



# 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: September 26, 2011

## SITE PLAN REVIEW CVS – 1475 Newman Ave (Baker's Corners)

**Summary:** The applicant has submitted a request for Site Plan Review.

### Findings of Fact:

#### Existing Conditions

- A Stop & Shop containing a CVS with associated parking and detention basin exist.

#### Proposal:

- Construct a 12,900 sf free-standing CVS store and a 9,128 sf addition to existing super-market.
- **Section 10.6.1 - Parking**-301 parking spaces are proposed (301 maximum allowed), 29 of which are new; **10.6.2 - Drainage**-Rear of new CVS and addition to drain to existing detention basin, sized for 100-year storm; front of CVS to drain to new bio-retention swale/basin along front of property with emergency overflow connected to Newman Avenue drainage system; **10.6.3 - Landscaping**-A 10' landscaped buffer around CVS portion of site exists proposed (10' required); 47% shading of parking areas proposed (30% required); **10.6.4-Lighting**-2.0 footcandle minimum for all parking spaces met; **10.6.5-Drive-thrus**-Facility proposed meets 4 stacking space minimum for pharmacies; **10.6.6**-Architectural designs submitted, which appears to complement existing buildings in the vicinity.

#### Waivers Required:

- None

### Recommendation:

All standards of the Site Plan Review section of the zoning bylaws are met and no waivers are required. The Board's consulting engineer, DiPrete Engineering, has reviewed the proposal and all comments have been addressed. Additionally, the Fire Department and DPW have reviewed the proposal and all comments have been addressed as well. Therefore, it is recommended that an approval of the CVS site plan, latest revision date of 9/9/11, be given.