

## SEEKONK PLANNING BOARD

Regular Meeting

August 12, 2014

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Present: Ch. Abelson, R. Bennett, S. Foulkes, D. Sullivan, D. Viera  
J. Hansen, Town Planner  
Absent: M. Bourque (with cause) L. Dunn (with cause)  
7:00PM Ch. Abelson opened the meeting

### Covenant Release/Cash Surety Establishment Jacob Hill Estates - Palmer River Development, LLC

J. Hansen summarized the applicant requested a release for the covenant and establish in its place cash surety in the amount of \$152,080.00. He asked the developer Matt Antonio if certain items indicated on the revised cost estimate had been done by the 8/12/14 deadline.

Matt Antonio said Item 27- Compaction of Road & Base had not been done and Item 29 - Stone Lined Drainage Swale, was 50% approved by GPI. He said all other items had been done. He noted J. Hansen proposed that additional cash surety should be posted for items not done or ask PB to approve the cash surety already paid in the amount of \$152,080.00 with the contingency GPI inspects items 27 & 29 to their satisfaction.

**A motion was made and voted unanimously to approve the request for the release of the covenant on Jacob Hill Estates and establish cash surety in the amount of \$152,080.00. The covenant document will be held until either the cash to cover is given, or items 27 & 29 are completed, inspected and approved by GPI.**

**PB Chairman was authorized to sign the document when work is completed.**

### Discussion: Zoning Bylaw Update/Temporary Sign Bylaw Amendment

J. Hansen summarized the zoning bylaw amendments did not go to the Spring Town Meeting because the ZBA wanted another look at the bylaws. At the June 16, 2014 ZBA meeting the ZBA did not have any changes. He noted since there was time before the next town meeting he decided to have Town Counsel look at the bylaws from a legal aspect and they had no major changes. He said if the PB had no other changes they could hold a public hearing in September and put it on the warrant for the Fall Town Meeting.

S. Foulkes had several comments: the pagination needed to be proofed to make sure it was all in order before going to print. She also said where footnotes were indicated it needed to be proofread so they matched the section they were referring to.

In general the entire PB decided that the document needed to be proofread to make sure the footnotes correlate with the correct pages.

D. Sullivan requested the document be emailed to PB members once it was corrected. He said at that time PB members could have one last look and give any corrections to J. Hansen.

J. Hansen agreed.

Discussion: Zoning Bylaw/Temporary Sign Bylaw Amendment

J. Hansen summarized that the PB had decided to hold off on the adoption of this at the Spring Town Meeting because of specific questions regarding the time frame of 120 days for temporary signs. He noted an actual example was included hoping that would clarify it, which stated that the number of days doesn't have to be consecutive.

D. Viera asked if there would be a penalty if it was violated.

J. Hansen said yes, it would be enforced by the Building Official.

Discussion: Solar Overlay District

J. Hansen said at the last PB meeting the possible inclusion of R4 districts in the overlay for large scale photovoltaic facilities was discussed. He did some research and noted on page 6, the highlighted copy, some standards that he had seen about visual impact and land clearing. He then asked the PB if they would want to include Highway Business and Local Business.

D. Viera said he would not want to exclude anybody.

Ch. Abelson said he might be concerned on how adjacent it was to the R1 zone.

There was further discussion about non-residential roof mounted/canopy solar.

J. Hansen said he would research non-residential canopy solar further.

Correspondence:

J. Hansen said he wanted to follow up on an item that had to do with the upcoming public hearing on the subdivision standards. He noted the PB wanted Atty. Quirk's feedback on letters of credit. Her feedback was, if the PB wasn't comfortable with them then they are not obligated to accept them. He said he would strike that from the draft. He went to say as far as violations he looked at other Towns and the Planning Handbook from the State and they all had the same conclusion; there are three ways to deal with violations;

- 1) seize the surety
- 2) don't accept the road
- 3) don't issue building permits.

He noted the PB had the ability to do all of those. He went on to say that it was in the draft regulations for the public hearing to state that the PB could, if it was a Conservation Subdivision, ask the Building Official to fine because it was in the Zoning Bylaws. Atty. Quirk said the PB

has the ability to go through the court system for any subdivision violations. In conclusion those were the options for violations going forward.

PB directed J. Hansen to write a letter to the Town Administrator asking about the status of the property on Maple Ave. and report back those comments to the PB at the next meeting.

Approval of Minutes: 7/8/14

**A motion was made and voted unanimously to approve the Planning Board Minutes of 7/8/14.**

Adjournment

**A motion was made and voted unanimously to adjourn at 8:45PM.**

Respectfully Submitted by,

Florice Craig