



**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: March 6, 2012

**APPROVAL NOT REQUIRED REVIEW**  
**Najas - Plat 7, Lot(s) 37 & 40 – 167 School St.**

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

**Findings of Fact:**

Existing Conditions

- Lots 37 & 40 contain 14.65 acres of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-3 Zoning District.

Proposed Lot Amendments:

- Amend 3 previously approved ANR lots, one new frontage lot, one lot with an existing dwelling and one lot for the Orchard Estates subdivision, which previously received Preliminary Plan approval for 8 lots and has yet to be reviewed for a Definitive Plan approval.
- All lots will have the requisite amount of frontage (150'). Vital access to the lots exist and all lots will front on School or Leavitt, which are accepted ways.

**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.