



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1 -508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: October 6, 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.
- Detention area with grassed swales and subsurface drainage lines proposed.
- 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:

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.
2. Appropriate documentation shall be submitted for the establishment of a homeowner's

homeowner's association, associated drainage easement and open space restriction on the open space land. These documents shall be recorded along with the subdivision.

3. That the design engineer certify to a reasonable degree of engineering certainty that all grading on house lots within the subdivision be done substantially in compliance with the approved plans. Said certification shall be provided in writing to the Planning Department as initial building permits are sought for the individual house lots.

4. That a positive recommendation be received by the Board's consulting engineer.