



**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: March 24, 2011

Re: Banna Estates-Partial Covenant Release

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Currently there are covenants on 4 lots in the Banna Estates subdivision. The applicant wishes to release the covenants on 3 lots, leaving a covenant on one lot (lot 8) for the outstanding items to be completed within the subdivision. Remaining work includes fixing two areas on the roads where ponding has occurred, installation of bounds and delivery of as-builts (estimated cost of  $\pm$ \$19000). All previous tasks, including top course application and street tree installation, have been approved by our inspectors and DPW. Since lots are selling for \$150,000, a covenant on one lot should be sufficient to cover the remaining construction. Therefore, staff recommends approving this partial covenant release request for the remaining work, set to expire on June 15, 2011.