



Planning Board
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To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: December 3, 2010

DEFINITIVE PLAN REVIEW
Madison Estates – Plat 24, Lot(s) 668 – Read Street

Summary: The applicant has submitted an Application for Approval of Definitive Plan for a Conservation Subdivision. Action is required by the 10/12/10 meeting.

Findings of Fact:

Existing Conditions

- Lots 668 is a 19.78 acre wooded piece of land with some wetlands and utility easements upon it. The property is in an R-4 Zoning District.
- Proposed development was originally Eastwood Estates; Courts required entrance to be moved east to its current location.

Proposal:

- Create 8 house lots, all $\pm 20K$ sq. ft., on a $\pm 827\phi$ public road ending in a cul-de-sac (Madison Court).
- Individual septic systems and public water will service the lots.
- LID stormwater design incorporated including pocket wetlands, infiltration basins and grassed swales.
- Disturbed areas (areas not left in natural state) will equal 24.6%, which is less than the 25% maximum required; Open space areas will equal 75.4%, which is greater than the 40% minimum required. Sufficient amount uplands exist within the proposed open space.

Waivers:

- Sidewalks on one side of the street (required on both sides)
- Length of dead end street - $\pm 827\phi$ (maximum 720ϕ in an R-2 zone)

Recommendations:

The Board's consulting engineer has reviewed the plans/drainage report and the applicant's engineer has satisfactorily addressed all of their comments. This office recommends approval subject to the following conditions:

1. The Preliminary Plan approval stated that sidewalks were to be placed on one-side of the street; Sidewalks are to be constructed along the northwest side of Madison Court,

running counter-clockwise around the cul-de-sac terminating at the boundary of lots 7 & 8. The plan should be revised to comply with the Preliminary Plan Decision prior to endorsement.

2. Appropriate documentation shall be submitted for the establishment of a homeowner's association, associated drainage easement and open space restriction on the open space land. These documents shall be submitted prior to endorsement and recorded along with the subdivision.
3. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
 - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
 - b. The infiltration structure(s) on the lot will intercept runoff from the entire building roof area.
 - c. Each infiltration structure is designed to provide at least 2 feet of separation from bottom of stone to seasonal high groundwater and bedrock or other impermeable substratum. If structure locations differ from the subdivision plans, additional test pit data should be provided as needed to document these conditions.
 - d. Each infiltration structure is designed to provide required separation from septic systems and other features as stipulated by the most recent version of the Massachusetts Stormwater Handbook, Volume 1, Table RR.
 - e. The development of the individual lot will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.
 - f. Condition 3, along with a-e above, shall be placed on the approved subdivision plan prior to endorsement.