

**SEEKONK PLANNING BOARD**  
**Regular Meeting / Work Session**  
**January 12, 2016**

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

**Ch. Abelson opened the meeting at 7:05 p.m. and introduced the Planning Board Members**

**Discussion: Site Plan Application for 1727 Fall River Avenue – PMI Realty, LLC**

Applicant was not present.

J. Aubin advised the PB that David Nyman from CEI forwarded comments to him which, in turn, he forwarded to Mr. Bray to review.

Since the applicant did not appear to the meeting, J. Aubin recommended denying the application due to time constraints and await a continuance form from the applicant.

**S. Foulkes made a motion to deny the site plan application at this time, but to allow the applicant a continuance, R. Bennett seconded and it was unanimously approved.**

**VOTE: Approved 7-0**

**Site Plan Approval for 50 Woodland Avenue – TJR Solar**

J. Aubin advised the PB the applicant requested a continuance. He does not have concerns granting a continuance since the board has 365 days to respond to a Solar Photovoltaic Facility.

**Work Session:**

J. Aubin provided a summary regarding the By-law updates and proposed amendments for Planning and Zoning. The following topics were discussed:

- Signs
- Definitions
- Land use
- Section 8, Design standards
- Modify/change some wording
- Conservation subdivisions
- Architectural guidelines
- Site plan reviews, Preliminary and Definitive Plan reviews (time frames for reviews, public hearings and hearing abutter concerns.)
- Numeration corrections
- Clerical corrections
- Public hearings
- Agricultural and energy concerns
- Natural resources
- Abutter concerns during preliminary stage
- Signage

D. Sullivan asked about the intent for future Town Meetings (Spring and Fall). In the past, typically the Spring Town Meeting was used for financial items and the Fall Town Meeting was used for amendments to zoning, etc. However, the meetings are not currently being conducted this way and some people have asked that we look into this an option again.

J. Aubin summarized the corrections needed for the Rules and Regulations Governing Subdivisions.

The following topics were discussed regarding the By-law updates and proposed amendments for Planning and Zoning:

- Typographical errors, consistency, formatting, and clarity noted
- Applicant is required to file records with the Registry of Deeds
- PB prepares notices for definitive plans and applicant is responsible for mailing notices
- Covenants
- Landscaping requirements
- Substantive issues noted on: 1) pavement of roadways; and 2) 8.3.3 Tanker Truck: PB should discuss with the Fire Chief to establish responsibility, enforcement and maintenance of the tanks. Policy discussion should take place with the BOS, TA, FD and PWD.

J. Aubin asked PB to review the changes and advised this will be discussed at the next meeting.

### **Correspondence Received:**

- Peer review from Fed Ex
- Jacob Hill Estates, BOH review period lapsed, however, J. Aubin will continue to discuss Attorney Marcelino's expectations from the PB at this time.

### **Approval of Minutes:**

**R. Bennett made a motion to approve the minutes of 12/8/2015, M. Bourque seconded and it was unanimously approved.**

**VOTE: 6-0 with 1 abstention (D. Sullivan was not present for the 12/8/15 meeting)**

### **Miscellaneous:**

Item 1: D. Sullivan updated the PB on a violation that occurred after hours and would like to discuss enforcement procedures and who enforces violation issues. He provided a summary of a recent excavation situation which occurred after hours and the police had to respond by default. He thinks the BOS and the other boards should meet to discuss enforcement guidelines and updating the By-laws as needed.

J. Aubin said this particular situation did not have an enforcement provision since he was not aware of anyone enforcing soil. The Superintendent of Public Works would have to do a calculation of volume of soil and then follow up with the PD.

**D. Sullivan made a motion to propose the boards in town work together regarding the enforcement concerns in town and present a plan to the ZBL committee, L. Dunn seconded and it was unanimously approved.**

Item 2: J. Aubin advised the PB that he was appointed as the Municipal Hearing Officer for the Building and Fire Code Violations under Section 4, Chapter 148A. J. Aubin will be on the BOS Agenda for January 13, 2016 meeting.

### **Adjournment**

**A motion was made by R. Bennett to adjourn the meeting, L. Dunn seconded and it was unanimously approved**

**The meeting was adjourned at 9:02 p.m.**

Respectfully Submitted by,

Kristen L'Heureux