

SEEKONK PLANNING BOARD
Regular Meeting Minutes
August 27, 2013

Present: Ch. Abelson, M. Bourque, R. Bennett, R. Horsman, S. Foulkes, D. Viera (arrived 7:20PM)
J. Hansen, Town Planner
Absent: L. Dunn (with cause)
7:00 pm Ch. Abelson called the meeting to order.

Partial Covenant Release: Tall Pines – Stonegate Builders

J. Hansen summarized that the applicant has completed the binder course and is building houses. He went on to say that the original construction cost estimate of \$750K had been reduced to \$100k based on work that had been completed and inspected and approved by the Planning Board's inspector, GPI. He said the remaining work included a top-course of asphalt and final site prep work. He said to establish surety on that it would be a covenant of one lot which will be lot 6.

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

VOTED: to approve establishing a covenant on lot 6 and releasing covenants on lots 5 & 7, for Tall Pines subdivision. (5-0)

Partial Covenant Release: Caleb Estates – DeCastro Builders

J. Hansen summarized that the applicant was requesting a partial covenant release. He said the original construction cost estimate of \$280K had been reduced to \$50K based on work that had been completed by applicant and inspected by the Planning Board's inspector. He said the remaining work included a top-course of asphalt and final site prep work. He said the method of surety proposed would be to put a covenant on lot 2 and release the covenants from lots 1 & 3.

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

VOTED: To approve establishing a covenant on lot 2 and releasing covenants on lots 1 & 3, for Caleb Estates. (5-0)

Form A: Pine Hill Estates: Najas Realty

J. Hansen summarized that the applicant was proposing to amend lot lines to increase the sizes of lots 688 & 691 (parcels 5&9) and decrease the size of lots 689 & 690 (parcels 6 & 7) but not affecting frontage of any lot.

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

VOTED: to endorse the Form A: Pine Hill Estates as submitted. (5-0)

Form A: 21 Perrin Avenue: Greco

J. Hansen summarized the proposed lot amendments:

Abandon the paper street and give half to 31 Perrin Ave. owner and a quarter each to the owners of 21 Perrin Ave and 20 Thurber Ave. increasing frontage of each lot by 25'. He noted the purpose was to allow for more space to assist with septic replacement at 21 Perrin Ave.

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

VOTED: to endorse the Form A: 21 Perrin Avenue as submitted. (5-0)

Partial Covenant Release: Ricard St. Extension

J. Hansen summarized that the applicant was requesting a partial covenant release. He said the original construction cost estimate of \$235K had been reduced to \$72K based on work that had been completed by applicant and inspected by the Planning Board's inspector. He said the remaining work included a top-course of asphalt and final site prep work.

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

VOTED: to approve keeping a covenant on lot 2, and releasing the covenant on lot 4 for Ricard St. Extension. (5-0)

Form A: 14 Marion Street – Leo Marshall

J. Hansen summarized that the proposed lot amendments for 14 Marion St. would be to divide off approximately 1212 sq. ft of land in the rear of lot 26 and merge with lot 25.

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

VOTED: to endorse the Form A: 14 Marion St. (6-0)

Discussion: Zoning Bylaw Update

J. Hansen summarized that there were four things that were are being revised and reorganized. He noted that the zoning bylaws would not have any substantive changes, just updating the definition section, the dimensional table, dimensional regulations and a new "use" table.

J. Hansen reminded the board that when the Master Plan was updated the zoning bylaw update was the first a major phase of that update.

Other phases to the update process will be Signage and the Non-Conforming Section.

J. Hansen said he would go ahead and give this to the Town Administrator as well as have town counsel look at this and schedule the public hearing for September 24, 2013 7PM BOS room.

Correspondence:

J. Hansen noted to the Board a few items that will be heard at the September 10, 2013 PB meeting.

- Sr. Center parking plan
- Longhorn parking plan
- Definitive subdivision Jacob Hill Estates

Approval of Minutes: 7/9/13

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

**VOTED: to approve 7/9/13 Planning Board minutes with minor changes.
(6-0)**

D. Viera requested an Executive Session to be held at the next PB meeting September 10, 2013 to discuss Pine Hill Estates.

Adjournment

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

VOTED: to adjourn at 7:40PM

Respectfully Submitted by,

Florice Craig