



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: February 23, 2011

APPROVAL NOT REQUIRED REVIEW

DeCastro (Olney St. Estates) – Plat 6, Lot(s) 40 – 160 Olney Street

Summary: The applicant has submitted a request for an Endorsement of a Plan Believed Not to Require Approval.

Findings of Fact:

Existing Conditions

- Lot 40 is a 7.3 acre piece of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-2 Zoning District.

Proposed Lot Amendments:

- Divide off 6.8 acres of back land with insufficient frontage, which is labeled as a non-buildable lot under current zoning on plan (will have road constructed as part of Olney St. Estates subdivision).
- Leave a 22,503 sq ft lot with 136' of frontage (120' min required) as a buildable lot along Olney Street, which is an accepted way. Vital access to the lot exists as existing dwelling is on the lot. This will allow a house to be built on a lot before the subdivision is approved.

Recommendation:

This application meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.