

SEEKONK PLANNING BOARD
Public Hearing and Regular Meeting
BOS Meeting Room
February 14, 2017

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

Acting Chairperson, David Sullivan opened the Planning Board meeting at 7:03 p.m.

PUBLIC HEARING: Proposed amendments to the Seekonk Zoning By-laws
Section 1. Authority, Purpose, Definitions and General Provisions, Section 4.
Use Regulations and Section 6. Overlay District

The public hearing opened at 7:03 p.m. The notice was legally posted and properly advertised. Ch. Sullivan asked to waive the reading of the public notice.

J. Roach made a motion to waive the reading of the public notice, L. Dunn seconded and it was unanimously approved.

VOTE: 6-0

The Planning Board members introduced themselves; David Sullivan, Ron Bennett, Jamie Roach, Sandra Foulkes, Phoebe Lee Dunn and John Aubin, Town Planner.

J. Aubin summarized the proposed amendments that will be presented at the February 27, 2017 Special Town Meeting.

Amendment 1: Add to **Section 1.2** a statement that the ZBL is intended to be interpreted as prohibitive vs. permissive.

Amendment 2: A correction to the definition of lot lines in **Section 1.3**.

Amendments 3 & 4: Add Residential Zoning Districts to Sections 4.2.4 (Business and Commercial Use) and 4.2.5 (Industrial Use). These districts are not listed in the Use Tables right now.

D. Sullivan stated that the table is listed as R-1, R-2 and then R-1, R-2 again.

J. Aubin said that it should read as R-1, R-2, R-3, and R-4 and that will be corrected on the warrant.

D. Sullivan said okay.

Amendment 5: Correct a citation in **Section 6.4.7**.

Amendment 6: New language in **Sections 6.7.6.2 and 6.7.6.5** with regard to telecommunications facilities.

Amendment 7: Amendment to **Section 6.8**, Solar Photovoltaic Overlay District and **Section 6.8.5.1** specifically reintroducing the as-of-right provisions. This language was left out during the last ZBL update.

Amendment 8: Will require notice to everyone within 300 feet since the abutters would be notified if a special permit was required.

Amendment 9: Amendment to extend the review period from 60 days to 120 days in the Continuing Care Residency Campus Overlay District, **Section 6.11**.

Ch. Sullivan asked the audience if anyone was present to speak in favor or against the proposed amendments.

No one came forward to speak.

Discussion took place among the PB members. Permissive vs. prohibitive language was discussed.

J. Aubin stated under Massachusetts Law if the use is listed permissive in the By-laws it can be an allowed use, but if it is listed as prohibitive it is not an allowed use.

L. Dunn made a motion to close the public hearing (7:13 pm), J. Roach seconded, and it was unanimously approved.

J. Roach made a motion to endorse and submit the proposed ZBL amendments to the February 27, 2017 special town meeting, R. Bennett seconded, and it was unanimously approved.

Site Plan Application: 68 Woodland Avenue (Borrego Solar Systems)

AP 35, Lots 21-24 located in an Industrial Zoning District, the Solar Photovoltaic Overlay District, and partially within the Water Resource Protection District

J. Aubin advised the board that this site was previously reviewed for a similar application. Borrego Solar Systems has taken over the project from the previous applicant. This application does include a decommissioning estimate of \$307,929 which needs to be resolved for such a facility. The applicant needs to post surety to cover the cost of decommissioning in case the operator no longer exists and the town ends up having to remove the facility.

S. Foulkes asked if this is for the life of 20 years. She also asked if the Water Commissioner provided a response since this area borders the water resource protection district.

J. Aubin said a set of plans was provided and they were notified of the TRC meeting. The Planning Dept. has not received any comments from them for this application or the previous application.

Ch. Sullivan asked if Conservation provided a response.

J. Aubin said Conservation has an active file with this site.

Ch. Sullivan asked if the previous legal issue with this property has been resolved.

J. Aubin said Borrego Solar will be going before the ZBA for a special permit as required under the current By-laws.

Dean Smith, a registered civil engineer in the state of Massachusetts was present on behalf of Borrego Solar to discuss the application. He summarized the changes from the original applicant. Borrego Solar bought the project from TJA Solar and they are coming before the PB since their equipment and layout are slightly different than TJA Solar. At that time, there were 3 separate systems permitted, 2-MG (megawatt) AC systems in the northern part of the site and a third smaller system near the front of the property. Borrego Solar will be moving that system adjacent to the other systems. The entire field will be further from Woodland Avenue. The existing access will be utilized. A new ANR plan is being prepared to combine lot 21 with the lot in front so frontage will be provided. A surveyor will provide a new topo since some work has been done on the site. They will be staying out of the 50' area of the wetland resources. The NOI will be amended for the wetland buffers. They will be going before the ZBA since the parcel to the east is residentially zoned and owned by the Town of Seekonk. It is mostly conservation area and Borrego Solar will be asking for relief on the 50' setback to the residential zone since it's not property that can be developed as residential.

Ch. Sullivan asked if the town property has access to Woodland Avenue or if it is landlocked.

J. Aubin said there may be an easement that comes off Burnside and it may be isolated from Woodland.

Ch. Sullivan asked if it is listed as passive, active recreation or conservation. If it is not listed as restrictive, it could be used in the future depending on the access. He is concerned with the buffer area and thinks it should be maintained in case the town retains ownership and decides to do something in the future.

Mr. Smith advised the applicant will go before the ZBA for a special permit.

D. Sullivan asked how close to the border they will go.

Mr. Smith said the standard 20' setback.

S. Foulkes expressed her concern with the aquifer protection zone and suggests keeping as much buffer as possible.

Ch. Sullivan asked Mr. Smith if he received the Fire Department's request that the isles and roadways be at least 20' wide.

Mr. Smith said it was discussed that at the TRC with the Fire Chief and Captain. The array area will be surrounded by chain linked fence with barb wire and it required to be locked for security purposes at all times. There will be a locked gate that will be accessible by code for maintenance people and the FD.

S. Foulkes asked if cameras will be installed on the location.

Mr. Smith said some facilities do have cameras but he is not sure if this one will. He referred to the plans and discussed the landscape buffer, lighting, and possible noise. He explained the only noise generated is at the equipment area. Once you are away 150' the noise levels go back to the normal ambient noise level. The closest residence from the equipment pads is 722' away.

S. Foulkes asked if lighting would affect the residents.

Mr. Smith said that although a glare study has not been done, the nearest resident to any modular is 379' feet to the south and there is vegetation in that area.

L. Dunn asked about motion sensitive lights and how wildlife could trigger them.

Mr. Smith said the lighting have shields on them directing the light downward and the lighting is contained around the equipment pads. If wildlife does trigger the lights, it will only go on for a brief period of time.

L. Dunn asked about the fence.

Mr. Smith said the fence will be a 6' fence with 1' of barb wire for the total height of 7 ft. That is the minimum height that is required under the electrical code. If preferred, they could install a 7'-8' straight chain linked fence.

L. Dunn said she thought a fence would have to be 8' to keep the deer out.

Mr. Smith said he thinks the barbed wire will discourage them from jumping over the fence.

S. Foulkes asked when they anticipate to complete the survey.

Mr. Smith said they did some preliminary field work but they weren't able to obtain the topographic information. It is expected to be done in the next couple of weeks since it is needed for the NOI for Conservation.

S. Foulkes asked about landscaping.

Mr. Smith said the disturbed areas will be treated with a native grass mix.

S. Foulkes asked how high off the ground is the bottom of the panels.

Dean said the bottom is about 2 ½' off the ground.

L. Dunn requested a response be heard from the Water District.

J. Aubin said the PB can ask for that condition be on the decision.

S. Foulkes said she would like something in writing from the Water District.

J. Aubin said he will request a response from the Water District.

S. Foulkes asked Mr. Smith if he was familiar with any sites that reached the 20 year mark.

Mr. Smith said the land owner and developer have the option to decide. In 20 years, newer equipment and technology will become available. It would come down to a financial analysis. The system that is there would most likely be decommissioned and a new system would be constructed.

J. Aubin stated his required findings of fact:

- 1) Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- 2) That the submitted site plan meets the requirements of **Section 6.8 Solar Photovoltaic Overlay District** and specifically **Sections 6.8.6**
- 3) That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws**

J. Aubin stated the proposed conditions are as follows:

- 1) Submission of an Emergency Response plan for the facility to the Fire Department and Town Planner in accordance with **Section 6.8.7.1**.
- 2) Submission of an Operation and Maintenance plan for the facility to the Town Planner in accordance with **Section 6.8.8**
- 3) Submission of sign details documenting compliance with **Section 6.8.6(f)** to the Town Planner.
- 4) Submission of documentation of Utility Notification to the Town Planner in accordance with **Section 6.8.9**
- 5) Presentation to the Planning Board and acceptance thereof, at a future date, of the form and amount of financial surety as required by **Section 6.8.11**

- 6) Request a statement from the Water District as to their opposition or non-opposition to this application.
- 7) Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws.**

R. Bennett made a motion to approve the site plan application with conditions stated by the Town Planner, S. Foulkes seconded, and it was unanimously approved.

VOTE: 6-0

Site Plan Application: 68 Woodland Avenue (Office Building)

AP 35, Lot 30 located in an Industrial Zoning District, the Solar Photovoltaic Overlay District, and partially within the Water Resource Protection District

Chris Andrade from InSite Engineering was present on behalf of the applicant. He summarized the proposed 6,000 sq. ft. office building on an existing site. Most of the building will be for storing equipment and trucks with a small portion being an office for 3-4 employees. The area is fenced, most of the land is gravel and has a paved driveway. Six parking spaces are being proposed in the front.

J. Aubin asked if these trucks are already parked on site.

Chris Andrade said yes.

S. Foulkes asked if cameras will be used.

C. Andrade said he is not sure but there may be some type of security available.

L. Dunn asked why they suggested serviceberry trees be planted.

C. Andrade said they have used those in other industrial areas.

L. Dunn asked if black top will be around building.

C. Andrade said yes. They have discussed reducing the amount of blacktop but tractor trailers have to be able to maneuver the equipment.

J. Aubin said he is concerned with not providing a row of arborvitaes along the industrial residential zone line. The proposed trees will provide some shade and it is a barren landscape as is.

C. Andrade said they can plant a row of arborvitaes but did not know if it was necessary due to the grading of the property.

L. Dunn said she thinks that the arborvitaes may be a good idea due to the amount of impervious surface.

C. Andrade said currently the surface is gravel.

L. Dunn asked about drainable structures in the parking lot.

C. Andrade said the highest point on the parking lot is at the front corner and the grade provides a 1% slope all the way to the back. It is called a paved waterway.

J. Roach asked if hazardous materials will be stored on site.

C. Andrade said no only vehicles and equipment will be stored.

J. Aubin asked if it is their intent to request a waiver from stormwater management review.

C. Andrade said yes since the site is preexisting.

J. Aubin asked for the status of the wastewater treatment system.

C. Andrade said that is being prepared by another company.

J. Aubin recommends any approval the board may grant would be subject to final approval of the wastewater treatment system.

L. Dunn asked if Conservation reviewed the plans.

Ch. Sullivan said the Conservation Agent provided a memo stating the wetlands are not being impacted and the proposed work is outside the wetland buffers and setbacks.

JA stated the proposed findings of facts:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws**

JA recommend the Planning Board consider the following conditions on any approval:

- 1) Final approval of the proposed waste water treatment system by the Seekonk Board of Health;
- 2) A waiver of the submission of the stormwater management review, however, the applicant will submit a copy of the stormwater calculations to the Planning Board.

- 3) Addition of a tree planting detail and establishment/maintenance notes to the final plans
- 4) Addition of a detail for the intended screening for the trash area as required by Section 8.4.5.6
- 5) Provision of a manufacture's cut-sheet or other documentation showing the anticipated light wash and documenting the use of 90 degree cut-offs as required by Section 8.5.3.
- 6) Provision of documentation that no work will result in the removal of soil, loam, sand or gravel within 4' of the historical high groundwater on the site
- 7) All activities on site shall comply with the provisions of Section 6.4 Water Resource Protection Overlay District as applicable, nothing herein shall be deemed to grant a waiver or variance from the provisions contained therein.
- 8) Resolution of any outstanding comments generated by the staff and from TRC review and submission of a final plan addressing all issues generated by the staff and Planning Board reviews of the application.
- 9) Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws.**

J. Roach made a motion to approve the site plan application with conditions stated by the Town Planner, S. Foulkes seconded, and it was unanimously approved.

VOTE: 6-0

A 5 minute recess was requested

The meeting reopened at 8:20 pm

Discussion: Status of Pine Hill Estates Subdivision (Jacoby Way)

Andrea Vasick, 7 Jacoby Way, spoke on their behalf of the residents and expressed some of their concerns regarding the biorention areas in Pine Hill Estates. They are holding between 2-3 ft. of standing water and they are concerned for their children's safety, it is a mosquito breeding ground, 2 vehicles have backed into the area, and it is a hazard for plows. Vegetation was supposed to be planted in the biorention area, but nothing can grow due to the water. It is their understanding that Seekonk holds a bond on lot 1 which has been foreclosed and sold. They are asking for guidance from the town since the residents are supposed to be responsible once the HOA takes effect.

J. Aubin summarized the subdivision process, as well as the acceptance of the roadway. He has been speaking with the residents regarding the biorention area. He has requested a remediation plan from the developer but has not received one. Mr. Najas has indicated that his intent is to request roadway acceptance this spring. Mr. Najas is aware that the biorention area in the middle of the cul-de-sac is an issue and Mr. Aubin would not recommend acceptance in its current state.

He has contacted Town counsel regarding the foreclosure. The town's interest stands in front of everyone else. If the property is sold or transferred, the outstanding amount of that covenant

(approx. \$8,000) for the final cleanup and resolution of any additional issues would have to be resolved with the town when someone closes on the property. Mr. Aubin said the issues with the bio retention area in the cul-de-sac were previously noted, however, from what the residents mentioned this evening is the detention basin that is essentially handling the main stormwater flow as well. Now that the PB has received formal notification, it will be brought to the design engineer and developer's attention. These issues need to be resolved before the street can be accepted at town meeting.

Ms. Vasick asked if a public hearing is required if the developer wishes to move forward for road acceptance.

J. Aubin said the language in regard to the acceptance of the stormwater management system is not as clear as it could be in the Seekonk Subdivision Rules and Regulations. His recommendation would be not accept the roadway unless the stormwater drainage system is operating functionally.

Ms. Vasick said that her concern is the acceptance of the street without the stormwater drainage working. She asked what, if any, steps can be taken prior to the street acceptance process.

J. Aubin said at this time the developer has to come forward to ask for acceptance but the board does have rights under the covenant to take action when they get to that point. Due to the time of year, unfortunately, we have to wait until the spring for the next step to take place.

Ch. Sullivan recommends the board ask town counsel's recommendation on how to proceed from here regarding the foreclosure process.

S. Foulkes asked if the design engineer of the bio retention area has reviewed the current draining.

J. Aubin said he has spoken to GPI in regard to the middle of the cul-de-sac but not the operation of the detention basin. He will also speak with DPW.

Ms. Vasick said they will check in monthly for an update.

J. Roach asked if we will have this discussion on next month's agenda.

J. Aubin said it will be dependent on the response of Town Counsel.

Continued Discussion: Update Logan Court (off Onley Street)

J. Aubin received a memo and advised an executive session may be needed due to attorney involvement. He will request Town Counsel to meet on or before next PB meeting (3/14/17).

Mr. O'Loughlin from 1 Logan Court said he is waiting for answers on his previously asked questions.

Ch. Sullivan said the liability questions cannot be answered at this time due to attorney involvement.

Mr. O'Loughlin asked if the swale on Logan court is an easement with town.

J. Aubin said he believes so but he would have to double check. He believes the town has an easement over it but ultimately it will be owned by the HOA. Typically the town will hold an easement over it in the event the HOA disappears, doesn't form, or doesn't perform the required maintenance. If that happens, the town can complete the work at the homeowner's costs. That is the general approach of why the town would take a drainage easement with the HOA.

Mr. O'Loughlin said he sees a lot of problems with it. They received an engineer's report last month and he has not received any answers in regard to his observation of the swale.

Ch. Sullivan said it is not appropriate to discuss this at this time due to pending litigation.

J. Aubin said if Mr. O'Loughlin has specific questions he can pass them onto the engineering firm, but the board will not be able to address these questions without having counsel present.

Mr. O'Loughlin had requested to be present when the engineer came to Logan Court so he could understand what he was talking about but he was not contacted. He had an engineer look at the ponding in his yard and he has reservations that InSite's design will solve the problem. If the stormwater design does not alleviate our problems (unable to hear).

J. Aubin said similar to what they were discussing with the residents of Jacoby Way, the acceptance process is designed to be the final resolution of these issues. We have been trying to resolve these issues for several months, and unfortunately, we are not where we would like to be, but we do know that Cardi is going to do the final paving. He does not recommend acceptance of the public improvement (drainage improvements and street). Due to the time of year we are subject to what can be resolved. He said if Mr. O'Loughlin has questions regarding Tibbets Engineering report that he has, to please forward them to Mr. Aubin and he can forward them onto them. But the board is not in a position to openly discuss this without notifying the developer or residents in the development.

Mr. O'Loughlin said they have been coming before the board for seven months and he does not feel that the board is listening and doesn't see work...He understands nothing can be done at this time of year.

R. Bennett said there has been progress.

Mr. O'Loughlin said as far as some of his questions, they are not being answered.

Ch. Sullivan said the board is limited to what they can say or do under the advice of counsel. The board understands his situation and hears him, but there is process that must be followed.

L. Dunn asked about the time frame.

Ch. Sullivan said due to the time of year, they need to wait until spring for them to begin work again.

Mr. O'Loughlin said the road edge has started to chip away and what happens if the final coat goes over the chipped layer.

Ch. Sullivan recommends Mr. O'Loughlin send a letter to Mr. Aubin and request that it be forwarded to Tibbetts Engineering to answer questions.

Mr. O'Loughlin said ok.

Site Plan Application: 1110 Fall River Avenue (At Home)

AP 7, Lot 349 located in a Highway Business zoning district and the Economic Development Overlay District

J. Aubin said this site plan application is for the reuse of Sam's Club on Fall River Avenue. It is an existing retail facility with existing parking, lighting and landscaping. They will be re-facing the building and doing some upgrades to the parking lot.

Mr. Dane Ridenour, the architect presenting the site plan for At Home, LLC, said the scope of site work is minimal. They are using the existing lighting, paving (striping may be refreshed and reseal the parking lot), sidewalk changes and the building will have a center entry.

S. Foulkes asked if At Home has any affiliation with Sam's Club.

Mr. Ridenour said there is no affiliation.

Ch. Sullivan asked if they leased or bought the building.

Mr. Ridenour said he believes it is a lease agreement.

L. Dunn asked if more parking spaces were being added.

Mr. Ridenour explained that additional spaces are not being added, however, Sam's Club had 20 parking carrels and At Home will only have 4 carrels.

L. Dunn asked if they could add trees for shade.

Landscaping opportunities were discussed.

Mr. Ridenour described the store as a warehouse showroom with products on shelves, mostly décor, artwork, some furniture and outdoor furniture. At Home calls themselves a home décor superstore.

L. Dunn asked about staffing.

Mr. Ridenour said approximately 20 staff at one time.

J. Roach asked if At Home is predominately located in the south and if they will be expanding nationwide.

Mr. Ridenour said they are originally out of Texas. Currently, all distribution is out of Texas as well. They have current projects in PA, OH, IL, and WI. They are also converting the Sam's Club in Warwick.

R. Bennett asked how much the criteria has changed for landscaping and lighting since Sam's Club was originally built and if it is reasonable to ask for certain updates to be included in this project.

Ch. Sullivan said if the percentage of change applies to this project. There are not structural changes being made just façade changes.

J. Aubin said this application is a change of tenant vs. a change of use.

R. Bennett said he shares L. Dunn's concern regarding the landscaping. He suggests taking steps in this direction.

Ch. Sullivan said the board can put a condition on the decision. The applicant can work with the Town Planner to maximize shade trees.

J. Aubin stated this site plan application will also be discussed at the TRC meeting that is scheduled on February 23, 2017.

J. Aubin stated the findings of fact:

- 1) Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- 2) That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws**

J. Aubin recommend the Planning Board consider the following conditions on any approval they may consider:

1. The 911 address of the building shall be prominently displayed on both the building and any additional signage for the proposed use, such as on the pylon sign for the plaza.

2. Resolution of any outstanding comments generated by the staff and submission of a final plan addressing all issues generated by the staff and Planning Board reviews of the application.
3. The applicant will work with the Town Planner to maximize shade trees in the process of upgrading the landscaping of the site.
4. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws.**

R. Bennett made a motion to approve the site plan application with the conditions stated by the Town Planner, L. Dunn seconded, and it was unanimously approved.

VOTE: 6-0

Monthly Department Update

J. Aubin summarized Planning Department's monthly report. The update included:

- Subdivisions: ANR 400 North Wheaton, Curt Street (home construction), Brady Estates and Stone Ridge Estates (working with developers in regard to process and materials), Caleb Estates (discussed tonight), Pine Hill Estates (discussed tonight), and Madison Court (paving in spring), Farmland Estates (under construction).
- Site Plans: 1977 Fall River Avenue (Fed Ex, waiting on MEPA), 1110 Fall River Avenue (At Home, heard the application tonight), 7 Commerce Way (proposed medical office use), 68 Woodland Avenue (Solar Photovoltaic and office building, heard tonight).
- Work session should be scheduled to discuss the Rules and Regulations. Mr. Aubin will ask Town Counsel be present.
- The ZBL: The public hearing was heard tonight and will go before Special Town Meeting which is scheduled for February 27, 2017.
- The Town By-laws will also be heard at the Special Town Meeting.
- The EDC will meet this month. Mr. Aubin asked the PB for authorization to move forward in requesting a \$12,500 grant from SRPEDD for an Economic Development Guide which goes along with the Community Compact the town recently joined with the Governor's office. We will also be receiving \$12,500 from them for a \$25,000 total grant application to put together an Economic Development Guide.

R. Bennett made a motion to apply for the grant, L. Dunn seconded and it was unanimously approved.

VOTE: 6-0

Ch. Sullivan asked the board to discuss the lack of response from Town Counsel in regard to 400 North Wheaton Avenue and Caleb Estates. He suggests a letter be forwarded to the TA and BOS expressing their displeasure with the lack and/or delay in their responsiveness.

R. Bennett agrees that they are not responding to the PB's request in a timely manner.

Ch. Sullivan said he is concerned with having an issue between the PB and legal since there are issues that need to be addressed. He asked for a motion if whether or not the letter should be written.

R. Bennett made a motion to write a letter to the BOS and TA expressing the PB's concerns with the delay in legal counsel response, SF seconded, and it was unanimously approved.

S. Foulkes said if a letter is not forwarded they will not be aware of the situation. She is concerned with the amount of issues occurring in some of the subdivisions and the PB needs legal opinion.

J. Roach asked if there is a level of commitment in the contract.

Ch. Sullivan asked J. Aubin if he could follow up with that request as well.

J. Roach asked how long the appointments are typically for.

Ch. Sullivan said it is a yearly appointment.

VOTE: 6-0

S. Foulkes and Ch. Sullivan asked J. Aubin if he could discuss with Town Counsel the process of the COGS and if the PB has the option to deny an application under the Subdivision Control Law for being in noncompliance with their taxes. Ch. Sullivan also asked how the BOS handle those who are not in compliance with their taxes when applying/renewing their licenses.

S. Foulkes made motion for Mr. Aubin to create a letter to BOS for their policy on applicants that are not in good standing with taxes and what instances can a denial be made, L. Dunn seconded and it was unanimously approved.

VOTE: 6-0

Correspondence

Fire Chief provided memo that was presented at the last PB meeting.

Discussion: SRPEDD & CPC Update OPEN Space group

Next meeting for Open Space group will be held at 7:00 p.m. on February 23, 2017.

J. Roach advised the board that the last SRPEDD meeting was held on January 25th. There was a presentation by Warren Environmental, Inc., a small business out of Middleboro, who are now

going global. Their niche is sewerage and pipe treatments. They spray pipes to seal them which eliminates having to replace the entire pipe. It appears to be affective and may be a possible initiative down the road.

He also advised there was a seminar that was held for the marijuana laws (but he was not a part of that meeting).

J. Aubin said he has spoken with Chief Mace. Some of his detectives and/or captains have attended and gathered some sample By-laws.

The minutes of SRPEDD was discussed. It was suggested a copy be obtained and distributed to the PB going forward.

Adjournment

L. Dunn made a motion to adjourn the meeting; R. Bennett seconded, and it was unanimously approved.

The meeting was adjourned at 9:37 p.m.

Respectfully Submitted by,

Kristen L'Heureux