



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: June 26, 2012

Re: Orchard Estates – Surety Establishment

The applicant for Orchard has requested the establishment of surety to guarantee construction of said subdivision. The construction cost estimate, \pm \$330K, has been reviewed by the Board's inspector, GPI, and found to be an appropriate estimate of the proposed construction.

The method of surety proposed by the developer is a covenant over three (3) lots within the development, expiring in 4 months. Based on the average purchase price of other subdivision lots in town at \$125K, a covenant for 3 lots appears to be adequate to cover the construction costs. This office would recommend establishing a covenant for lots 1, 7, & 8 in Orchard Estates, expiring on November 10, 2012.