

SEEKONK PLANNING BOARD
Regular Meeting
MINUTES
January 10, 2012

Present: Ch. Abelson, M. Bourque, L. Dunn, R. Bennett, R. Ross, R. Horsman
J. Hansen, Town Planner
Absent: S. Foulkes: (with cause)

6:30 pm Ch. Abelson called the meeting to order.

Ch. Abelson read the Chairman's Declaration:

As Planning Board Chairman, I hereby declare, under G.L. c.30A, 21(b)(3) and (4), that: purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Town of Seekonk and Planning Board v. Grouke, et al. (ZBA and Abraham), land Court 2011 MISC456146-GHP; A discussion of litigation strategy in open session could compromise the purpose for executive session; and the Planning Board shall return to open session at the conclusion of executive session.

A motion was made by R. Ross and seconded by R. Horsman and unanimously

VOTED by roll call vote: Ch. Abelson, M. Bourque, L. Dunn, R. Bennett, R. Ross, R. Horsman: that the Planning Board go into executive session, under G.L. c.30A, 21(a)(3), to discuss strategy relating to litigation known as Town of Seekonk and Planning Board v. Grouke, et al. (ZBA and Abraham), Land Court 2011 MISC456146-GHP, as the Planning Board's Chairman has declared under G.L. c. 30A, 21(b)(3) that discussion of the litigation strategy in open session could compromise the purpose for executive session and with the Planning Board to return to open session at the conclusion of the executive session.

RETURNED TO OPEN SESSION AT 7:19pm

Site Plan Review: Wal-Mart – 1300 Fall River Ave.
Applicant: Wal-Mart

Attorney Thomas Killoran representing the applicant introduced himself as well as Matt Smith the Site Design Engineer from Bohler Engineering along with Jeffery Dirk of Vanasse & Associates, Inc. Transportation Engineers & Planners. Atty. Killoran then summarized the application status and turned the meeting over to Matt Smith.

Matt Smith from Bohler Engineering introduced himself. He noted that they had received comments from Woodard & Curran's peer review and comments from Pare Corporation's review of the traffic impact and access study. He said Woodard & Curran provided a very good summary review and that they responded with a 20 page letter and it was those comments that

lead them to do additional soil testing that was submitted today (1/10/12). He also noted the items that were changed on the plan were technical and related to the drainage design and had nothing to do with what would be discussed during the meeting concerning the site plan.

M. Smith noted it is a 23 acre parcel and Wal-Mart purchased 22 acres of it. All buildings on this parcel will be razed and Wal-Mart will construct a 157,000 sq. foot facility. The building will face south and the main parking will be in front. Primary access will be through the existing signal which will be upgraded and Jeffery Dirk will explain that. He also noted there is a proposed right-in – right-out driveway farther south on Fall River Ave. and the site is zoned highway business and will sell groceries and general merchandise. There will be a small outdoor seasonal garden center.

He noted the traffic flow will be a two way flow and service areas are in the rear of the building. He also said the site will get public water and they will have an onsite sewer treatment plant which will require permits from DEP which they are in the process of submitting. He further noted the site has a pond that is classified as a vernal pool and they have filed with the Conservation Commission and their review is ongoing with them.

M. Smith said they have a detailed drainage design and all the stormwater on the site is infiltrated on the site.

M. Smith went on to say it will be a very well landscaped parking lot with over 130 new trees and over 700 new shrubs on the site. The lighting will be LED fixtures and they are low energy which creates an even illumination pattern. The fixtures are fully enclosed shoe box fixtures.

Ch. Abelson asked if they had researched connecting to Seekonk Commons Shopping Plaza.

M. Smith commented that they had approached the abutting property owner but they responded that they were not interested.

Ch. Abelson said he was going to recommend the Planning Board write a letter to the owner to try and persuade them to consider this.

Jeff Dirk Vice President of Vanasse & Associates, Inc. summarized to the Board their response to Pare Corporation's review of the March 2011 Traffic Impact and Access Study. In summary it was a detailed conversation about motor vehicle crash data, project generated traffic, future traffic volumes, traffic operations analysis, and sight distance evaluation. In conclusion the Board was satisfied with the traffic analysis.

Ch. Abelson questioned if Wal-Mart was considering putting in some type of buffer with trees or hedges in the back of the property.

Matt Smith said that the trees will be kept in the easterly corner of the site and noted that generally what trees were there would stay there and also noted that they would be happy to put in hedges or a fence.

Ch. Abelson concluded by commenting that before making a decision and taking a vote he along with the board members would like to read the comments from the Conservation Commission.

The Site Plan Review for Wal-Mart was continued until February 14, 2012.

Discussion: Master Plan – Public Facilities and Services, Land Use, and Transportation sections

J. Hansen summarized that these were the three remaining sections which were the focus of the last Master Plan Public Forum Nov. 1, 2011. He said he was seeking endorsement from the Board on these sections. He also commented that these sections will then be put together with the other approved sections and all five sections will then be presented in a public hearing for final approval.

A motion was made by R. Horsman, seconded by R. Bennett and it was unanimously

VOTED: To endorse the Public Facilities and Services, Land Use, and Transportation Sections of the Master Plan.

Discussion: Rt. 44 Land Use Study Action Plan

J. Hansen summarized that the Board had previously approved the Rt. 44 Land Use Study by SRPEDD in the fall of 2011. He noted that R. Horsman suggested that it be brought back in January 2012 for the Board to look at and possibly make recommendations on some of the action items.

R. Horsman talked about the area off of Rt. 44 where Price Rite and Ann & Hope are located and said that would be a good place for a village type shopping center. He also expressed that he thought the Board should support the BOS in any way possible in their efforts to get more liquor licenses in town.

Further discussion centered on this plaza and surrounding area and how to develop it. In conclusion J. Hansen said he would reach out to the property owners and see if they have any future plans for this site. He would then report back to the Board.

Correspondence:

J. Hansen referred to the December monthly report concerning the Luther's Corner Parking/Circulation Study. He noted that DiPrete will begin work in January. DiPrete suggested having a meeting at the Seekonk Congregational Church on 2/28/12. J. Hansen will talk to the church to see if meeting space is available and will report back to the Board.

J. Hansen discussed the regional grant with SRPEDD which is being sought for E-Gov solutions to implement online permitting for all applicable departments. He will be going to the next BOS meeting to explain and get endorsement from them.

(M. Bourque had to leave meeting to go to work at 9:02PM)

J. Hansen asked the board to look at page 3 of SRPEDD's DLTA for activities and commented that there are only a few things that the Board could apply for on their own.

The Board passed on this.

Approval of Minutes:

A motion was made by R. Horsman seconded by R. Bennett and it was

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross:
To accept the minutes of 12/3/11**

A motion was made by R. Horsman seconded by L. Dunn and it was

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, R. Ross:
To adjourn the meeting at 9:10PM**

Respectfully Submitted by:

Florice Craig