



**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 20, 2012

Re: Tall Pines – Surety Establishment

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The applicant for Tall Pines has requested the establishment of surety to guarantee construction of said subdivision. The construction cost estimate,  $\pm$ \$750K, 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 six (6) lots within the development, expiring in 3 months. Based on the average purchase price of other subdivision lots in town at \$125K, a covenant for 6 lots appears to be adequate to cover the construction costs. This office would recommend establishing a covenant for lots 5-10 in Tall Pines, expiring on October 10, 2012.