

SEEKONK PLANNING BOARD

Regular Meeting

March 17, 2015

Present: Ch. Abelson, D. Viera, M. Bourque, R. Bennett, D. Sullivan, L. Dunn, S. Foulkes

7:03 p.m. Ch. Abelson opened the meeting

Lowe's Home Improvement

Attendees for Lowe's Improvement: John Foster (Apex General Contractor), Dave Gomes (Marketing Director), Taylor McDermott (Professional Engineer, Ret. Facilities Manager for Region 18--upstate NY and NE and NE PA.) and Lowe's Store Manager.

A request was made by Lowe's representatives to discuss with the Planning Board use of some of the parking area for a temporary garden center and storage area. Due to the severe winter weather, the covering over the existing garden area was demolished. Use of this designated parking area will be for an interim time while a new facility is erected. J. Foster indicated that in order to build a new structure, they require a temporary garden center to be located next to the existing one. This will be to conduct sales. It is anticipated that it will take three weeks to construct a shade structure. They will utilize a temporary one for sales and also for the cashiers' area. The canopy will be 20' x 20' over the registers. The overall width will be 65' x 100' long (approx. 36-40 parking spaces). A permit for said work was approved on March 18, 2015 by the Building Inspector.

D. Viera commented that in the alternate area, they can use temporary structures and allow entrance through the back area.

Ch. Abelson asked when they expected to be completed. J. Foster--The goal is to be totally done by end July, 2015.

D. Viera questioned whether Lowe's will be encroaching on Ramada Inn's parking lot.

T. McDermott--under I.T.E. Trip Generation Handbook, we didn't have refined parking study. Spaces were same regardless of building size. Home Improvement store uses different number of spaces vs. a Wal-Mart.

D. Viera--the code may have changed but Lowe's is under the old parking spaces. New requirements show space count is less than when originally built. Seekonk Town Counsel says the Planning Board needs to be careful what we say in our decision. This is an emergency situation and needs to have a time frame.

J. Foster: Five criteria are needed for this emergency situation:

1. Weather conditions (detrimental to near-by area)
2. Outside storage and display has been given. We can utilize this.
3. Is this substantial? Time frame?
4. Will this have an adverse affect on the surrounding area?
5. Was difficulty self-created?

R. Bennett--as shown, the mulch storage area will be in the middle of the parking lot. This seems like it could be at conflux of lots of traffic patterns and could hinder line of sight.

D. Gomes-- Mulch is bagged and stored on pallets approx. 6' high. We need enough room for trucks to be able to move in and out. We could find another spot.

M. Bourque--I would prefer to see this mulch stored at the edge of the parking lot rather than in the center. Since we reduced the parking requirements, there may still be enough space from the original layout.

T. McDermott--the garden center is 28,654 sf, the building is 116,000 sf. Look at variance. What is usually considered is the sales floor area. The garden area is not usually considered. You might have 30,000 sf, which could be storage in rear. What is now the Receiving Area.

D. Viera--when deciding, we want to include the reasoning for our decision.

Ch. Abelson--yes, we will do that. I'd like to entertain a motion to approve the plan as shown, dated March 17, 2015 with the condition that it is completed before end July, 2015. Jersey barriers will be placed alongside of the temporary structure. The reason for approval of temporary relocation and structure: store damage, unusual record-setting snow and winter conditions.

D. Gomes--can we store trailers along roadside? This is not affecting line of sight. Will see if this works.

M. Bourque--will need temporary permits, fire enforcers--extinguishers and flame-retardant tent.

A motion was made and seconded and unanimously voted to approve the request for a temporary garden center and storage facility adhering to the above conditions noted.

Swan Brook Assisted Living

Mark Shane requested Planning Board approval so he could start on the parking plan for this facility. He was hoping to get approval rather than waiting until the next meeting of April 14, 2015.

M. Bourque--we need to get a site plan to build a foundation.

Ch. Abelson--I'm not familiar with this temporary plan. I, too, am waiting to see a site plan before making a decision. The Building Inspector has not reviewed. Mark needs to go to Zoning Board before coming to the Planning Board.

It was unanimously agreed that no decision would be made by the Planning Board until he has gotten approval from the Zoning Board and the Building Inspector.

Respectfully submitted,

Sandra Foulkes