



**Planning Board**  
100 PECK STREET  
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To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: March 6, 2012

**PRELIMINARY PLAN REVIEW**  
**Pine Hill Estates – Plat 24, Lot(s) 73 & 394 (524 Newman Ave.)**

**Summary:** The applicant has submitted an Application for Approval of Preliminary Plan for a Conservation Subdivision.

**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.

Proposal:

- Create 10 new house lots, all >15K sq. ft., on an ±500' public road ending in a cul-de-sac (Jacoby Way).
- Second plan submitted, Affordable Concept, showing two additional lots to be deeded affordable, for a total of 12 new house lots.
- Individual septic systems and public water will service the lots.
- Infiltration pond proposed for the drainage system.
- Percentage of disturbed areas (areas not left in natural state) is 24.89% (25% max); Open space areas will equal 57.36%, which is greater than the 40% minimum required. Wetland percentage of open space does not exceed wetland percentage of site.

**Waivers:**

- Sidewalks on one side

**Recommendations:**

The Planning Board recently applied for and received Technical Assistance from SRPEDD to draft an inclusionary housing bylaw, which would effectively allow additional lots to be constructed if deeded affordable. Therefore a zoning variance would be necessary for the additional lots at this time since no such bylaw currently exists. However, support should be given for such a variance since this concept is supported.

At this time, a conditional approval of the Affordable Concept plan could be given, subject to a variance being granted. If no variance is received than the Conservation Subdivision (Cluster) Plan could be approved. The approval should be based on the following conditions:

1. For the Affordable Concept Plan, the same calculation required for a Cluster Plan shall meet the requirements of the Conservation Subdivision Bylaw.
2. Maximum groundwater elevations shall be shown with the lowest floor elevations (lfe). Under section 4.4.2, the lfe of the proposed buildings shall be at least two (2) feet above the maximum groundwater elevation.