

***TOWN OF SEEKONK***  
***Planning Board***

**MEMORANDUM**

**To:** The Planning Board

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

**Date:** February 14, 2011

**Re:** Recommendation to ZBA on Tall Pines Variance Request

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The applicant for the Tall Pines subdivision has requested a variance from the Conservation Subdivision Design Zoning Bylaw (section 25) in order to disturb more than 25% of the lot that lies within Seekonk. The proposal indicates that 35% of the land within the Town would be disturbed. However, when factoring in the land owned by the applicant in Pawtucket, adjacent to the subject property, the total disturbance does not exceed 25%.

The purpose statement of the Conservation Subdivision bylaw does state the bylaw is to perpetuate the appearance of Seekonk's traditional New England natural landscape. Furthermore, any conservation restriction on the land within Pawtucket would not be enforceable by the Town or the State of MA. And finally, the proposed areas to be left in its natural state on the original plan would provide for buffers between several of the lots, which might better serve future property owners since the lot sizes are reduced to  $\pm 20K$  sq. ft.