

**SEEKONK PLANNING BOARD
Public Hearing and Regular Meeting
MINUTES
April 10, 2012**

Present: Ch. Abelson, L. Dunn, R. Bennett, R. Horsman, M. Bourque, J. Ostendorf
J. Hansen, Town Planner

Absent: S. Foulkes: (with cause)

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

Reorganization of the Planning Board

A motion was made by M. Bourque seconded by R. Horsman and it was unanimously

VOTED: To make Neal Abelson the Chairman of the Planning Board

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

VOTED: To make R. Bennett the Vice Chairman of the Planning Board

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

VOTED: To make M. Bourque Clerk of the Planning Board

A motion was made by R. Horsman and seconded by M. Bourque and it was unanimously

VOTED: To make L. Dunn Vice Clerk of the Planning Board

Definitive Plan of Subdivision: Orchard Estates-167 School Street

Applicant: Najas Realty

Continued until the May 8, 2012 meeting

Preliminary Plan of Subdivision: Pine Hill Estates – 524 Newman Ave

Applicant: Najas Realty

Continued until the May 8, 2012 meeting

Final Surety Release/Road Acceptance Recommendation: Banna Estates

Continued until the May 8, 2012 meeting

Site Plan: Seekonk Crossing – 175 Highland Ave. (BJ's)
Applicant: Time Equities, LLC

Attorney Steve Navaga introduced himself and introduced Joe Casali of Casali Engineering, Inc.

Joe Casali, a registered professional Engineer, introduced himself to the Board. He also introduced Jim Vitter, a professional Petroleum Engineer, as well as Paul Bannon a traffic expert.

J. Casali referred to the original approved site plan from 1/11/11 and said the reason why they were back before the board was to have the amended site plan approved to include Phase II the fueling facility.

J. Casali told the board that last week they went before the ZBA and received a special permit for the fueling facility as well a variance for a LED sign. J. Casali told the board that should they receive the Planning Board's approval on the amended site plan they would then go to Board of Selectman and petition to receive a license for underground storage tanks. He also added that after speaking with the Conservation Commission they indicated that it was not within their jurisdiction; therefore nothing was needed from them.

Mr. Vitter addressed the board to discuss the fueling station and the kiosk. He explained the fueling station will have (5) dual pumping stations enough for 10 cars to be there at the same time, (2) storage tanks, and a remote fill location to keep customer traffic away yet still flowing when filling the tanks. Everything meets current state and federal regulations as to the storage tanks and piping. It will not be open 24 hours and standard regular and premium fuel will be used. He also commented that no items will be sold out of the kiosk and it does not have a public bathroom.

P. Bannon, from RAB Engineers, Cranston, RI, commented on the traffic study. He noted there were islands put in through the parking lot and in general they cleaned up the parking lot. He also commented on the one-way flow through the site.

J. Hansen asked where the (3) trees that were to be removed and relocated would be placed on the site.

J. Casali answered that if approved he would submit the new landscape plan showing the relocation of the trees on the site.

A motion was made by J. Ostendorf and seconded by R. Horsman and

VOTED: to approve the Site Plan dated 3/13/12, subject to the following stipulations:

Stipulations:

1. That the outstanding conditions of the 1/18/11 Site Plan Review decision for Plat 8, Lot 141 be carried forward to this decision.
2. That a landscaping plan which shows the trees at the entrance of the gas fueling facility relocated to another location on the property be submitted to the Town Planner for approval prior to the issuance of a Certificate of Occupancy.

Motion Passes: 5 – Aye, 1-Nay (L. Dunn)

Ch. Abelson opened up the Public Hearing for:

2012 Master Plan Adoption

Ch. Abelson read the order of business.

Introduction of Town Planner and Board Members.

J. Hansen presented the final draft to the Planning Board and advised the proper motion would be to adopt the Master Plan.

General discussion took place. It was decided to adopt the Master Plan and at the next meeting discuss strategies how to implement it.

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

VOTED: To adjourn the Public Hearing

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

VOTED: To adopt the Master Plan

Correspondence:

A letter from SRPEDD was received seeking a reappointment for SRPEDD Representative for the Planning Board. A motion was made by R. Bennett seconded by M. Bourque and it was unanimously

VOTED: To appoint Phoebe Lee Dunn SRPEDD Representative for Planning Board

Ch. Abelson commented that he was asked to go to BOS meeting to discuss the sign bylaw. At the meeting he was asked if he would go back to the Planning Board and ask if they would approve the Town Planner spending time reworking some of the language in order to bring it back to town meeting.

J. Hansen handed out a revised document he had already worked on based on points made at last town meeting. He commented that the only substantive change was the length of time from 30 days to 60 days that a temporary sign was allowed for. He also advised the Planning Board that the process and commitments would be spending \$200.00 on a legal advertisement for a public hearing, holding the public hearing and a member of the Planning Board to stand up at town meeting and be able to take the questions from the public.

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

VOTED: To submit the revised draft to the Board of Selectman for approval in order to hold a public hearing on the revisions of the sign bylaw subsequent to the Spring Town Meeting.

J. Hansen mentioned an item on the monthly report, MapGeo a new online GIS/Property lookup Application on the Town website.

L. Dunn gave a SRPEDD update concerning new casinos being proposed in surrounding area. She also noted that there are funds available for small infrastructure projects and asked J. Hansen to contact Jim Hatfield, the SRPEDD Rep. for Mass DOT, about this subject for possible sidewalks or pedestrian walkways and it has to be proposed by the end of June.

J. Hansen said he would contact Mr. Hatfield.

Approval of Minutes:

A motion was made by R. Horsman and seconded by M. Bourque and it was

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque
To accept the 3/13/12 minutes 5-0-1
J. Ostendorf – Abstain (not at Board member at that time)**

A motion was made by R. Horsman and seconded by J. Ostendorf and it was unanimously

**VOTED by: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, J. Ostendorf
To adjourn the meeting at 8:48 PM**

Respectfully Submitted by:

Florice Craig