



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: May 16, 2012

APPROVAL NOT REQUIRED REVIEW
Yaghjian - Plat 4, Lot(s) 31, 44 & 202 – 78 South Wheaton Ave.

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

Findings of Fact:

Existing Conditions

- Property contains 34.74 acres of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-4 Zoning District in the front and an R-2 Zoning District in the extreme rear.

Proposed Lot Amendments:

- Split property into three lots; Parcel 1 contains existing dwelling, Parcel 2 to be protected with an Agricultural Preservation Restriction, and Parcel 3 labeled as not a buildable lot due to lack of frontage.
- Parcel 1 will have 181' of frontage, which is the required amount. Vital access to the lot exists as a house currently exists on the lot and it will front on South Wheaton Ave., which is an accepted way. Due Parcels 2 & 3 not being built upon, frontage is not required.

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.