

SEEKONK PLANNING BOARD
Regular Meeting
November 1, 2016

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

Ch. Abelson opened the Planning Board meeting at 7:03 p.m.

Form A: ANR for 50 Woodland Avenue (TJA Solar)

Paul Carlson from InSite Engineering represents the applicants TJA Solar and Jeffrey Fisk. He summarized his proposal to create the frontage necessary to make lots 22, 23 and 24 legal so they gain frontage along Woodland Avenue. These meet all frontage and area requirements under the Form A provision.

M. Bourque asked Mr. Carlson to point out the frontage strips on the plans.

P. Carlson referred to plans. The western most 50' strip runs right along the western property line of lot 26 and it runs all the way up through and ties into lot 22. The second 50' strip runs exactly parallel and adjacent and ties into lot 23. The remaining frontage which is 59 ½' will remain to lot 26.

M. Bourque asked if it would still be a single driveway.

P. Carlson answered yes.

M. Bourque asked if there would be enough land for the driveway to be on one parcel or will it encompass more than one.

P. Carlson said there is one existing easement at the gate and there will be an easement that runs parallel to the electric company, and up and around, and then up and through. They will cross multiple properties. There are cross agreements and access easements that will be added in there.

J. Aubin confirmed the intent is just for frontage and not to access via these strips.

P. Carlson said yes and there are multiple (3) easements on this property.

M. Bourque asked if there is still a pipe underground that is no longer in use from Mobil Oil Pipeline.

P. Carlson said that has been decommissioned throughout the state. The pipes have been cut at various streets, bridges, and intersections, and has been capped.

L. Dunn asked who the owners of the properties are.

P. Carlson said Jeff Fisk owns lots 23, 24, 26 and essentially 21 (listed as Magnolia), Patricia Lowey owns lot 22.

Ch. Abelson asked if the land will be owned under one name or remain different entities.

P. Carlson said it will most likely remain different entities due to the solar interconnecting services.

D. Sullivan asked if by creating the 50' frontage it still conforms to Seekonk Zoning By-laws and standards regarding the shape of the lots.

Ch. Abelson said rat-tail shape lots were put in place to be able to get more lots on a piece of property. These lot lines appear to be preexisting. It may become a zoning issue.

M. Bourque asked if they have to go to the Zoning Board after Planning.

Ch. Abelson answered at this time he is not certain due to the ongoing situation with lot 22.

D. Sullivan asked if the concerns regarding the locus of lot 22 are still ongoing.

Ch. Abelson said he is not sure if ZBA has received any documentation yet.

J. Aubin said no formal documentation has been received from town counsel. In reference to D. Sullivan's question concerning rat-tail layouts, Mr. Aubin cited Section 1.4.3, Lot Design and Layout, "Porkchop, rat-tail, or excessively distorted lots shall not be allowed if in the opinion of the Planning Board their shape is caused by the attempt to meet the lot size requirements of these By-laws while evading the By-laws' intent. It is up to the board how they want to apply that. The Board needs to consider whether someone is trying to configure lots in such a way to get additional lots for development, or in this situation, we have access being provided to existing lots.

M. Bourque said to an *existing* landlocked lot... We can't create landlocked lots.

D. Sullivan said the hardship was created by themselves.

Ch. Abelson said by approving this Form A, the PB is not saying these lots are not (inaudible).

M. Bourque said the lot is already existing and landlocked. All we are doing is allowing access to that lot. He said it would be different if they were chopping up that whole piece of land.

R. Bennett asked why the lot lines/boundaries cannot be eliminated and make one lot.

P. Carlson explained due to the 3 interconnections and agreements between the parties, the lots cannot be combined at this time. The parcels are leased by the owner to TJA Solar. TJA Solar will make the interconnections with National Grid.

S. Foulkes asked if TJA Solar will be responsible for the maintenance.

P. Carlson said TJA Solar is the applicant and owner of the solar arrays. They will be responsible for access and maintenance.

S. Foulkes asked Mr. Carlson if the landscaping plans have been discussed.

P. Carlson said as agreed by Con Com, and as part of the agreement with Mr. Sagar, there will be large (8') arborvitaes planted that will line the exterior perimeter.

S. Foulkes asked if there will be anything between the solar arrays.

P. Carlson said it will be an open meadow.

J. Aubin asked Mr. Carlson if Conservation discussed drainage concerns.

P. Carlson said they discussed the drainage with Conservation and it has been approved.

S. Foulkes asked what the next step is and if they have to go before the ZBA regarding the concerns with the locus of lot 22.

P. Carlson said at this point they are waiting for a response from the attorneys.

M. Bourque made a motion to endorse the ANR for 50 Woodland Ave, R. Bennett seconded and it was unanimously approved.

VOTE: Approved 7-0

Monthly Department Update

Fall Town Meeting: J. Aubin advised the board that the proposed amendments for the Zoning By-laws and Economic Incentive Initiative was postponed until the possible special town meeting that may be held in February.

Update with 1977 Fall River Avenue: A preconstruction meeting was completed last month. A safety analysis meeting is scheduled for November 3, 2016 with MA DOT, Town Planner, Town Administrator, Fire Chief, Police Chief, and Public Works related to the MEPA process. Demolition has begun at the site and MEPA approval is required before building can begin.

Caleb Estates/Logan Court: The Planning Department has not received any additional information since the last meeting. The final paving has not been completed. Mr. O'Loughlin has been in the office to review documentation.

Ch. Abelson advised that he did walk Mr. O'Loughlin's property and it appears like the water will flow properly to where the drywell is supposed to go. The drywell may have to be moved a little due to the power lines.

J. Aubin said he has spoken with Dave Cabral regarding the final paving.

Madison Court (Off Read Street): The residents from Madison Court will be at the next Planning Board meeting which is scheduled for December 13, 2016 to discuss completion of the subdivision and final paving.

Zoning Certificates issued: 9 Antonio Drive, 303 Jacob Street, and 400 North Wheaton Avenue

Discussion: SRPEDD Update

J. Roach provided a SRPEDD update. The South Coast Railway was the primary focus of the meeting. A stop was considered in Taunton but now they are considering Middleboro. They are trying to find the most cost effective method and will continue to ask for feedback from the public. The commute into Boston will still be 110 minutes which remains a concern.

Steve D'Amico and Jeff Walker (head of SRPEDD) mentioned a possible meeting with the Town Administrator. J. Roach suggested having them meet with the Planning Board at the same time. He will discuss this idea with Mr. Walker and ask him if that is a possibility.

There is no November SRPEDD meeting. The next meeting is scheduled for the first week in December.

Approval of Minutes:

D. Sullivan made a motion to approve the minutes from 10/11/16 with corrections, L. Dunn seconded and it was unanimously approved.

Adjournment

A motion was made by M. Bourque to adjourn the meeting, R. Bennett seconded and it was unanimously approved.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted by,

Kristen L'Heureux