



**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: December 2, 2011

**DEFINITIVE PLAN REVIEW**  
**Caleb Estates – Plat 6, Lot(s) 40 – 160 Olney St.**

**Summary:** The applicant has submitted a Definitive Plan application for a conventional subdivision.

**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.

Proposal:

- Create 4 house lots, each  $\pm 3K$  sq. ft., on an  $\pm 627'$  public road, 24' wide, ending in a hammerhead with a sidewalk on the north side of the road and an LID drainage system consisting of a bio-filter swale along the south side of the road, which will lead to an infiltration pond and into a created wetland.
- Individual septic systems and public water will service the lots.

Departmental Comments

- The Conservation Commission issued their approval of the subdivision on 11/21/11.
- The Water District issued their approval of the subdivision on 11/3/11.
- David Nyman from CEI, Planning Board/Conservation Commission reviewing engineer, indicated on 11/11/11 that all items have been satisfactorily addressed.
- Fire Chief indicated on 8/25/11 acceptance of hammerhead, as required by section 7.2.4.2 of the Subdivision Rules and Regulations for alternative designs for turnabouts.
- DPW Supt. indicated on 8/23/11 preferences for hammerhead over cul-de-sac and open drainage channels (swales) over closed drainage system (pipes).
- Health Agent indicated on 5/19/11 that review not conducted since review fee not received although Agent indicated orally that all perc tests have passed.
- School Transportation Director indicated on 4/4/11 that a bus stop could be placed at Caleb Estates.

**Waivers:**

- Section 8.7 – Sidewalks proposed on only one side & only 4' in width

- Appendix III – Typical Cross Section – No 4' separation between berm and sidewalk provided
- Section 7.4.1 – Infiltration pond and swales on lots not owned by homeowners association
- Section 5.3.17.1 – Elevations based on assumed datum not Town of Seekonk datum
- Section 7.2.3.4 – Roadway is pitched toward swale (super-elevated) instead of being crowned
- Section 7.4.4 – No easement will be provided at the end of the street for future main tie-ins since the road cannot be extended due to wetlands

**Recommendation:**

The Planning Board had previously determined that a sidewalk on one side of the proposed street was acceptable. To accommodate the swale within the ROW, a 4' sidewalk, which is ADA compliant, backing up to the berm is necessary. The swale and infiltration pond will be visible from the street and the pond will be surrounded by a split-rail fence. The super-elevation of the road allows for the LID drainage system as opposed to a closed drainage system. No future main tie-ins will occur at the end of the road due to wetlands at the rear of the property. These waivers appear justified and therefore should be granted. The applicant has not provided a response from the Town Engineer on the waiver from section 5.3.17.1.

Additionally, the Definitive Plan, latest revision date of 11/10/11 and the Drainage Analysis and Stormwater Management Narrative, latest revision date of 10/25/11, along with the requested waivers, appears to meet the standards in the Subdivision Rules and Regulations and should be approved subject to the following conditions:

1. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit to the Planning Department a lot site plan and supporting information documenting that the grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans and that the development of the individual lot will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Definitive Subdivision Plan. The lot plan should illustrate the placement and details of these measures.
2. Prior to issuance of a building permit for each lot, the lot owner/developer shall provide the Planning Department with site specific soils data and a roof drainage system design meeting the design requirements shown on the drawings, including the required separation from seasonal high groundwater. Prior to the issuance of certificate of occupancy from the Building Department, a record plan indicating as-built conditions of the roof drainage system design shall also be submitted to the Planning Department.
3. Appropriate documentation shall be submitted to the Planning Board for the establishment of a homeowner's association, associated drainage easements, and a sight line easement which shall be sufficient in width to allow a clear sight line across the front of the ANR lot. These documents shall be submitted prior to endorsement and recorded along with the Subdivision Plans.
4. The performance of the channels and outlets should be monitored by the developer for at least two years following placement into service, with action by the developer if erosion or sedimentation results from operation of this system.

5. A copy of the USEPA NPDES Construction General Permit Notice of Intent and associated Stormwater Pollution Prevention Plan shall be furnished to the Planning Department prior to the initiation of construction.
6. A justification from the Town Engineer for the waiver of section 5.3.17.1 shall be provided by the applicant or the standard of said section shall be met.