



**Planning Board**  
100 PECK STREET  
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To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: March 30, 2012

**DEFINITIVE PLAN REVIEW**  
**Orchard Estates – Plat 7, Lot(s) 37 & 40 (School & Leavitt Sts.)**

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

**Findings of Fact:**

Existing Conditions

- Lots 37 & 40 combined are 14.6 acres and contain one single-family dwelling at 167 School St. The property is in an R-3 Zoning District.

Proposal:

- Create 8 new house lots, all >15K sq. ft., on an  $\pm 400'$  public road ending in a cul-de-sac (Kellie Ann Court).
- Individual septic systems and public water will service the lots.
- A closed drainage system, leading to a Stormceptor and ultimately an infiltration basin is proposed as part of the drainage system.
- Percentage of disturbed areas (areas not left in natural state) is 24.6% (25% max); Open space areas will equal 68%, 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 (west side to easterly boundary of parcel 5)
- 16' width pavement around one-way cul-de-sac

**Recommendations:**

The Board's consulting engineer has reviewed the plans (see attached). In addition, MA Historical Commission has made a determination that no significant finds were made on this site (see attached). Said review was a condition of approval for the Preliminary Plan and was required to be submitted to the Planning Board prior to this Definitive Plan application being submitted.

The waivers appear justified as sidewalks on one-side and the 16' wide pavement around the cul-de-sac reduces the amount of impervious surface. Therefore, once all issues raised by the

Board's consulting engineer are satisfied, approval is recommended of the waivers and the Definitive Plan with the following conditions:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, deed restrictions on each lot indicating limits of disturbed areas, which shall be delineated by a split rail fence and stated in said deed restriction, associated drainage easements, and an open space restriction on the open space land. These documents shall be submitted prior to endorsement and recorded along with the subdivision.
2. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
  - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
  - b. The development of the individual lots will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.