



# Planning Board

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

## MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: October 19, 2010

Re: Girard Estates ó AbuttersøConcerns

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Abutters to Girard Estates from Wildflower Drive and Chestnut Street have submitted a request to have a discussion with the Planning Board regarding amendments to the originally approved plans and the open space (buffer zone) that was on the originally submitted and approved plans. This request is result of lot 3, within Girard Estates, recently being cleared for development. Below is a timeline of the actions taken by the Board thus far (see attached backup documentation):

1. 12/12/06 - 8-lot subdivision approved, showing buffer zone along rear of lots 1-5. Open space within buffer zone totaled 45% of total site.
2. 12/11/07 - Amendment to plan approved, showing 50% open space. No public hearing deemed necessary, after consultation with SRPEDD, because no changes to the road, drainage system, or lot lines. 50% open space requirement within DEPø standards (310 CMR 15.292) that shared septic systems are only allowed within cluster subdivisions. Where no cluster regulations exist (no such town regulations existed at the time), 50% of site must be preserved open space.
3. 10/30/09 ó Letter from DEP removing the restrictive covenant requirement for open space that was originally approved by DEP.
4. 1/7/10 ó Request from developer of Girard Estates that condition of Boardø approval requiring a split rail fence, which was to demarcate open space, be removed since DEP removed open space requirement.
5. 3/2/10 ó Amendment to plan approved, removing condition requiring split rail fence. No public hearing deemed necessary, using same rationale for 12/11/07 amendment.
6. 12/12/10 ó Request received from abutters to Girard Estates to have discussion of these matters.

Upon visiting the site, after this request was received, it was evident that newer evergreens and deciduous shrubs have been planted along the rear of lot 3. It should also be noted that a strip of land, 30øwide, owned by the Land Trust lies between the properties within Girard Estates and those on Wildflower Drive.