

SEEKONK PLANNING BOARD
Public Hearing and Regular Meeting
MINUTES
October 9, 2012

Present: Ch. Abelson, R. Bennett, R. Horsman, S. Foulkes, M. Bourque (7:02), L. Dunn,
J. Ostendorf
J. Hansen, Town Planner

Absent:

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

Form A: 478 Central Avenue A.P. 34 Lot 86 – Arthur & Diane Trahan

Peter LaVoie of Landmark Site Design, Inc. representing the applicant summarized that there is an existing single family dwelling on the property and it is zoned R-1. He proposed to divide off a lot with 131.9 of frontage leaving the house lot with 134.18' of frontage. Both lots will have access along Central Ave.

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

VOTED: (6-0-1) to endorse Form A: 478 Central Ave. A.P. 34 Lot 86

**By: Ch. Abelson, R. Bennett, L. Dunn, S. Foulkes, R. Horsman, J. Ostendorf
M. Bourque - abstain (late to meeting)**

Surety Release/Road Acceptance Recommendation Pine Meadow Estates

J. Hansen summarized that this was before the board in February 2012 and the only thing that needed to be completed at that time was the planting of the street trees which after his inspection with B. Lamoureux has been done. He recommended that the Board approve the release of the remaining surety and recommend to Town Meeting that Pine Meadow Drive be accepted.

R. Horseman made a motion seconded by M. Bourque and it was unanimously

VOTED: to approve the release of final surety and recommend to Town Meeting that Pine Meadow Drive be accepted.

By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, S. Foulkes, J. Ostendorf

Form A: 882 Arcade Ave. Plat 10 - Lot 20, Plat15 - Lots 13, 19, 20, 23, Plat 13 - Lot 42 Watermellen LLC

J. Hansen summarized existing condition is a single family dwelling on property and is zoned R-3. The lot amendment would be to divide off the house lot with 163.82' of frontage leaving the remaining back land (36.5 ac) for future subdivision along Arcade Ave.

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

VOTED: To endorse Form A 882 Arcade Ave. A.P. 10 Lot 20 , A.P. 15 Lot(s) 13, 19, 20 & 23, A.P. 13, Lot 42

By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, S. Foulkes, J. Ostendorf

General Discussion and Correspondence

R. Horsman asked about the traffic situation at Luther's Corners.

J. Hansen gave the board a summary of the October 2, 2012 Luther's Corners Village Public Workshop. He noted there was a good attendance approximately 15 -20 people and everyone was in support of it. He said there was concern from the Seekonk Congregational Church that they would lose on street parking, but they understand that the funding is five years minimum giving the church time to plan for it.

J. Hansen went on to say that the traffic plan the Board endorsed is now going to get turned into a project. DPW will fill out the funding forms and give it to SRPEDD who then gives it to the State.

J. Hansen noted that the Town Meeting will be on 11/13/12 which is on the Planning Board's typical meeting night. There are no agenda items to date so he said as of right now he did not see a need to meet in November.

J. Hansen told the board that at the BOS 10/10/12 meeting the official Zoning Bylaw Update contract with consultant Horsley Witten will be signed. The Town Administrator asked if someone from Planning could be there.

Neal Abelson said he would go to the BOS meeting.

J. Hansen told the Board that the Town Administrator put together a new idea this year that "Goals" be established by each department with a follow up evaluation; he noted his evaluation was going to be the next day (10/10/12). He received the written copy already and overall it was good with the only negative comment regarding the Planning Office being closed at times. J. Hansen said his response to this comment would be that the secretaries are both part time, they have set hours and are not on call. He went on to give the board his nine goals.

J. Hansen informed the Board that he was asked to attend the meeting with the Lt. Governor to look at the property on Fall River Ave for a new South End Fire Station.

Discussion: Master Plan Implementation – Planning Board

J. Hansen had two items to discuss from the Master Plan.

1) To explore the possibility of having sewers in Town. He noted that this was what 63% the residents had indicated they wanted in the survey. So he felt it should be explored. His recommendation; write a memo to the BOS indicating the result of the survey.

2) Ask the BOS in a memo to explore Attleboro to accept Seekonk as part of their Economic Target Area (ETA). An ETA is a State designation for certain areas that have economic and demographic criteria that may be below what State averages are. State laws let surrounding communities append to existing ETA's. The purpose of getting the designation would be to allow Seekonk to apply for tax incentive programs for new businesses and target certain areas, which would be good for economic development in Seekonk.

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

VOTED: To have Town Planner write two memos to the Board of Selectmen.

1) Concerning the possibility of having town sewers.

2) Concerning Attleboro accepting Seekonk as an ETA.

By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, S. Foulkes, J. Ostendorf

Approval of Minutes:

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

VOTED: (6-0-1) to accept the minutes from 9/11/12

By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, S. Foulkes

J. Ostendorf - abstained (not present for meeting)

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

VOTED: To adjourn the meeting at 7:36 PM

By: Ch. Abelson, R. Bennett, L. Dunn, R. Horsman, M. Bourque, S. Foulkes, J. Ostendorf

Respectfully Submitted by,

Florice Craig