

**SEEKONK PLANNING BOARD**  
**Regular Meeting**  
**September 8, 2015**

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Present: M. Bourque, R. Bennett (7:12PM), D. Sullivan, S. Foulkes, J. Roach, L. Dunn  
Absent: Ch. Neal Abelson, with cause

7:02PM Secretary M. Bourque opened the meeting.

The Planning Board took the agenda out of order as Vice Chairman Bennett was attending the meeting a little later.

**Covenant Release/Cash Surety Establishment County Brook Estates**

J. Aubin advised that Dave Cabral did not have any objections to the reduction of construction cost estimate and the release of the existing covenant.

L. Dunn asked what needed to be done and inquired about protecting any wetlands.

M. Costa advised the pond needs fine grading and plantings.

D. Sullivan asked how far back does the road go.

M. Costa said 400 feet

Sandy made a request that the street address of subdivisions is documented on the Agenda.

**D. Sullivan made a motion to release the covenant and to establish a cash surety in the amount of \$143,623.00 with a performance time said to expire in 18 months for Country Brooks Estates, James Roach seconded and it was unanimously approved.**

**Form A. County Street**

M. Bourque stated that no one was there to represent the Form A.

J. Aubin advised they would be outside the time frame if it was not heard. John gave a summary as to why this is an Approval Not Required as each lot proposed has frontage on a town street and that 3 of the lots will be using reduced frontage. There will be 5 frontage lots on County St. and a confirmed Right of Way.

L. Dunn questioned the plot plan.

S. Foulkes inquired about the ownership of the lot.

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J. Aubin's stated he did not research ownership but his understanding is that it is a recent sale.

**For the record, R. Bennett arrived at 7:12 pm and sat in as Vice Chair**

**M. Bourque voted to accept the ANR for Plat 6, Lot 12 and 494 Country Street, D. Sullivan seconded and it was unanimously approved.**

**Public Hearing: Zoning By-Laws Amendments**

J. Aubin noted that the language could not be amended that evening. The purpose of this meeting is to take public comments on the proposed amendments and make a recommendation at Town Meeting.

**Vice Chairman Bennett opened the public hearing for the Zoning By-Law Amendments at 7:12 pm.**

**M. Bourque made a motion to waive the public notice, seconded by D. Sullivan, and it was unanimously approved.**

Vice Chairman Bennett introduced the Board Members.

**M. Bourque motioned to open the public hearing for the Zoning By-Law amendments, D. Sullivan seconded, and it was unanimously approved.**

J. Aubin summarized, by section, for a total of 21 amendments of the by-laws to the board. Most amendments are non-substantive in nature and the full language of the by-laws was presented to the Board in a memo dated September 8, 2015.

There were no public comments.

**M. Bourque motioned to close the public hearing, D Sullivan seconded, and it was unanimously approved.**

**General Discussion:**

J. Aubin summarized the amendments are minor changes that were made to some language, housekeeping, grammatical changes, as well as citations.

M. Bourque said some of the changes reflect how some things were inadvertently removed at Town Meeting, we are not changing anything.

J. Aubin stated some changes to the language were recommended by the Attorney General's office and recommended Town Counsel reviews the language also.

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**M. Bourque made a motion for the Zoning By-Law amendments to be recommended at the Fall 2015 Town Meeting, seconded by D. Sullivan, and was unanimously approved.**

**Discussion: Bikeway Initiative**

J. Aubin presented a larger map of the bikeway initiative to the board for review.

Vice Chairman Bennett asked if we should form a subcommittee.

D. Sullivan asked if there has been any feedback about the bikeway.

J. Aubin said he heard back from Bridget from Recreation and Bernadette from Conservation. There will have to be a sit down meeting with Public Safety, as well as the public. He also said this is just the first step that summarizes the neighborhood loops, area loops, community loops, and connecting bikeways.

D. Sullivan mentioned public safety concerns and how signage may alleviate some of those concerns.

J. Aubin mentioned there is no action needed by board at this time, but he does need the board's approval to continue to work on it. He also said that he does like the possibility of a subcommittee, but he would like to come back in a couple of months after receiving some comments from other departments. He would also like to discuss some possible signage suggestions.

Vice Chairman Bennett would like to have a plan for spring.

**Monthly Department Update**

J. Aubin provided monthly update but noted he has concerns discussing individual applications since they need to be listed on the agenda to discuss.

S. Foulkes recommended to continue to have further discussions on agenda items and offered some clerical suggestions.

**Discussion to update the Subdivision Rules and Regulations**

J. Aubin recommended having a full board to discuss a 2015 update.

M. Bourque and D. Sullivan agreed they would also like to wait for a full board.

**Correspondence:**

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J. Aubin mentioned the FEMA Flood maps, Bikeway Initiative, Site Plans, and Minutes. He also mentioned updating our webpage.

**D. Sullivan made a motion to approve the May 5, 2015 minutes with any corrections noted, M. Bourque seconded and it was unanimously approved.**

There was not a quorum so the June 23<sup>rd</sup> minutes could not be approved and some clerical errors and changes were made to the August 11, 2015 minutes.

**M. Bourque motioned to approve the August 11, 2015 minutes pending the changes that were noted. D. Sullivan seconded the motion and it was unanimously approved.**

M. Bourque and D. Sullivan asked for update on SRPEDD and inquired about what projects they are doing.

L. Dunn provided an update on what she was aware of.

J. Aubin suggested looking at their websites for possible opportunities. He also suggested to possibly getting together with Rehoboth and other surrounding areas.

The Board discussed the need to have more feedback from the SRPEDD meetings.

S. Foulkes questioned how the 40 hours were allotted for BOS and PB.

L. Dunn explained that Bob Lamoureux and Dave Cabral have been good about going to the transportation meetings; however, the communication between the departments should be better.

**Adjournment**

**A motion was made by M. Bourque to adjourn the meeting, seconded by D. Sullivan and unanimously approved.**

**The meeting was adjourned at 8:29 PM**

Respectfully Submitted by,

Kristen L'Heureux