



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: April 25, 2012

SITE PLAN REVIEW

140 Taunton Avenue (Ann & Hope Plaza) – Plat 20, Lot(s) 209 & 577

Summary: The applicant has submitted a request for Site Plan Review.

Findings of Fact:

Existing Conditions

- A shopping plaza containing several retail stores including Ann & Hope and Price-Rite and free-standing buildings including a bank and post office.

Proposal:

- Seeking footprint approval for a 4,500 sf retail pad site in parking lot and additions to either side of main plaza building totaling 19,650 sf.
- Landscaping to be installed for 62% shading of the recaptured/added parking spaces (30% required).
- A sidewalk is to be added between the plaza and Pleasant Street, which the applicant is responsible for maintaining.

Recommendation:

Additional parking spaces are not required as more than the requisite amount exists (327 required/559 proposed). Also, it does not appear that the lighting and drainage standards need to be met since this is a pre-existing site and no additional impervious surface will be created. More than the required amount of shade trees are being added and the sidewalk proposed is in conformance with the Rt. 44 Land Use Study recently adopted by connecting the adjacent residential neighborhood. Therefore, approval of this site plan should be granted.