



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 24, Lot(s) 73 & 394 – 524 Newman Ave.

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

Findings of Fact:

Existing Conditions

- Lots 73 & 294 contain 10.93 acres of land with an existing dwelling and a wooded area to the rear. The property is in an R-2 Zoning District.

Proposed Lot Amendments:

- Divide off one lot with the existing dwelling and the second for a 10 lot subdivision, Pine Hill Estates, for which a Preliminary Plan has been submitted.
- The lot with the existing dwelling will have the requisite amount of frontage (120'). Vital access to the lot exists and it will front on Newman Ave., which is an accepted way.

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.