

SEEKONK PLANNING BOARD
Regular Meeting
June 29, 2016

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

Ch. Abelson opened the meeting at 7:00 p.m. and introduced the Planning Board Members

Form A: 135 Ledge Road

Nick Dufresne from Farland Corp. was present on behalf of the applicant.

J. Aubin summarized the ANR plans. There is an existing house on AP 19, lot 589 that fronts Ledge Road, lot 571 fronts Kristen Drive and lot 576 fronts Jeremiah Street. Neither lot on Kristen Drive or Jeremiah Street are constructed at this time. The lot on Ledge will now have its own lot and the remainder of that lot will merge with lots 571 and 576. By reconfiguring the 3 existing lots there will now only be 2 lots. If someone wanted to develop these lots in the future, they would be responsible for extending Jeremiah Street (most likely) to access that property.

D. Sullivan asked if Jeremiah Street and Kristen Drive are dirt or paved roads.

J. Aubin said (at the sections in question) they are paper streets.

D. Sullivan said currently Parcel A on the plans is listed as “not a buildable lot.” He asked if the ANR is approved, could the lot become a buildable lot in the future.

J. Aubin said someone would have to extend the road.

S. Foulkes asked the applicant what type of road would be put in to access the middle lot.

Mr. Dufresne said the current owner does not have a plan for subdividing the land at this time. His main concern right now is making it a sellable lot.

D. Sullivan asked about the ZBA hearing.

N. Abelson said the applicant went before the ZBA for a variance for setbacks to access the back property. However, since the land had not been subdivided, they did not approve the variance.

J. Aubin provided the plans that were reviewed before the ZBA.

Mr. Dufresne said the current owner improved the house and wants to reserve the lots and not have them sold with the existing house.

Nancy Smutek from 187 Ledge Road asked if (inaudible)

J. Aubin said the plans do not indicate anything being built on lot A at this time.

N. Abelson said there is no access to that lot at this time.

Someone from audience said people are working back there.

N. Abelson said they may be doing some testing.

Someone from the audience asked if the road would come off Lancaster Road or Kristen Drive.

J. Aubin said there is nothing proposed at this time.

Bruce Martin from 11 Jeremiah Street inquired about emergency vehicles having access for the residents of Arthur Street (off Quarry and Pleasant) if a future development goes in.

J. Aubin said that is something that would be looked at if this land were to be developed into a subdivision. He reiterated the current application only pertains to 135 Ledge Road and any future development would be subject to a subdivision review. This plan does not show any additional road on Ledge Road.

M. Bourque made a motion to endorse the ANR as presented, D. Sullivan seconded and it was unanimously approved.

Discussion: Curt Street Extension

No one on behalf of Curt Street Extension was present to discuss the discrepancy with the peer review estimates. This will be discussed at the July 12, 2016 meeting.

D. Sullivan made a motion to ask the 3 firms to come before the PB on July 12, 2016 to discuss their estimates, M. Bourque seconded and it was unanimously approved.

Adjournment

A motion was made by D. Sullivan to adjourn the meeting, S. Foulkes seconded and it was unanimously approved.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted by,

Kristen L'Heureux