

**SEEKONK PLANNING BOARD**  
**Regular Meeting**  
**June 14, 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 7:08 p.m. and introduced the Planning Board Members**

**Form A: 2 & 6 Kenwood Court**

AP 16, lots 168 & 171, R-2 Zone

J. Aubin presented the ANR application since the applicant was not present due to being at the finance meeting. The lot lines are being moved due to the driveway, retaining wall and landscaping.

**D. Sullivan made a motion to endorse the ANR as presented, R. Bennett seconded and it was unanimously approved.**

**VOTE: Approved 7-0**

**Form A: 13 Harriet Court**

AP 24, lots 494 & 495, R-1 Zone

David Bray, Engineer from Caputo & Wick summarized the ANR application.

J. Aubin stated the WRPD-APZ language was required for these lots since they do not conform to the new regulations. It requires 60,000 sq. ft. per lot and a special permit for impervious lot coverage. He recommends endorsing the application since it meets the ANR standards for not falling under the subdivision definition. However, it is subject to any zoning relief that may be required. Mr. Aubin will contact the Water District to verify if the new standards will apply to existing lots. He recommends any approval be subject to any zoning relief issued before the ZBA.

D. Bray advised the DEP regulation is different than Seekonk's WRPD. There may be many R-1 zoning areas that don't fall within DEP's Well Head Protection District compared to the town.

J. Aubin said this application is only moving the property line 35 feet and it may require an application to the ZBA which could be denied.

D. Sullivan asked if this should go before the ZBA first since this is a non-conforming lot.

J. Aubin said the ANR needs to go before the PB, but the zoning issue will need to be heard before the ZBA. There is no change to the overall density. A similar provision for conservation districts was made with the last By-law amendments. It may be beneficial to include in our regulations that if it's not impacting the overall density or impervious lot coverage, then it's not going to be subject to the requirements. However, due to the way it is written now, it must be addressed.

**D. Sullivan made a motion to endorse the ANR subject to any ZBA relief from WRPD-APZ that may be required, J. Roach seconded, MB abstained (due to not being present at the beginning of presentation), and the remaining PB members approved.**

**VOTE: Approved 6, Abstention 1**

**Discussion: Surety Release Tall Pines Estates Subdivision**

The request was made for final release of public improvement obligations and remaining surety. The roadway was accepted on May 16, 2016. Two conditions remain; 1) recordation of the roadway in the Registry of Deeds; 2) final cleaning of the catch basins.

**R. Bennett made a motion to approve the request for final release & remaining surety pending the conditions, D. Sullivan seconded and it was unanimously approved.**

**VOTE: Approved 7-0**

**Discussion: Curt Street**

J. Aubin advised an estimate was received from Woodard and Curran. Mr. Vieira requested additional proposals since he thinks the proposal from W&C is too high. D. Cabral, J. Aubin, and R. Bennett agree that the request is not unreasonable. J. Aubin will request GPI to provide a proposal. Mr. Vieira will also provide a proposal from a 3<sup>rd</sup> firm. This matter will be heard and discussed again once the proposals are received.

N. Abelson stressed the other proposals should be held at same standards provided by W&C.

The Planning Board members agreed to postpone setting surety.

## **Discussion: Subdivision Rules and Regulations**

D. Sullivan discussed changes and suggestions from the subcommittee.

Topics discussed:

- Covenants
- Surety
- Environmental Impact Study (Section V, Definitive Plan, 5.6 will need clarification and discussed further)
- Design Standards, Section VII: 1) 7.2.1.9 will need to be reviewed with DPW; and 2) 7.5.1 [Rural Fire Service Fee] requires further discussion
- Connecting streets vs. cul-de-sacs
- Conservation Subdivisions
- By-laws
- HOA

J. Aubin provided a summary of the revisions to date. The PB approved and a public hearing will follow next month.

## **Monthly Department Update**

J. Aubin discussed the Master Plan, EDC, and the PILOT Agreement with Attleboro Wastewater Treatment Facility.

## **Correspondence**

- Letter sent to Enterprise Rent-a-Car on 9/3/15 informing them a site plan is required. Further enforcement action must be taken prior to September 2016. There is no Building Enforcement Agent at this time to complete.
- A request was emailed to Mr. Aubin regarding an entrance sign for Banna Estates and to address the wetland restoration area. He reviewed file and there was no mention of a sign in the plans and the trees in question appear to have been planted.

## **Discussion: Mass DOT Meeting**

Phoebe Lee Dunn and John Aubin provided an update regarding the Luther's Corner Intersection.

### **Discussion: CPC Meeting**

D. Sullivan provided an update regarding available funding, affordable housing, recreation/passive recreation, and historic preservation. He suggested a tri-board meeting with PB, CPC, and Recreation Department.

### **Approval of Minutes**

**M. Bourque made a motion to approve the minutes of May 10, 2016, D. Sullivan seconded and it was unanimously approved.**

### **Adjournment**

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

**The meeting was adjourned at 9:10 p.m.**

Respectfully Submitted by,

Kristen L'Heureux