J. Hansen agreed he would talk with McMahon about a study and also look into if someone has bought the building on the corner.

J. Hansen reminded the Board of a meeting at the library on Wednesday October 12, 7 PM  
Subject: Open Meeting Laws. S. Foulkes, Ch. Abelson, L. Dunn and J. Hansen said they would attend.

J. Hansen reminded the Board of a meeting on October 24, 7 PM with the ZBA Subject: Gude Street. He asked Board members to come and support if they were available.

J. Hansen reminded the Board the Master Plan Public Forum will be at the Library November 1, 2011 6:30 PM.

J. Hansen told the Board there will be no Planning Board meeting October. 25, 2011 due to amount of other meetings they are attending in October and November.

Francis Cavaco gave an update to the Board on the status of the Liquor License Overlay District. He had a meeting at the State House with the following people in attendance: Pam Nolan, Anne Rogers, John Hansen, Representative Howitt, Senator Timilty and the Chairman of Professional License Committee. He gave a packet of information to the Chairman and the Chairman gave guidance as to what the state was looking for. F. Cavaco emphasized that it will be a difficult and lengthy process with no guarantees.

Ch. Abelson asked if they should still proceed with the Overlay District.

F. Cavaco said yes the Town should still proceed.

**Adjournment:**

A motion was made by R. Bennett seconded by S. Foulkes and it was unanimously

**VOTED: To adjourn. The meeting adjourned at 8 PM**

Respectfully Submitted by:

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Florice Craig, Secretary