

Agenda

Town of Seekonk, MA Planning Board

10/8/13

6:30 PM

Seekonk Town Hall
BOS Meeting Room

Type of meeting: Planning Board Regular Meeting, Public Hearing, Executive Session

Agenda topics – More information on each item can be found on our website – www.seekonk-ma.gov under Departments>Planning>Agenda Items

6:30 PM

Executive Session

Executive Session to discuss strategy relating to pending litigation, known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF, which concerns the Jacob Hill Estates Subdivision and 16.9 acres of land located at 0 Taunton Avenue

Planning Board

Public Hearing

Definitive Subdivision: Jacob Hill Estates - Plat 17, Lot 79 – Off Jacob St and Taunton Ave

Applicant: Palmer River Development Co., LLC

Public Hearing

Definitive Subdivision: Summer Meadows – Plat 1, lot 271 (Warren Ave)

Applicant: Trebor Properties, LLC

Partial Covenant Release: Madison Estates

Applicant: Costa Development, LLC

Discussion: Planning Board packets

Planning Board

Correspondence:

Approval of Minutes: 10/8/13

Adjournment



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: November 4, 2013

DEFINITIVE PLAN REVIEW

Jacob Hill Estates – Plat 17, Lot(s) 79 – Off of Taunton Ave & Jacob St

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

Findings of Fact:

Existing Conditions

- Vacant wooded 16.9 acre lot zoned R-2/Mixed Use.

Proposal:

- Create 11 new house lots, all >15K sq. ft., on a ±859' public road ending in a cul-de-sac (Palmer River Rd). The yield plan indicates 9 developable lots are possible. The new incentive zoning provision is to be utilized here, which will designate one lot as affordable and one additional market rate lot will be granted as a density bonus for providing said affordable lot.
- Individual septic systems and public water will service the lots.
- Open space areas will equal 40%, (40% minimum required). Wetland percentage of open space does not exceed wetland percentage of site.
- Road to be 22' wide with sidewalks to increase distance of disturbance from large trees on property boundary to the north near Jacob St.

Waivers:

- Waivers as requested in 10/22/13 letter from Thompson Farland

Recommendations:

Public safety officials have agreed that Jacob St. is a better alternative than Taunton Ave. for access to this subdivision. In addition, they have also agreed that increasing the width of the road by 2' and adding sidewalks is adequate for public safety. The Board's consultant, CEI, is performing a review of the revised drainage calculations, which should be complete by the hearing date. Staff recommends the following conditions of approval:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, drainage easements, and an open space restriction on the open space land, which shall be delineated by a split rail fence. These documents shall be submitted prior to endorsement and recorded along with the subdivision.

2. The provisions of sections 25.10.1 (affordable unit amounts, size & distribution) and 25.10.1.4 (construction schedule) shall be adhered to, which would require that the 6th lot built upon shall contain the affordable unit.
3. 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.
4. The applicant will cut back 5' of brush in a northerly direction from the proposed road to increase the sight distance.
5. Runoff from the impervious surfaces of each individual lot will be required to be handled on the lots through stormwater management measures, such as roof infiltration systems and rain gardens. Said measures shall be submitted to and approved by the Planning Department prior to the issuance of building permits for each lot.
6. Anchored tarps shall be required to secure temporary soil stockpiles.
7. A satisfactory review shall be received from the Board's consultant, CEI, on the revised plan.
8. A positive recommendation shall be received from the BOH and prior to issuance of a building permit for lot 3, Board of Health approval shall be required indicating acceptable soils and groundwater conditions have been documented to support a soil absorption system and perc tests have been performed.

DEFINITIVE 11- LOT SUBDIVISION PLAN

JACOB HILL ESTATES

ASSESSORS MAP 17 PORTION OF LOT 79

SEEKONK, MASSACHUSETTS

— ZONING DATA —

DISTRICT: RESIDENTIAL-2

MINIMUM REQUIREMENTS (CONSERVATION SUBDIVISION)

LOT AREA	15,000 S.F.
LOT FRONTAGE	50 FT
FRONT YARD	20 FT
SIDE YARD	10 FT
REAR YARD	10 FT

OPEN SPACE REQUIREMENTS

40% OF PARCEL AREA REQUIRED
= 0.40 x 624,414 S.F. = 249,966 S.F. REQUIRED
250,097 S.F. PROVIDED

TOTAL WETLAND % OF ENTIRE SITE
= 172,372 S.F. / 624,414 S.F. = 27.6%

WETLAND % OF OPEN SPACE
= 69,126 S.F. / 250,097 S.F. = 27.6%

DISTURBED AREA OF TRACT

MAX DISTURBANCE ALLOWED = 25%
TOTAL PARCEL AREA = 624,414 S.F.
DISTURBED AREA = 196,757 S.F. = 31.5%

— I N D E X —

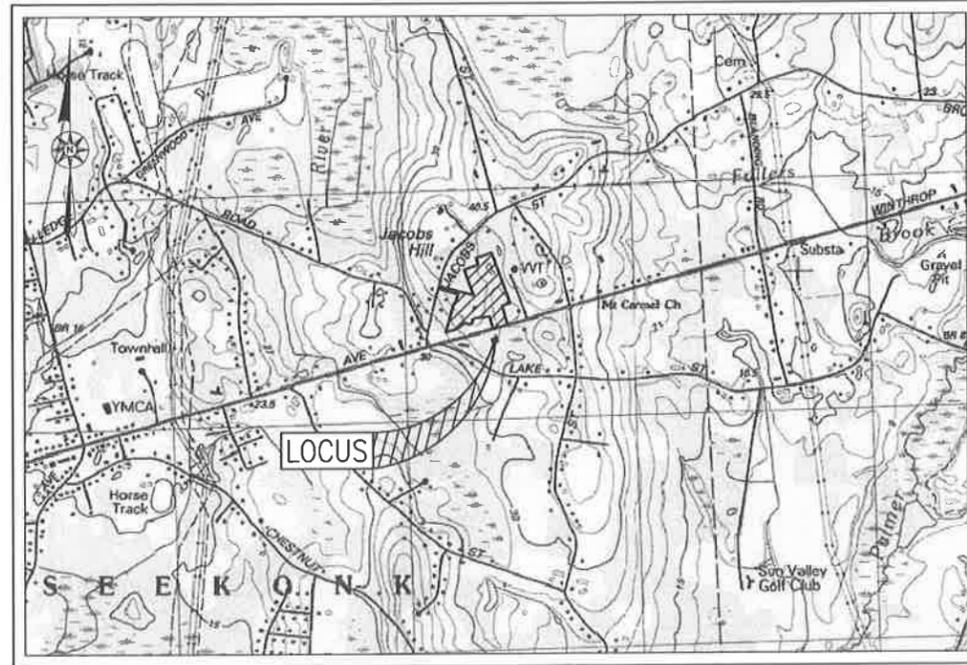
SHEET	DESCRIPTION
1	COVER
2-3	EXISTING CONDITIONS
4	LOTING INDEX
5-6	LOTING
7	GRADING & UTILITIES
8	EROSION & SEDIMENT CONTROL
9	PLAN & PROFILE
10	LANDSCAPE
11-13	DETAILS
14	CONSTRUCTION NOTES

— REQUESTED WAIVERS —

APPLICANT IS SEEKING A WAIVER FOR THE FOLLOWING:

SECTIONS SEEKONK SUBDIVISION RULES AND REGULATIONS

- (§6.3.20, §8.12) TO ALLOW PLANTING OF STREET TREES ON ONE SIDE OF THE ROADWAY IN LIEU OF BOTH
- (§6.8.1) EXCLUSION OF ENVIRONMENTAL IMPACT STATEMENT
- (§7.2.1.3) FOR THE BASH AT THE PROPERTY LINE INTERSECTION & CURB RAMP AT INTERSECTION OF STREET
- (§7.2.2.2) ROADWAY WIDTH FROM 24' TO 20'
- ROADWAY LOCATION - WAIVER TO SHIFT THE ROADWAY OFF THE CENTERLINE
- (§7.2.4.1) LENGTH OF DEAD-END STREET FROM 720' TO 780'
- (§7.3) TO ELIMINATE THE NEED FOR SIDEWALKS ON OTHER SIDE OF THE STREET.
- (§7.4.1) TO LOCATE THE BASH ON MULTIPLE LOTS IN A LOT OWNED BY THE HOMEOWNERS ASSOCIATION
- (§25.10.5) TO ALLOW 31.5% LAND DISTURBANCE IN LIEU OF 25%

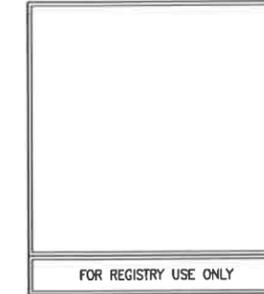


— AREA MAP —
SCALE: 1" = 1,000' ±

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

BRIAN J. MURPHY, P.L.S.

DATE



SEEKONK PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE:

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CONTOUR LINE	
	SPOT ELEVATION	
	EDGE OF PAVEMENT	
	CAPE COD BERM	
	WATER LINE	
	GAS LINE	
	ELECTRIC, TELEPHONE & CABLE	
	OVERHEAD WIRES	
	FENCE	
	HYDRANT	
	WATER GATE	
	GAS GATE	
	UTILITY POLE	
	CATCH BASIN	
	DRAIN MANHOLE	
	SIGN	
	CONCRETE BOUND	
	TEST HOLE	
	WETLAND FLAG	
	VERNAL POOL FLAG	
	SILT FENCE & HAYBALES	

RECORD OWNER:
ASSESSORS MAP 17 LOT 79
PALMER RIVER DEVELOPMENT CO., LLC
1960 FALL RIVER AVENUE
SEEKONK, MA
DEED BOOK 20558 PAGE 278

DETAIL NUMBER	DESCRIPTION
1	SAMPLE DETAIL
2	HOT TO SCALE
HANGER REFERENCES WHAT SHEET THE DETAIL IS ON	

REVISIONS

NO.	DATE	DESCRIPTION

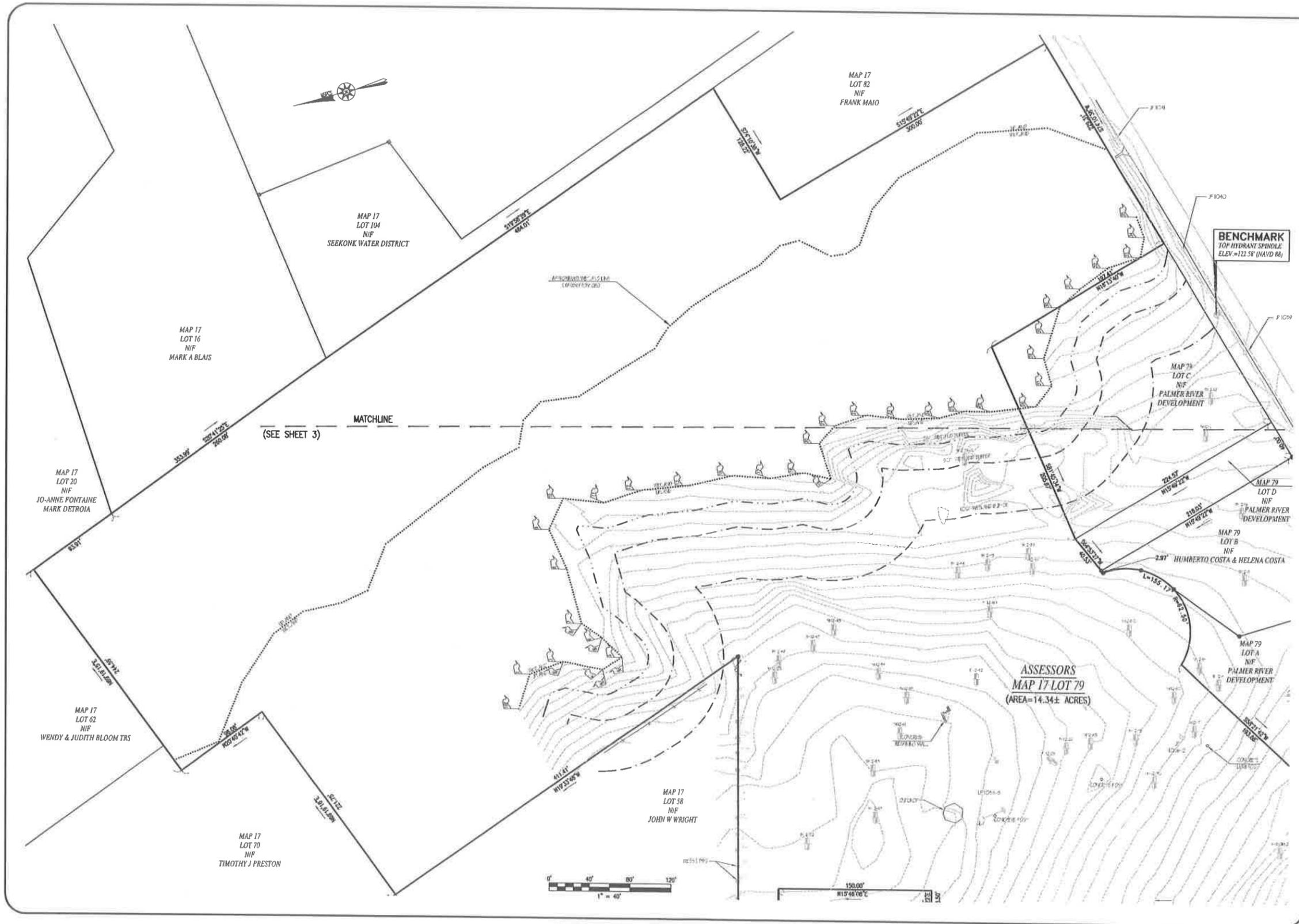
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DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEEKONK, MASSACHUSETTS
PALMER RIVER DEVELOPMENT
1960 FALL RIVER AVENUE
SEEKONK, MA 02771

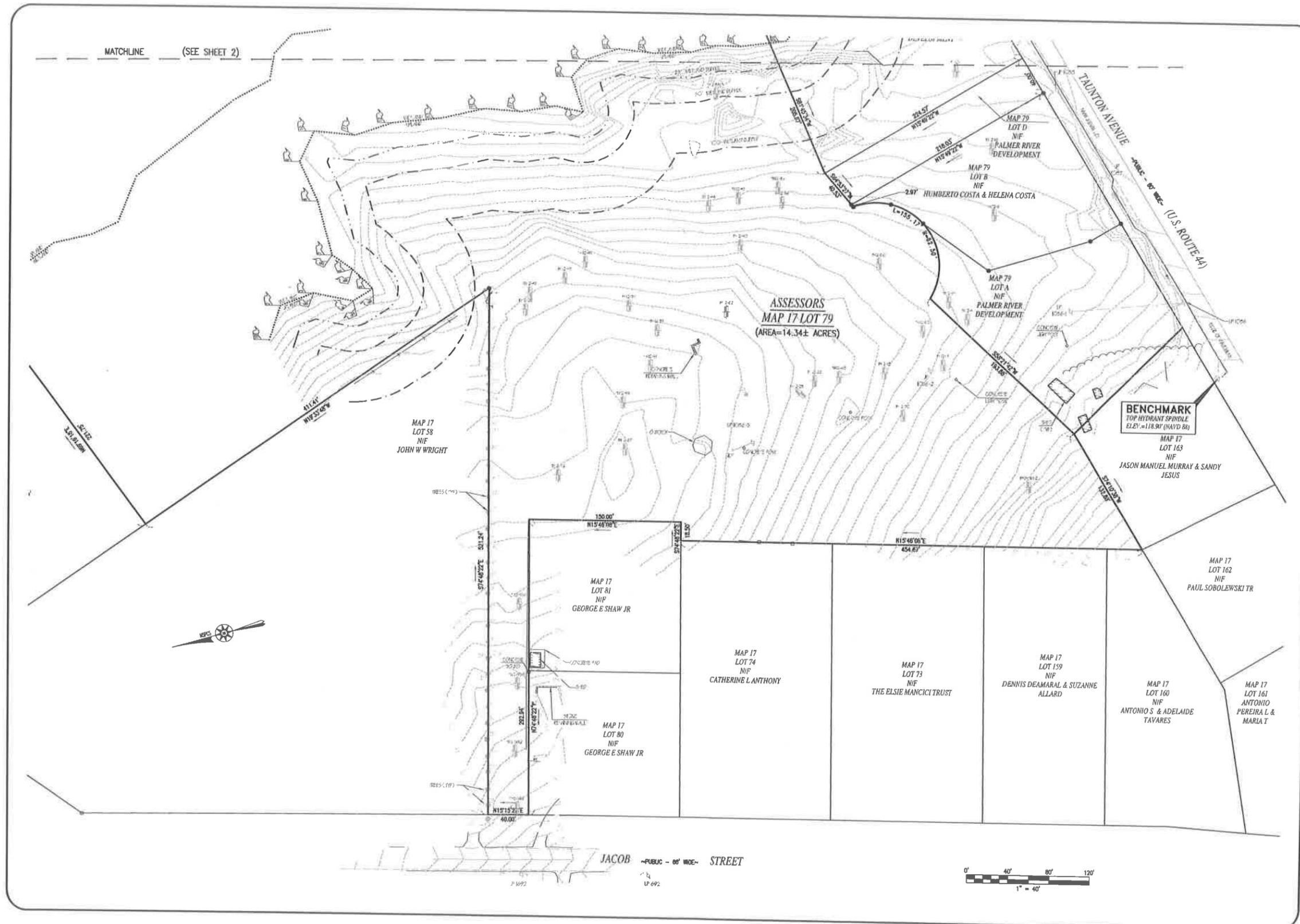
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DESIGNED BY: CAF
CHECKED BY: CAF/BJM

OCTOBER 22, 2013
SCALE: AS NOTED
JOB NO. 12-325
LATEST REVISION:
COVER

SHEET 1 OF 14



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DRAWN BY:	AEC
DESIGNED BY:	CAF
CHECKED BY:	CAF/BAM
DEFINITIVE SUBDIVISION PLAN JACOB HILL ESTATES ASSESSORS MAP 17 PART OF LOT 79 SEEKONK, MASSACHUSETTS PREPARED FOR: PALMER RIVER DEVELOPMENT 1960 FALL RIVER AVENUE SEEKONK, MA 02771	
OCTOBER 22, 2013	
SCALE: 1"=40'	
JOB NO. 12-325	
LATEST REVISION:	
EXISTING CONDITIONS	
SHEET 2 OF 14	



REVISIONS

NO.	DATE	DESCRIPTION



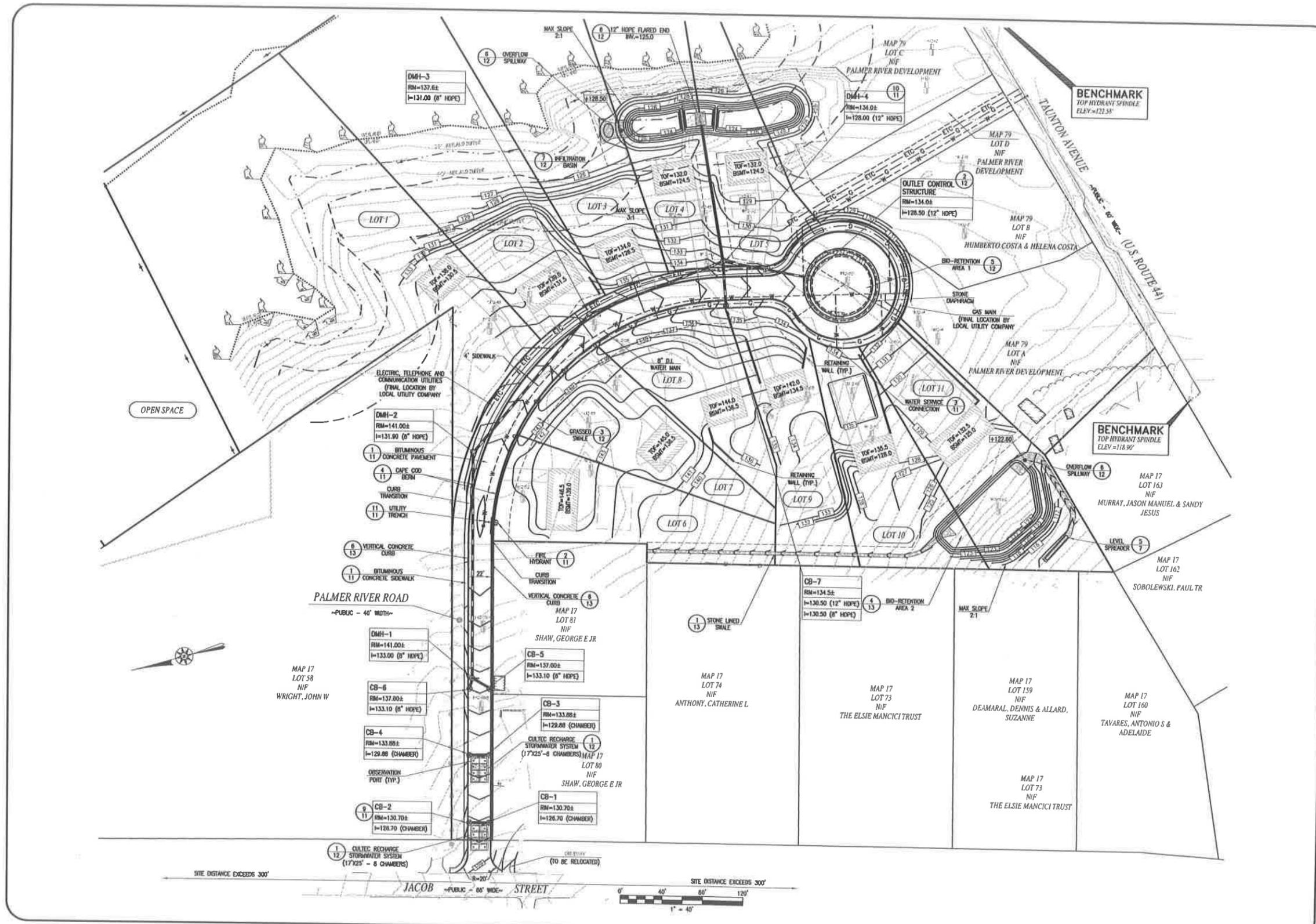
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 CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN
 JACOB HILL ESTATES
 ASSESSORS MAP 17 PART OF LOT 79
 SEEKONK, MASSACHUSETTS
 PREPARED FOR:
 PALMER RIVER DEVELOPMENT
 100 MILL RIVER AVENUE
 SEEKONK, MA 02771

OCTOBER 22, 2013
 SCALE: 1"=40'
 JOB NO. 12-325
 LATEST REVISION:

EXISTING CONDITIONS



REVISIONS

NO.	DATE	DESCRIPTION



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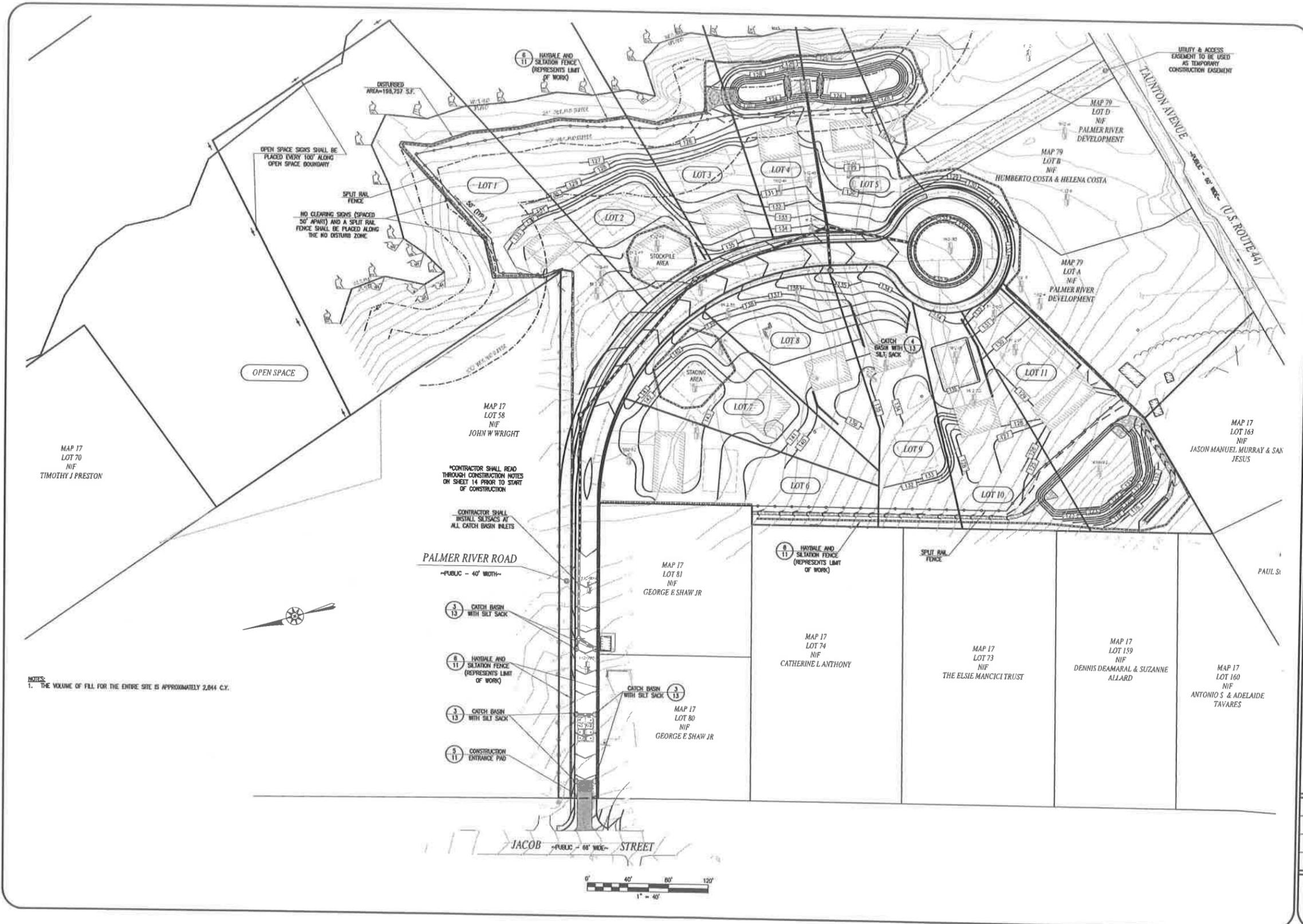


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 CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN
 JACOB HILL ESTATES
 ASSESSORS MAP 17 PART OF LOT 79
 SEEKONK, MASSACHUSETTS
 PREPARED FOR:
 PALMER RIVER DEVELOPMENT
 1880 FALL RIVER AVENUE
 SEEKONK, MA 02771

OCTOBER 22, 2013
 SCALE: 1"=40'
 JOB NO. 12-325
 LATEST REVISION:

GRADING AND UTILITIES



NOTES:
 1. THE VOLUME OF FILL FOR THE ENTIRE SITE IS APPROXIMATELY 2,044 C.Y.

CONTRACTOR SHALL BEHOLD THROUGH CONSTRUCTION NOTES ON SHEET 14 PRIOR TO START OF CONSTRUCTION

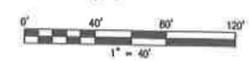
CONTRACTOR SHALL INSTALL SILT SACKS AT ALL CATCH BASIN INLETS

CATCH BASIN WITH SILT SACK

HAYBALE AND SILTATION FENCE (REPRESENTS LIMIT OF WORK)

CATCH BASIN WITH SILT SACK

CONSTRUCTION ENTRANCE PAD



REVISIONS

NO.	DATE	DESCRIPTION



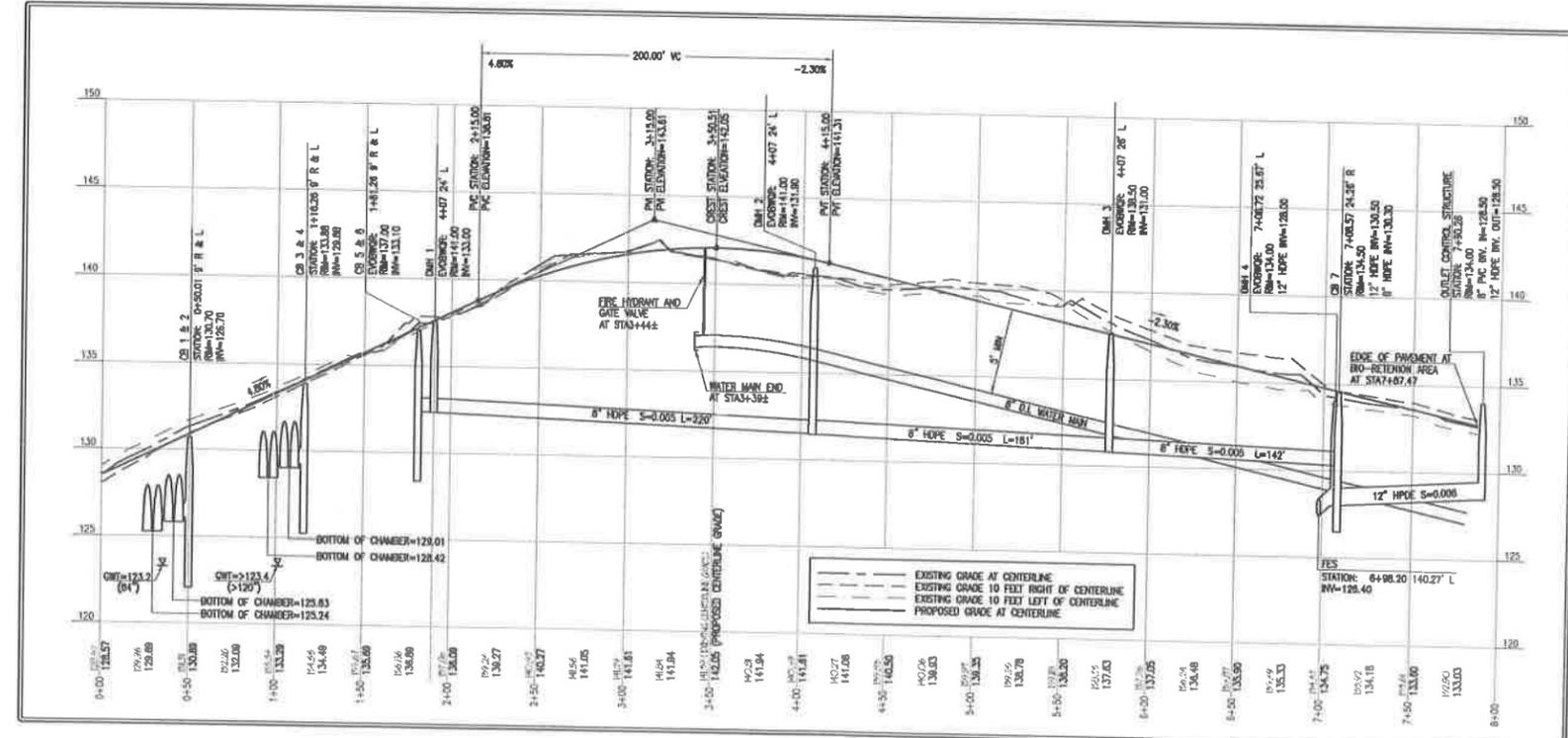
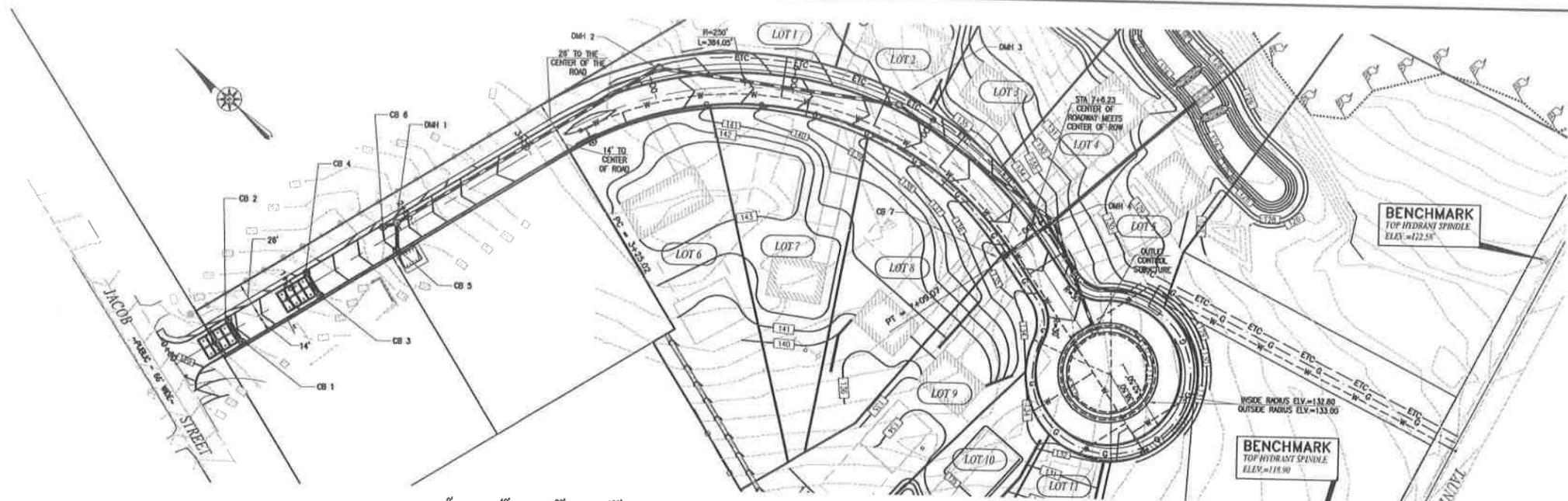
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DEFINITIVE SUBDIVISION PLAN
 JACOB HILL ESTATES
 ASSESSORS MAP 17 PART OF LOT 79
 SEEKONK, MASSACHUSETTS
 PREPARED FOR:
 PALMER RIVER DEVELOPMENT
 1560 FALL RIVER AVENUE
 SEEKONK, MA 02771

OCTOBER 22, 2013
 SCALE: 1"=40'
 JOB NO. 12-325
 LATEST REVISION:

EROSION & SEDIMENT CONTROL
 SHEET 8 OF 14



REVISIONS

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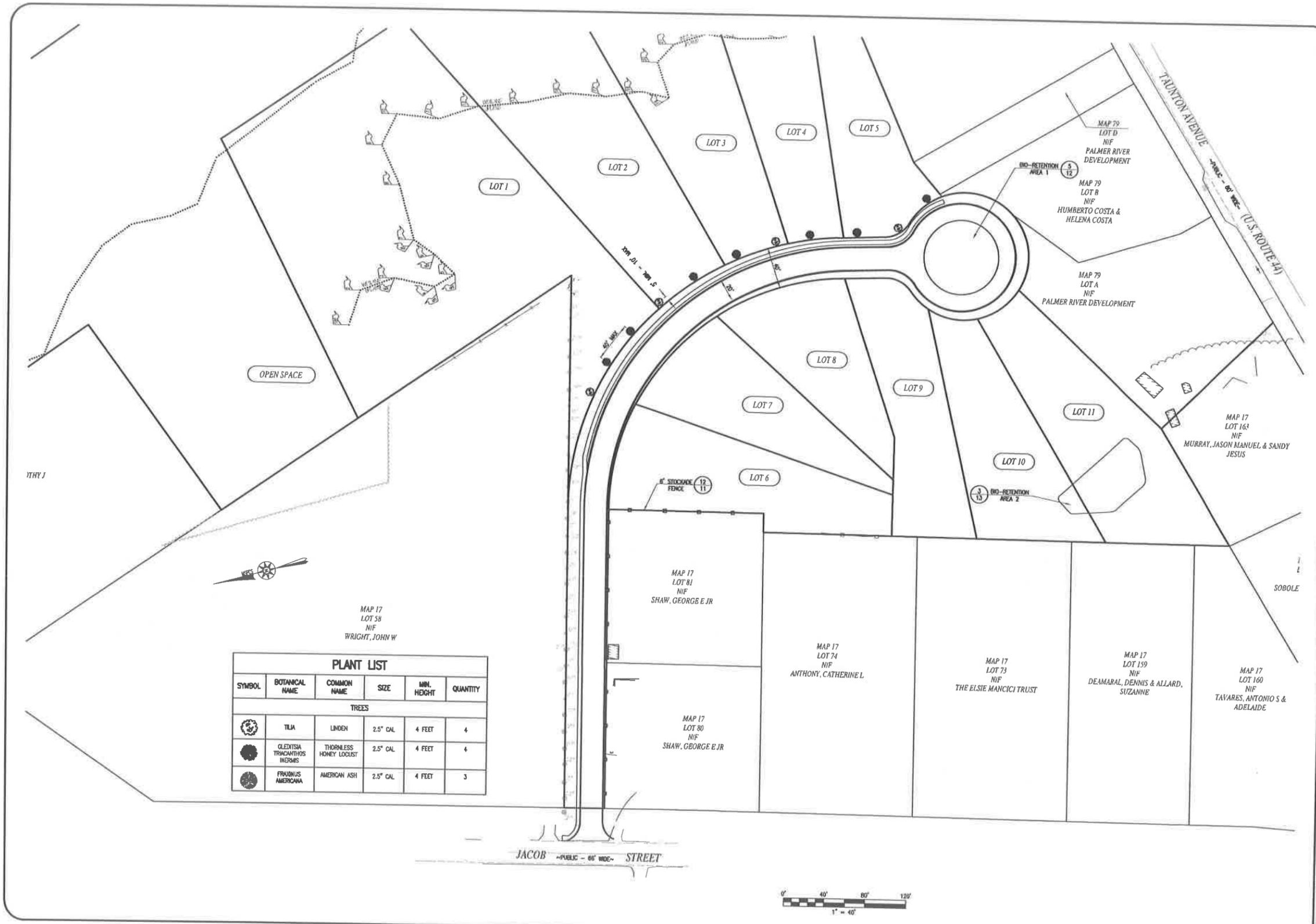
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DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEEKONK, MASSACHUSETTS

PREPARED FOR:
PRIMER TRUCK DEVELOPMENT
1060 FAIRBANKS AVENUE
SEEKONK, MA 02771

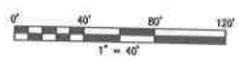
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OCTOBER 22, 2013
SCALE: VARIES
JOB NO. 12-325
LATEST REVISION:
PLAN & PROFILE
SHEET 9 OF 14



MAP 17
LOT 58
NIF
WRIGHT, JOHN W

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	QUANTITY
TREES					
	TILIA	LINDEN	2.5" CAL.	4 FEET	4
	GLEXTISIA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.	4 FEET	4
	FRAXINUS AMERICANA	AMERICAN ASH	2.5" CAL.	4 FEET	3



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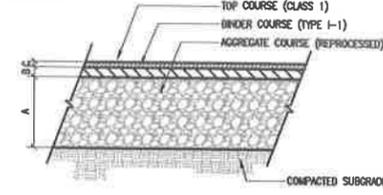
DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEEKONK, MASSACHUSETTS
PREPARED FOR:
PALMER RIVER DEVELOPMENT
1940 FALL AVENUE
SEEKONK, MA 02771

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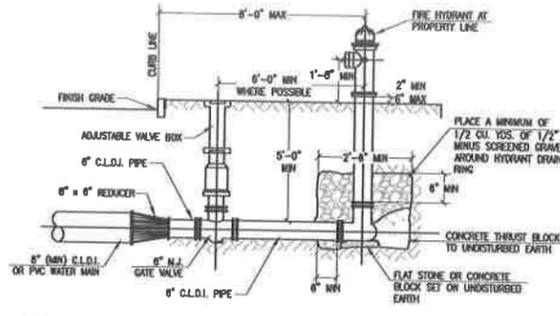
OCTOBER 22, 2013
SCALE: 1"=40'
JOB NO. 12-325
LATEST REVISION:

LANDSCAPE
SHEET 10 OF 14

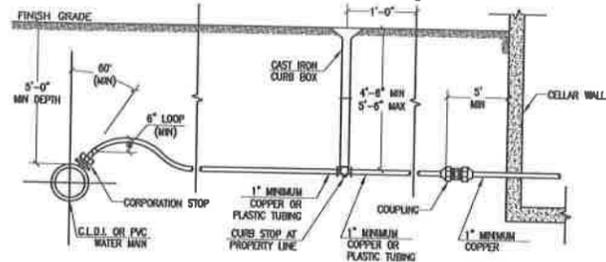
ROADWAY DEPTH	A	B	C
SIDEWALK DEPTH	6"	7.5"	11.5"
	4"	7"	11"



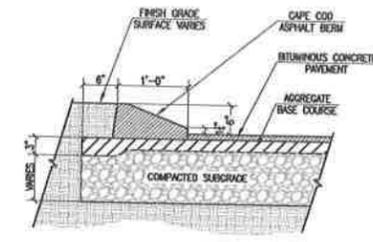
1 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



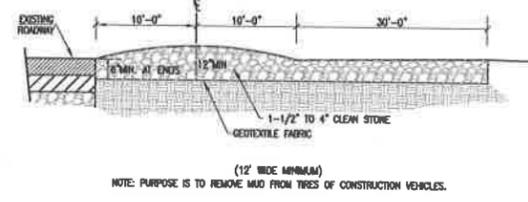
2 HYDRANT DETAIL
NOT TO SCALE



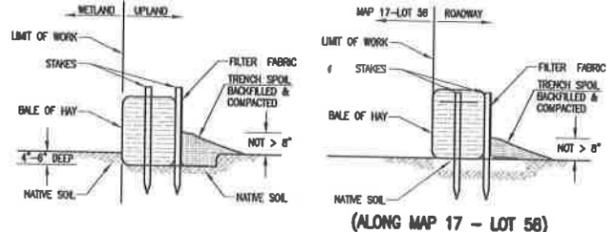
3 WATER SERVICE DETAIL
NOT TO SCALE



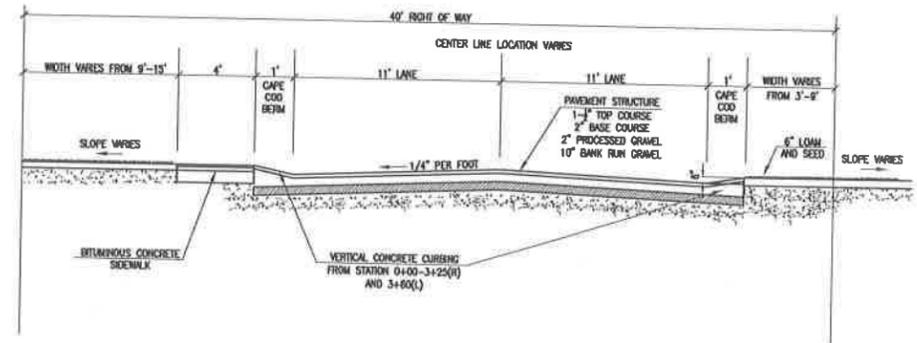
4 BITUMINOUS CONCRETE CAPE COD BERM
NOT TO SCALE



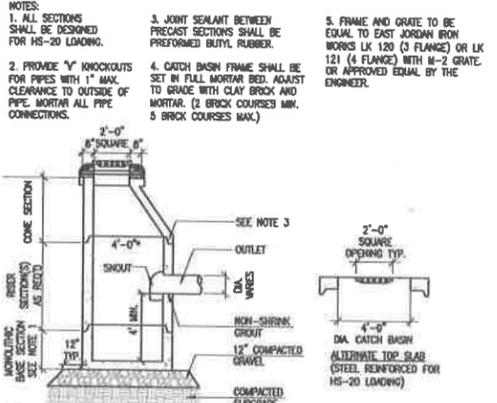
5 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



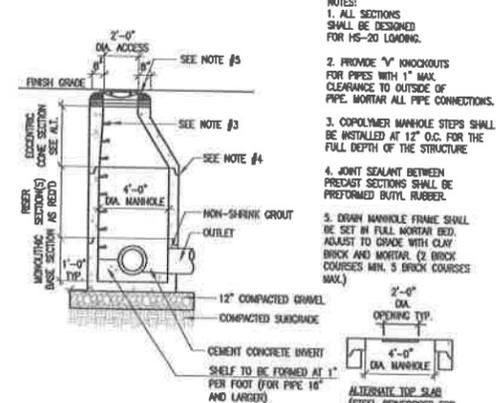
6 STAKED HAYBALES & SILT FENCE
NOT TO SCALE



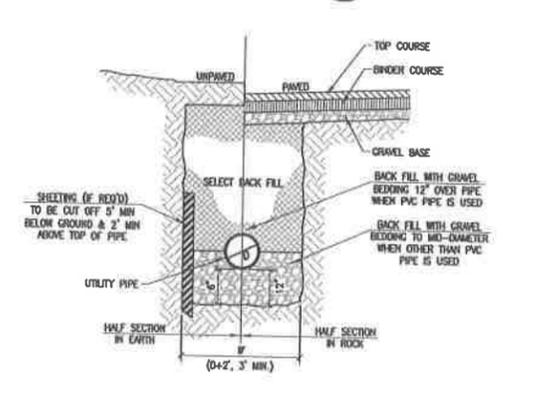
7 TYPICAL ROADWAY SECTION
NOT TO SCALE



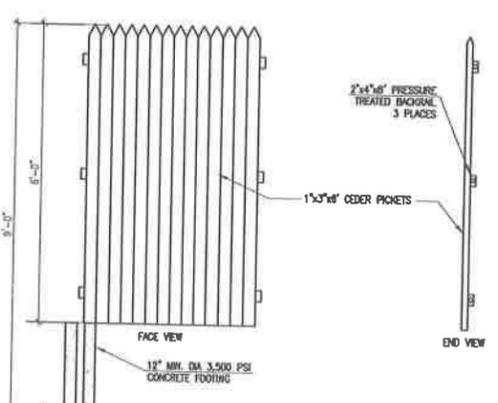
9 CATCH BASIN
NOT TO SCALE



10 DRAIN MANHOLE
NOT TO SCALE



11 UTILITY TRENCH
NOT TO SCALE



12 6' STOCKADE FENCE DETAIL
NOT TO SCALE

DETAIL NUMBER

1	SAMPLE DETAIL
2	NOT TO SCALE

NUMBER REFERENCES WHAT SHEET THE DETAIL IS ON

REVISIONS



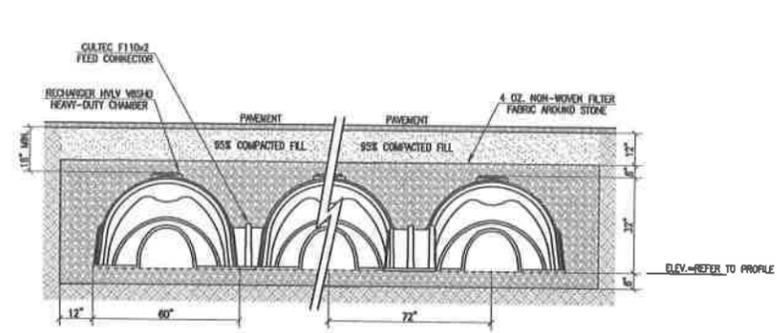
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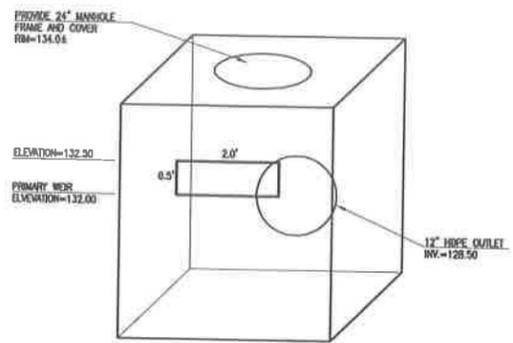
DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEEKONK, MASSACHUSETTS
PREPARED FOR:
PALMER RIVER DEVELOPMENT
180 FALL RIVER AVENUE
SEEKONK, MA 02771

OCTOBER 22, 2013
SCALE: AS NOTED
JOB NO. 12-325
LATEST REVISION:

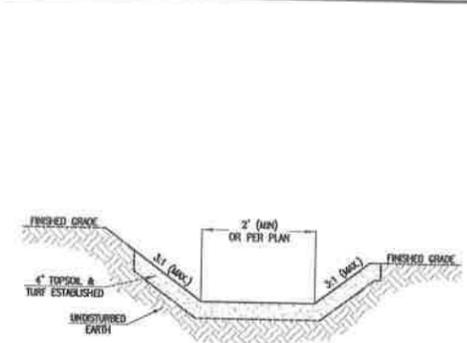
DETAILS
SHEET 11 OF 14



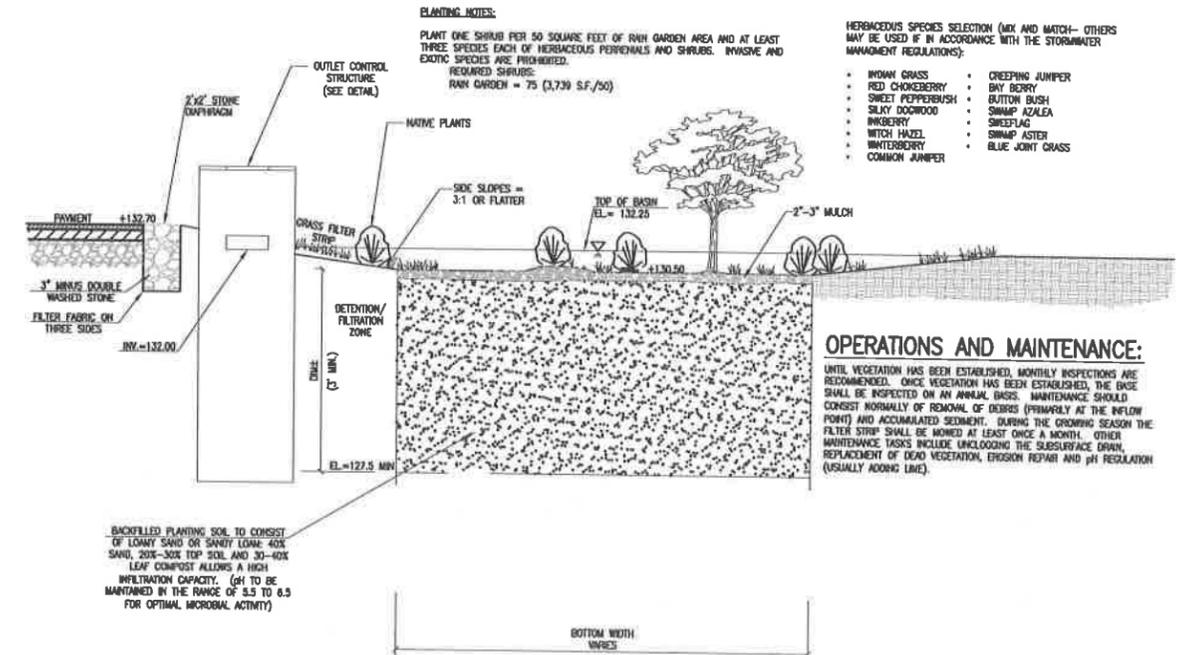
1
7 **CULTEC RECHARGER V8HD HEAVY DUTY CROSS SECTION**
NOT TO SCALE



2
7 **PRECAST CONCRETE OUTLET CONTROL STRUCTURE**
NOT TO SCALE



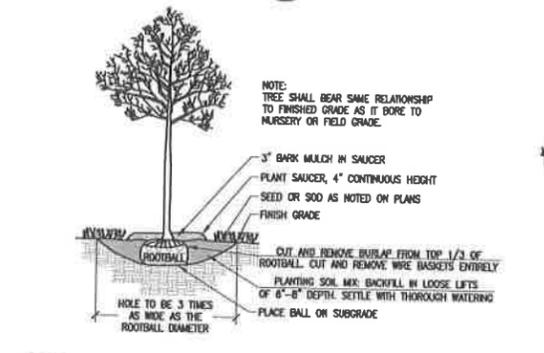
3
7 **GRASSED SWALE**
NOT TO SCALE



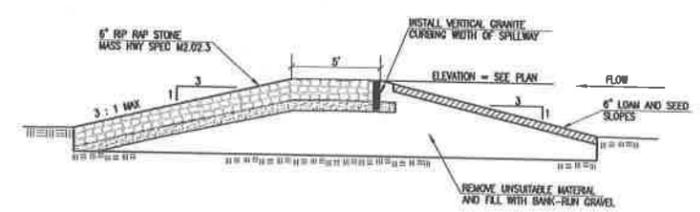
5
7 **BIO-RETENTION AREA 1 (PROFILE)**
NOT TO SCALE

- PLANTING NOTES:**
PLANT ONE SHRUB PER 50 SQUARE FEET OF RAIN GARDEN AREA AND AT LEAST THREE SPECIES EACH OF HERBACEOUS PERENNIALS AND SHRUBS. INVASIVE AND EXOTIC SPECIES ARE PROHIBITED.
REQUIRED SHRUBS:
RAIN GARDEN = 75 (3,750 S.F./50)
- HERBACEOUS SPECIES SELECTION (MIX AND MATCH- OTHERS MAY BE USED IF IN ACCORDANCE WITH THE STORMWATER MANAGEMENT REGULATIONS):**
- INDIAN GRASS
 - RED CHOKEBERRY
 - SWEET PEPPERBUSH
 - SILKY DOGWOOD
 - INKBERY
 - WITCH HAZEL
 - WINTERBERRY
 - COMMON JUNIPER
 - CREEPING JUNIPER
 - BAY BERRY
 - BUTTON BUSH
 - SWAMP AZALEA
 - SWEEFLAG
 - SWAMP ASTER
 - BLUE JOINT GRASS

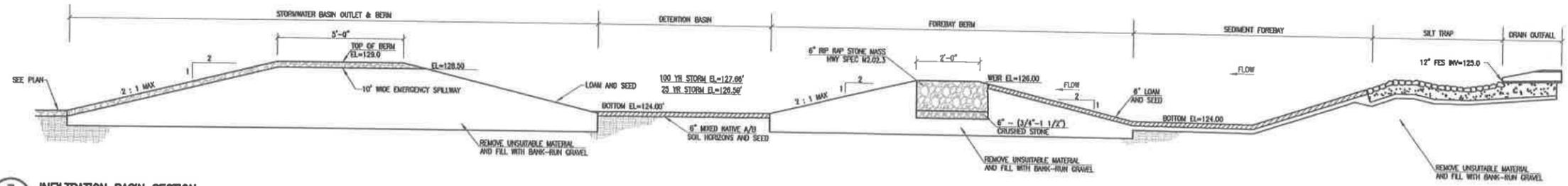
OPERATIONS AND MAINTENANCE:
UNTIL VEGETATION HAS BEEN ESTABLISHED, MONTHLY INSPECTIONS ARE RECOMMENDED. ONCE VEGETATION HAS BEEN ESTABLISHED, THE EDGE SHALL BE INSPECTED ON AN ANNUAL BASIS. MAINTENANCE SHOULD CONSIST NORMALLY OF REMOVAL OF DEBRIS (PRIMARILY AT THE INFLOW POINT) AND ACCUMULATED SEDIMENT. DURING THE GROWING SEASON THE FILTER STRIP SHALL BE MOWED AT LEAST ONCE A MONTH. OTHER MAINTENANCE TASKS INCLUDE UNBLOCKING THE SUBSURFACE DRAIN, REPLACEMENT OF DEAD VEGETATION, EROSION REPAIR AND pH REGULATION (USUALLY ADDING LIMES).



4
7 **TREE AND SHRUB PLANTING**
NOT TO SCALE



6
7 **OVERFLOW SPILLWAY DETAIL**
NOT TO SCALE



7
7 **INFILTRATION BASIN SECTION**
NOT TO SCALE

DETAIL NUMBER

1	SAMPLE DETAIL
2	NOT TO SCALE

NUMBER REFERENCES WITH SHEET THE DETAIL IS ON

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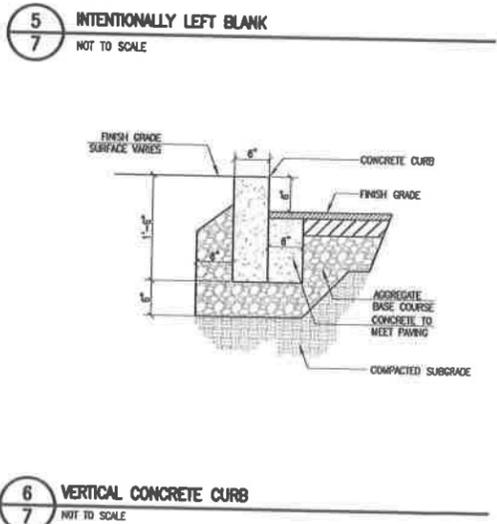
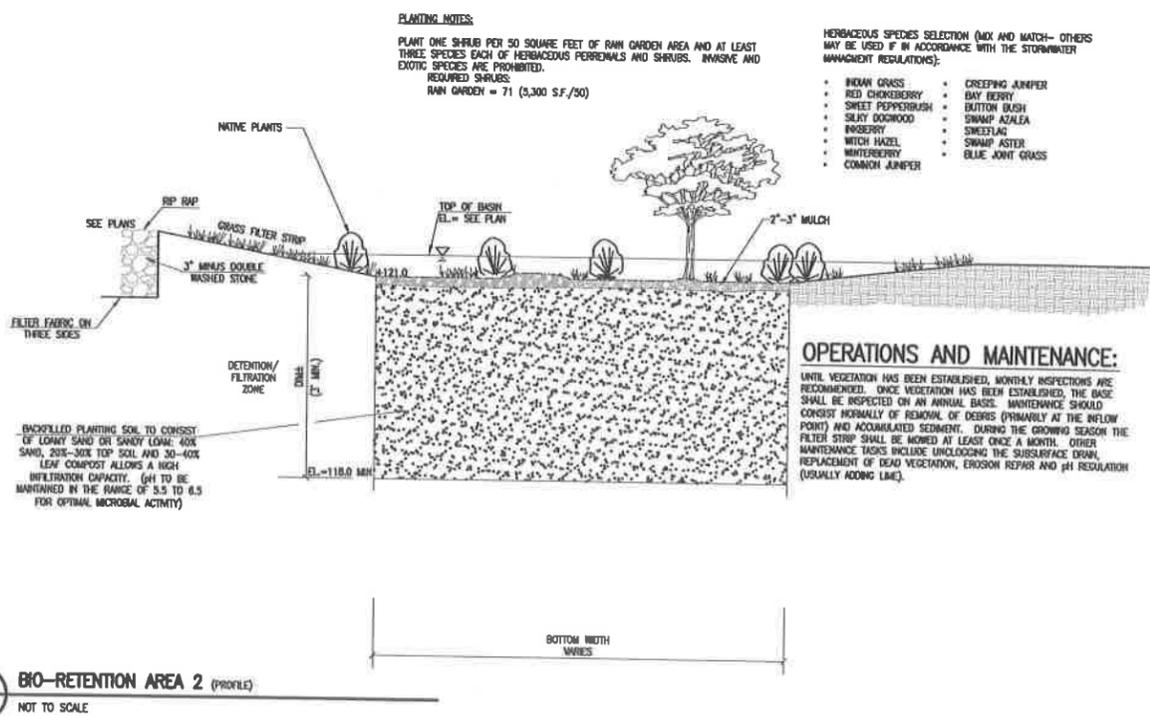
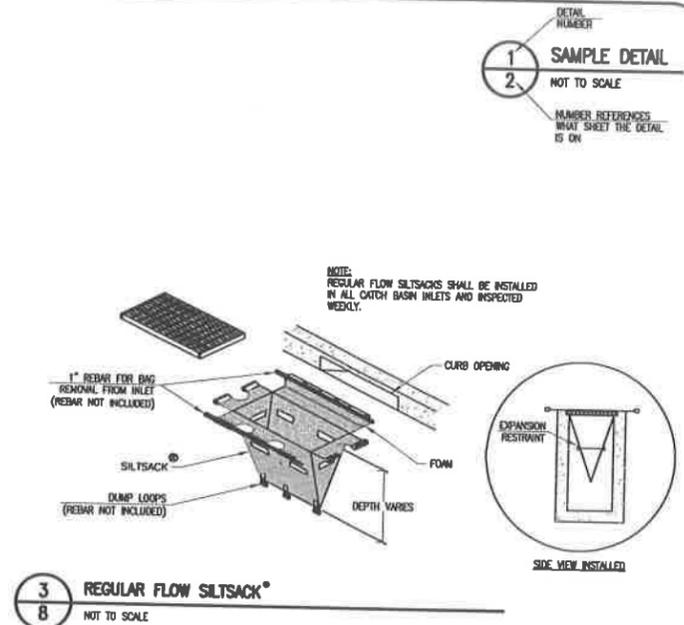
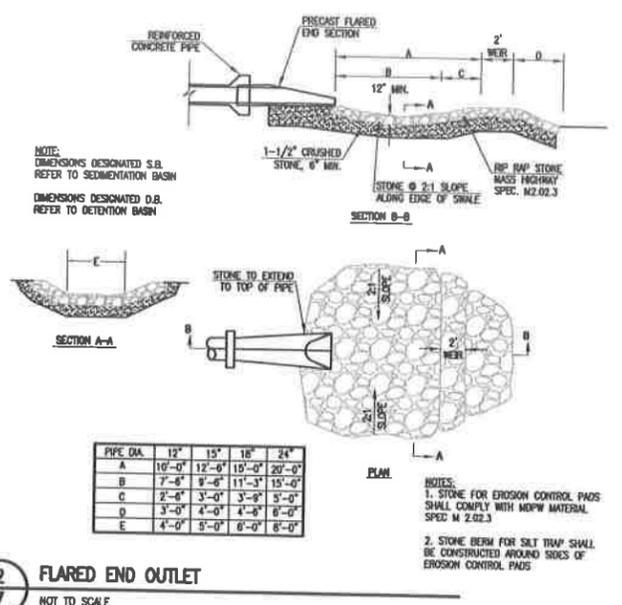
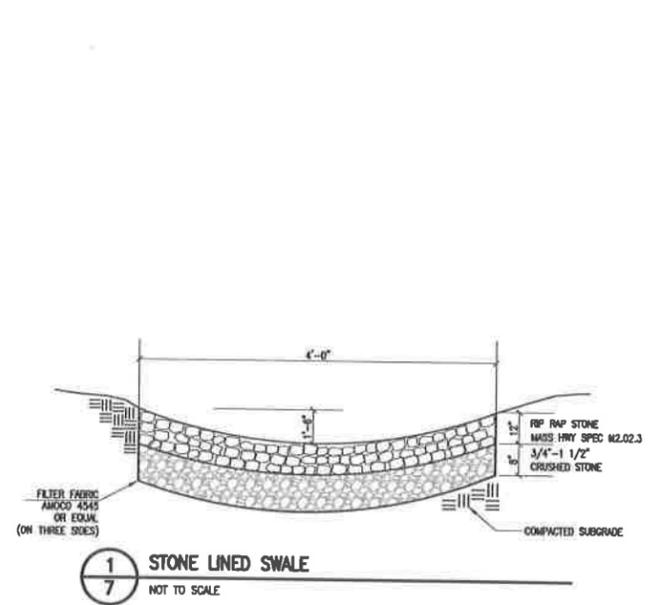
DRAWN BY: AEC
DESIGNED BY: CAF
CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEEKONK, MASSACHUSETTS

PREPARED FOR:
PRIMER RIVER DEVELOPMENT
1500 WAL RIVER AVENUE
SEEKONK, MA 02771

OCTOBER 22, 2013
SCALE: AS NOTED
JOB NO. 12-325
LATEST REVISION:

DETAILS
SHEET 12 OF 14



REVISIONS

THOMPSONFARLAND
PROFESSIONAL ENGINEERS // LAND SURVEYORS

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MAIN OFFICE: 386 COUNTY STREET, NEW BEDFORD, MA 02740 P.508.773.2478
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DESIGNED BY: CAF
CHECKED BY: CAF/BJM

DEFINITIVE SUBDIVISION PLAN
JACOB HILL ESTATES
ASSESSORS MAP 17 PART OF LOT 79
SEKONK, MASSACHUSETTS

PREPARED FOR:
PALMER RIVER DEVELOPMENT
1960 FALL RIVER AVENUE
SEKONK, MA 02771

OCTOBER 22, 2013
SCALE: AS NOTED
JOB NO. 12-325
LATEST REVISION:
DETAILS

SHEET 13 OF 14



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November 5, 2013

Mr. John P. Hansen, Jr., AICP, Town Planner
Ms. Bernadette DeBlander, Conservation Agent
Town of Seekonk
100 Peck Street
Seekonk, MA 02771

RE: REVIEW OF DEFINITIVE SUBDIVISION PLAN DATED OCTOBER 22, 2013
JACOB HILL ESTATES, TAUNTON AVENUE & JACOB STREET, SEEKONK, MA

Dear Mr. Hansen:

As requested by the Seekonk Planning Board and Conservation Commission, CEI has conducted an updated review of plans and associated documentation for the Jacob Hill Estates Subdivision.

The engineer has furnished plans dated October 22, 2013 and a supporting Stormwater Management Report. The plans have been revised to modify the design of the roadway to provide a 22 foot road width and 4-foot sidewalk, in lieu of the 20-foot road width with no sidewalk shown in earlier subdivision plans (October 1, 2013).

CEI has compared the current plans and stormwater documentation to the October 1 submittal on this project. Based on our review of this information furnished to the Town, CEI offers the following comments regarding the documentation of the proposed subdivision plan.

Definitive Plan Contents and Subdivision Requirements

1. As noted in earlier review comments, the proposed detention basin is located on the rear of Lots 4 & 5 and an existing lot. A bioretention basin is proposed on Lots 10 and 11. This does not meet the requirements under §7.4.1 to place such facilities on land owned by a Homeowners Association. The engineer indicates that site constraints prevent meeting this requirement. The applicant is requesting a waiver of the requirement by the Planning Board?

Zoning Requirements:

1. As noted previously, the Zoning Bylaw §25.4.3 stipulates that no more than 25% of tract shall be disturbed area. The total area of disturbance is identified as 31.5%. The maximum allowed is 25%. It appears the proposed extent of disturbance does not comply with the zoning requirement. A waiver has been requested.

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Mr. John Hansen
November 5, 2013
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Wetland Resource Area Impacts:

1. The limit of work/no disturb line follows the 50' wetland buffer along the north side of Lot 1 where it is then brought down to the 25' wetland buffer along the rear of Lots 1, 2, and 3. As these lots slope toward BVW, it is not clear that only 25' of undisturbed wetland buffer is appropriate to maintain the functions and values of the adjacent BVW. The applicant should provide the Conservation Commission additional information to support such a narrow buffer zone.

During prior review discussion, the applicant has indicated that as houses are developed on each of Lots 1-5, NOI's will be filed with the Commission. The plans will address buffer zone impacts and setbacks from the potential vernal pool at that time.

2. The developed areas of Lots 1 through 5 drain directly to the wetland area on those lots. The design of other portions of the site offset the impacts of this condition relative to the control of peak flow rates and the provision of recharge. However, roofs and driveways on these five lots discharge untreated stormwater to the wetland. Lots 1 through 5 therefore do not comply with Standard 1 and Standard 4 of the Massachusetts Stormwater Management Standards.

We recommend the following condition of approval, based on our meeting with the Town Planner and applicant's engineer on October 1:

At the time of development of Lots 1-5, the house roof on each of these lots shall be designed to drain to a recharge system meeting MassDEP standards, and the driveway and other impervious surfaces on each of these lots shall drain to a raingarden, water quality swale, or other stormwater management system approved by the Conservation Commission.

Lots 6-11 should have roof recharge systems.

3. The applicant has proposed to work with the Conservation Commission relative to depicting significant trees that may be saved in the development of Lots 1-5.

Roadway and Utility Design:

1. The applicant is requesting waivers of the requirement pertaining to radii at property corners where the new Palmer River Road intersects Jacob Street.
 - a. The curb radius is shown as 20 feet instead of the 25 feet required at streets other than minor streets. The larger radius should be provided, unless the Planning Board waives this requirement.



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Mr. John Hansen
November 5, 2013
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- b. Has the applicant resolved the reconfiguration of the driveway required by this new intersection with the abutting property owner?
2. There is a curve in Jacob Street to the north of the subdivision entrance. The engineer provided information during earlier review discussions to verify that the sight distance to the north at the new intersection exceeds 300 feet (see §7.2.1.9).
Some limited vegetation removal within the Jacob Street right-of-way will be required to provide necessary sight distance to the north.
3. The applicant has requested a waiver for the proposed street width of 22 feet.
 - a. The detail on Sheet 11 showing the typical roadway section has been revised to show the 22-foot width and the provision of a sidewalk. However, the dimensioning of the landscaped portions of the right-of-way should be corrected to correspond to this change.
 - b. Dimensioning of the pavement on Sheet 10 should be changed to indicate the correct proposed pavement width.
4. The new roadway is proposed with its centerline off-set from the right of way centerline for much of its length. CEI understands that this shift in location is required in an effort to protect a row of existing trees located along the north side of the new street where it borders abutting property.

A waiver is requested to offset the pavement centerline.

Construction at this location should be closely monitored, to avoid encroachment onto the abutting property.

Stormwater Management Report and Drainage Calculations:

1. Catch basins CB-1 through CB-4 are still shown in the same locations. The roadway width has been increased from 20 feet to 22 feet. Portions of the sidewalk drain onto the roadway near these catch basins. However, the 10/22/2013 stormwater modeling shows a reduction in contributing area to two of these basins, and only a few square feet at the other two, compared to the 10/01/2013 modeling. It is not clear why this should be the case.
2. With the increased pavement width, the required recharge volume should increase over the previous design. The calculation in Table 3 of the Stormwater Management Report should be changed to correspond to this increase.
3. The storage volume for the 100-year event used in the drawdown calculations differs from the volume indicated in the hydrologic model, for the detention basin and both bioretention areas.



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Mr. John Hansen
November 5, 2013
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4. The submittal includes a completed Stormwater Checklist. It should be signed and stamped by a registered professional engineer.
 - a. Standard 5 does not apply to the project. The checklist should not indicate that the NPDES Multi-Sector General Permit applies to this site (this general permit covers certain industrial activities; it is not the permit applicable to construction activities).
 - b. Standard 6 does not appear to apply, unless the vernal pool is certified
 - c. Under Standard 8, the project involves disturbance greater than one acre, and the EPA General Permit for Construction Activities does apply. (See comments under "Erosion and Sediment Controls".)

Drainage System Design:

1. Bioretention Area 2 has an overflow spillway discharging to a stone-lined channel that outlets at a "level spreader" located in the southwest corner of the property.
 - a. The drawings should include a detail for the level spreader.
 - b. The exterior top of embankment contour elevation 123 does not correctly connect to existing grade near the west border of the site.
 - c. The top width of embankment appears too narrow. The detail for this basin on Sheet 13 should more clearly indicate the details of embankment construction and stabilization.
 - d. We recommend the engineer consider modifying the grading along the southern site boundary near the overflow spillway and the stone-lined channel, to provide a berm on the downslope side of the channel to prevent potential overflow onto neighboring property.
2. In each set of Cultec chambers, all chamber bottoms should be at the same elevation, to reflect how the system has been modeled, and to avoid a condition where an upper "step" of chambers is surcharging a lower step.

Erosion and Sediment Controls:

1. Note 20 on Sheet 14 calls for temporary seeding or mulching, depending on season, to stabilize temporary stockpiles. The Conservation Commission may wish to consider a condition requiring the use of anchored tarps, if these other measures prove inadequate to control erosion of the stockpiles.
2. Development of the subdivision will result in a disturbed area exceeding one acre. Therefore, construction will require filing of a Notice of Intent for coverage under the federal EPA National Pollutant Detection and Elimination System (NPDES)

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Mr. John Hansen
November 5, 2013
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General Permit for Construction Activity. That permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). Copies of the Notice of Intent and the SWPPP should be furnished to the Planning Board/Conservation Commission prior to initiating construction.

Long Term Pollution Prevention Plan (LTPPP) and Operation and Maintenance (O&M) Plan

1. Snow removal provisions should prohibit stockpiling snow in the bioretention area (the roadside water quality swale would be an acceptable location).

Please contact me if you have any questions regarding the above report.

Sincerely,

COMPREHENSIVE ENVIRONMENTAL INC

David C. Nyman, P.E.
Senior Engineer

CC: Christian Farland, Thompson Farland, Inc. (via email)

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October 22, 2013

John P. Hansen, Jr.
Seekonk Planning Board
100 Peck Street
Seekonk, MA 02771

**RE: Definitive Subdivision Plan "Jacob Hill Estates"
Assessors Map 17 Part of Lot 79**

Dear Mr. Chairman and Members of the Board:

On behalf of Palmer River Development, we are submitting the attached Definitive Subdivision submittal for the above referenced project. Enclosed please find the following:

1. Application Forms
 - o Two (2) copies of Form C
 - o Certificate of Good Standing
 - o Municipal Lien Certificate
2. Ten (10) copies – Site Plan full size
3. One (1) copy – 11"x17"
4. Check in the amount of \$3,250.00
5. Plans in CD format
6. Certified Abutters List (Form G)
7. One (1) Stormwater Report and Erosion & Sedimentation Control Plan

As part of this Definitive Subdivision submittal we are requesting several waivers from the provision of the Seekonk Subdivision Control Bylaw. These waivers are as follows:

Section 5.3.20, 8.12 – Tree Plantings

The applicant is seeking a waiver to allow planting of street trees on one side of the roadway in lieu of both. Thompson Farland, Inc. (TFI) has proposed a grass swale on the other side of the roadway as part of the stormwater design.

Section 5.6.1 – Environmental Impact Statement

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54 Longmeadow Road, Taunton, MA 02780 • P.508.822.9870
2 Canal Park, 5th Floor, Cambridge, MA 02141 • P.617.679.1601
241 Boston Post Road, West, 1st Floor, Marlborough, MA 01752 • P.508.832.5811

The applicant is seeking a waiver to eliminate the need for filing an environmental impact statement. Due to the project only being an eleven lot subdivision, TFI believes the impacts will be negligible and not create any adverse effects to the community.

Section 7.2.1.8 – Roadway Radii

The applicant is seeking a waiver for the required property line radii at the intersection and required curb radii at the street intersection. This request will still provide a safe vehicular roadway Jacob Street is a 66' layout, thus there is ample room to provide a 30' turning radius at the pavement intersection.

Section 7.2.2.2 – Roadway Width

The applicant is seeking a waiver for the width of pavement from 24' to 22'. This request will provide a safe vehicular roadway, minimize the stormwater runoff and safe the Linden trees abutting the property.

Roadway Location

The applicant is seeking a waiver to shift the roadway off the centerline. This request will protect the row of Linden trees abutting the property.

Section 7.2.4.1 – Dead-end Streets

The applicant is seeking a waiver for the length of a dead-end street from 720' to 788'+/. This request will provide a safer vehicular roadway then one entering onto Taunton Avenue.

Section 7.4.1 – Easements

The applicant is seeking a waiver to place the Basin on multiple lots in lieu of one owned by the Homeowners Association.

Section 7.5.2 – Water Main

The applicant is seeking a waiver not to loop the water main. The applicant and engineer have met with the Water Department and agree that this is not needed for this project. This will also minimize the excavation near the row of Linden Trees abutting the property.

Zoning By-Law Section 25.10.5 – Disturbed Areas

The applicant is seeking a waiver to allow the proportion of disturbed areas within the Conservation Subdivision to exceed 25% of the total tract as it directly supports the provision of and access to the additional on-site affordable units.

We believe that we have correctly identified the necessary waivers in this letter. Please feel free to bring to our attention any additional waivers that you believe may be necessary. We look forward to discussing this proposed subdivision with you during the public hearing process.

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Very truly yours,

THOMPSON FARLAND, INC.

Christian A. Farland, P.E., LEED AP
Principal Engineer and President

cc: Client, File

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October 30, 2013

VIA FIRST CLASS MAIL AND E-MAIL

John P. Hansen Jr., AICP
Town Planner
Town of Seekonk
100 Peck Street
Seekonk, MA 02771

**Re: Palmer River Development Co.'s Revised Definitive Plan for Jacob Hill Estates;
John W. Wright v. Palmer River Development Co., LLC
C.A. No. BRCV 2013-00484**

Dear Mr. Hansen:

In relation to Palmer River Development Co.'s Revised Definitive Plan for Jacob Hill Estates, I understand that Mr. John Wright has represented that Palmer River is barred by court order from constructing a road within 13 feet of the boundary line shared by Palmer River and Mr. Wright. Mr. Wright is plainly wrong. Palmer River is able to construct a road that is beyond 12 feet from the boundary line.

At issue in the Superior Court litigation instituted by Mr. Wright was where Palmer River could construct the road on the 40-foot-wide right of way running off of Jacob Street. The area between the road and the boundary line where no construction is to take place is referred to as the "Tree Protection Zone." Mr. Wright asked the Court to conclude that the Tree Protection Zone needed to be 28-feet wide in order to protect the trees in question. In response, Palmer River offered evidence, specifically the expert testimony of Mr. Scott Cullen, that a Tree Protection Zone with a width of 12 feet from the boundary line would be sufficient to protect the trees in question. Although a 12-foot Tree Protection Zone is sufficient, Palmer River represented to the Superior Court that, in order to explore all possible means of preserving the trees in question, it would ask the Seekonk Planning Board for the widest possible Tree Protection Zone that could still accommodate the road, which Palmer River believed at the time was 13.5 feet. However, because Palmer River still had yet to obtain Definitive Plan approval from the Seekonk Planning Board, Palmer River expressly reserved the right to make design changes to the road, so long as the road would not involve construction within the 12 feet from the boundary line. Palmer River made the distinction between the 12-foot and 13.5-foot widths clear during the trial, and Palmer River's Introduction to its Post-Trial Memorandum specified that it was requesting a 12-foot-wide Tree Protection Zone:

John P. Hansen Jr., AICP
October 30, 2013
Page 2

As set forth in more detail below, Mr. Wright has failed to meet his burden of proof on his claims for permanent injunctive relief. Accordingly, this Court is left only with Palmer River's evidence regarding how best to ensure the survival of these trees during and after the construction of the road. ***This Court should enter an Order based primarily on the testimony of Daniel Scott Cullen permitting Palmer River to construct a road on its property that accesses the subdivision via Jacob Street, so long as Palmer River preserves a 12-foot wide buffer zone from the Wright boundary.*** In doing so, this Court should rely on the evidence adduced at trial through the Affidavits of Scott Cullen and Matthew Antonio, none of which has been adequately refuted by Mr. Wright. In particular, this Court should credit the opinions of Mr. Cullen as summarized in paragraphs 65-69 of his Affidavit.

See Post-Trial Memorandum at 1-2 (see enclosed as Exhibit A) (emphasis added). Palmer River also reiterated its need for flexibility with respect to the specific width of the Tree Protection Zone while seeking Definitive Plan approval:

Palmer River continues to stand by its representation that it will seek permission from the Town of Seekonk Planning Board to build a road that accommodates ***an even wider buffer zone of 13.5 feet.***

See Post-Trial Memorandum at 2, n.1 (Emphasis added). In its Decision, the Superior Court did not specify how wide the Tree Protection Zone must be; instead, the Superior Court approved Palmer River's "proposed intrusion upon the tree roots," which as explained above included a minimum 12-foot-wide Tree Protection Zone:

Based on the circumstances surrounding the cutting of the 24 linden trees [*sic*] roots, the court determines that Palmer's proposed intrusion upon the tree roots constitutes a use that benefits Palmer while exposing Wright's substantial property interests to an undue risk of harm.

Superior Court Decision, at 8 (see enclosed as Exhibit B). Also, throughout the Decision, the Court relied heavily on the expert testimony of Mr. Cullen, who testified on behalf of Palmer River that a 12-foot-wide Tree Protection Zone would be sufficient. Superior Court Decision, at 3-5, 7-8. Palmer River believes that the Superior Court intentionally declined to specify a width

John P. Hansen Jr., AICP
October 30, 2013
Page 3

of the Tree Protection Zone in its Decision in order to afford Palmer River the flexibility to address concerns voiced by the Planning Board.

As you are well aware, Palmer River did as it promised and initially sought approval of a 20-foot-wide roadway that would accommodate a 13.5-foot-wide Tree Protection Zone. Subject to Palmer River's appeal rights, the Planning Board denied that request following the public hearing on October 8, 2013, stating in its Decision on Definitive Plan dated October 9, 2013: "The Board members not supporting the motion determined that the 20' pavement width of the roadway posed a public safety hazard, especially in the winter due to snow, for emergency vehicle movements." In response, and again subject to all appeal rights, Palmer River is now availing itself of the flexibility afforded by the Superior Court by redesigning a road/sidewalk to address the Planning Board's concerns, all while preserving the minimum 12-foot-wide Tree Protection Zone. Details of this redesigned road/sidewalk have been submitted with Palmer River's Revised Definitive Plan, which is currently on the agenda for the November 12, 2013 Planning Board Agenda.

Please let me know if the Planning Board has any further questions regarding the width of the Tree Protection Zone as required by the Decision of the Superior Court. Otherwise, Palmer River looks forward to addressing in the near future all issues pertaining to the width of the redesigned road.

Sincerely,



KYLE ZAMBARANO
kzambarano@apslaw.com

KMZ: mb
Enclosure

cc: Ilana Quirk, Esq. (via first class mail w/encl./via e-mail, w/o encl.)
Donald E. MacManus, Esq. (via first class mail w/encl./via e-mail, w/o encl.)
John Wright (via first class mail w/encl.)
Christian Farland (via first class mail w/encl./via e-mail, w/o encl.)
Matthew Antonio, w/o encl. (via e-mail)

INTEROFFICE MEMORANDUM

TO: SEEKONK PLANNING BOARD

FROM: ALAN R. JACK, FIRE CHIEF *ARJ*

SUBJECT: JACOB HILL REVISED PLANS

DATE: OCTOBER 29, 2013

We have discussed the most recently revised Jacob Hill Subdivision plans dated October 22, 2013 which show a roadway width of twenty-two (22) feet. Even though the roadway width is not what would be most desirable, we would be able to function appropriately.

I should point out that we like the fact that a sidewalk has also been incorporated into the revised plans.

Also, as mentioned in a previous communication, we feel that a Jacob Street access would be preferred over a Taunton Avenue access.



Seekonk Police Department

Town of Seekonk
500 Taunton Avenue
Seekonk, Massachusetts 02771

Telephone (508)336-8123
FaxNo. (508)336-

Chief of Police
Craig A. Mace

0850

To: John P. Hansen, Jr., Seekonk Town Planner
From: Craig A. Mace, Chief of Police
Date: November 1, 2013
Subject: Jacob Hill Estates

Mr. Hansen:

On October 9, 2013, you corresponded with me via E-mail regarding the proposed Jacob Hill Estates development. As I understood it, the development was designed to intersect with Jacob Street by Jacob Hill. You specifically asked a number of town officials if we had an issue with the proposed road width for the development. You also presented an option for the proposed road to intersect directly with Taunton Avenue across from the Department of Public Works. You closed the correspondence by advising that there was an intention to clear brush back north of the proposed road to provide 300 feet of sight distance. I am familiar with the area and frequently ride through the area on a bicycle.

In my response to you, I expressed a line-of-sight concern for the area. I appreciate the plan to clear brush to facilitate the line of sight for motorists exiting onto Jacob Street. I also expressed my preference as to where the development's road should exit. I do not believe exiting onto Taunton Avenue would be a safe choice compared to an intersection with Jacob Street. At least on Jacob Street the allowable speed limit is much less than that on Taunton Avenue.

I did review the plans you provided subsequent to our E-mail exchange. The installation of a sidewalk on the proposed road should benefit pedestrians. I also noticed rigid curbs in the plan. Their installation should help define the roadway for motorists.

Thank you for the opportunity to review the plans and offer feedback.

Respectfully yours,

Craig A. Mace
Chief of Police

Sent via E-mail



TOWN OF SEEKONK
PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: John Hansen, Town Planner
FROM: Robert Lamoureux, Superintendent
DATE: October 25, 2013
RE: Jacob Hill Estates

I have reviewed the revised plans for Jacob Hill Estates and have come to the following conclusions. The increased road width of 2' and the addition of a 4' sidewalk will significantly improve the safety for both vehicles and pedestrians. The added road width will resolve any issues with snow plowing during the winter months, and the 4' sidewalk will greatly enhance public safety for pedestrians year round.

The entrance off Jacob St is the preferred scenario for Public Works, as we would oppose an entrance for the development on Taunton Ave (Rt-44). We consider the proposed entrance on Rt-44 to be extremely dangerous due to the average speed of vehicles on Rt-44 and the limited sight distance from the proposed entrance.

If you have any questions, please contact me at your convenience.

October 30, 2013

Mr. Robert Lamoureux
Superintendent
Seekonk Public Works
871 Taunton Ave.
Seekonk, MA 02771

Dear Mr. Lamoureux,

On behalf of the Jacob Hill Neighborhood I am writing today to make you aware of our concerns with the placement of the access road for the proposed development named Jacob Hill Estates. We feel that placing the access road to the development off Jacob Street will create an unsafe situation for both the current and future residents of Jacob Hill.

Please note our assessment of this situation:

- 1) **Major Problem:** The water problem which fills the up hill lane of Jacob Street turns to ice in the winter this makes the bottom of Jacob Street off Taunton Avenue a **hazardous situation**, a one lane road with traffic head on. **The developers stated that they can not be responsible for preexisting conditions.** Adding additional vehicles from a new development may cause fatal consequences on Jacob Street. Who is responsible to correct this problem?
- 2) Problem: There is a 13 foot court order restriction protecting the Linden Trees on the current proposed access road off Jacob Street. There is a fence on the other side 37 feet from the Tree's; where will the snow to be plowed to safely? How will emergency vehicles be able to access the development if the snow is not safely removed? Putting in a grass sidewalk is invasive and not allowed.
- 3) Problem: Where is the 300' line of sight going to go? Again with the 13' court order of protection for the first Linden Tree from Jacob Street? The restriction prohibits invasive work to be done within 13' to protect the swallow tree roots. Putting in a grass sidewalk is invasive and not allowed.
- 4) Problem: The Developer is asking for a waiver for the width of the road vs. a road with the proper required width off Taunton Ave.
- 5) Fact: The property has a history of a previous restaurant business with several dozen vehicles entering/exiting directly onto Taunton Avenue with no problems.
- 6) Observation: The current planned road for the new development will add the same amount of additional traffic entering/exiting onto Taunton Ave. from Jacob Street as it would from a new road directly onto Taunton Avenue.
- 7) Problem: current plan will cause a jam up of vehicles turning from Jacob onto Ledge Rd. hence a back log of vehicles entering Jacob Street from Taunton Avenue creating unsafe conditions on Taunton Avenue.
- 8) Solution would be a new road directly off Taunton Avenue it would eliminate a backup on Taunton Avenue dividing the number of vehicles waiting to enter Jacob Street and/or the New Development.
- 9) Observation: With the current plan there will be 4 lots with frontage on Taunton Avenue which will need to enter directly into Taunton Avenue, one or more which will be a business with commercial traffic.
- 10) Solution: eliminate one lot or make the lots smaller off Taunton Avenue to create a proper width road. Another lot could be put at the back of the development where the current proposed road is without the developer losing any lots.
- 11) Problems: Additional unsafe conditions are the current use of Jacob Street by the High School track teams, bicycles, walkers and others adding obstacles to a narrow road additional traffic may cause fatal consequences.
- 12) Solution: There is more room for a proper width roadway that would not require a waiver with room for emergency vehicles, after snow plowing and sidewalks off Taunton Avenue which would be safer

alternative. Taunton Avenue is a much wider road vs. Jacob Street with a better line of sight. Jacob Street has a dangerous curve and cars drive just as fast.

It is our understanding: that you have been working with the developers only and that the original plan was to have the road directly off Taunton Ave. and that it was your decision to deny the access to this new development off Taunton Ave. **We would like clarification on your reason for this decision? Was there a traffic study done to support this decision?**

Attached is the petition signed by almost all of the residents of Jacob Street and a few others that use Jacob Street daily. We are making you aware of the current problems at this time; the developers take no responsibility for the current conditions. **We would like these problems to be addressed before adding additional unnecessary traffic to Jacob Street and making the situation worse.**

We would appreciate it even more if you would reconsider your decision and work with both the developers and the present residents of Jacob Hill to create a situation which will be safe for both the current and future residents of Jacob Hill. Many of the current residents of Jacob Hill are life long residents with roots that go back several generations. We have lived with these problems many accidents have taken place on Jacob Street; the additional traffic will create an unsafe and unacceptable burden on the current residents.

Best Regards,



John W. Wright
91 Jacob Street
Seekonk, MA 02771
(508) 336-8164

Board of Selectmen
Planning Board
Town Planner
Fire Chief
Chief of Police

We the undersigned feel that a road coming in off Jacob Street for this new development would cause a major safety issue for the current residents of the Jacob Hill Neighborhood.

Jacob Street is a narrow winding road with a hill which makes it difficult to see what's ahead. We have many handicapped and elderly that use the road for exercise and there are no sidewalks. The additional traffic will cause fatal consequences.

We also object to taking down the mature trees or cutting their roots to create the new road. The trees are a natural absorbent for the run off from the wetlands on the hill.

There is another option for an entrance to the development off Route 44 which was the original entrance to this property and should be used, NOT Jacob Street.

Lastly we question the work that has already been done on the property which has altered the wetlands.

We respectfully ask that The Planning Board respect our concerns and vote accordingly. Thank You.

- | | | | |
|----|-------------------|------------------|---------|
| 1 | Therese Truff | 102 Jacob Street | Seekonk |
| 2 | Jessie Hervey | 92 Jacob Street | Seekonk |
| 3 | George | 92 Jacob Street | " |
| 4 | Tim Preston | 125 Jacob Street | Seekonk |
| 5 | Don Truss | 361 Jacob St | Seekonk |
| 6 | Mr. Truss | " " | " |
| 7 | Bob | 195 Jacob St. | " |
| 8 | DeBunk | 195 Jacob St. | " |
| 9 | Armed Mr. Corbett | 254 Jacob St | " |
| 10 | lund | Prospect St | " |
| 11 | Jeanie M. Gullett | " | " |
| 12 | Suzanne DeAmaral | 35 Jacob Str. | " |
| 13 | Dennis DeAmaral | 35 Jacob Str. | " |
| 14 | George Shaw | 71 Jacob Str | " |
| 15 | James White | 10 Prospect St | " |
| 16 | Ray Hill | 10 Prospect St | " |
| 17 | Kathleen Fuddy | 44 Prospect St | Seekonk |
| 18 | Kenneth Jay | 21 Prospect | Seekonk |
| 19 | Eder J. Salinas | 9 Prospect St. | |

OCT 4 13 PM 10:49

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Thank You.

- 20 Joseph J Brennan J 225 Jacob St Seekonk MA 02771
- 21 Diane L. Brennan 225 Jacob St Seekonk, MA 02771
- 22 Paul R Varner 253 Jacob Street Seekonk, MA 02771
- 23 Patricia R Varner 253 Jacob Street Seekonk, MA 02771
- 24 Rose Watney 253 Jacob Street Seekonk, MA 02771
- 25 Sean L Fall 253 Jacob St Seekonk, MA 02771
- 26 Jackie Pate 253 Jacob Street Seekonk, MA 02771
- 27 Debra Rossi 236 Jacob St. Seekonk, MA 02771
- 28 Robert Ross " " " " " "
- 29 Linda Ferguson 259 Jacob St Seekonk MA. 02771
- 30 Roy Lash 259 Jacob St Seekonk MA 02771
- 31 Raymond Christy 5 Jacob Hill Dr. Seekonk MA 02771
- 32 Frances C. Sykes 218 Jacob St. Seekonk, MA 02771
- 33 Richard G. Mangano 271 Jacob St Seekonk, MA 02771
- 34 Michael and Amy P... 303 Jacob St Seekonk MA 02771
- 35 John W. Pignatelli 91 Jacob St. Seekonk MA.
- 36 Catherine ... 59 Jacob St Seekonk MA 02771
- 37 ... 204 Jacob St Seekonk, MA 02771

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- 38 Cleonny Swamy 120 Jacob St Seekonk
 39 Anne Kendall 44 JACOB ST Seekonk
 40 Duncan Kendall 44 JACOB ST Seekonk
 41 Willie R. 120 JACOB ST. SEEKONK
 42 Lisa Cote 808 Ledge Rd Seekonk, MA
 43 Tom Tate 808 Ledge Rd Seekonk, MA
 44 Courtney Fenwick 789 Ledge Rd Seekonk MA
 45 J. Comiskey Fenwick 789 Ledge Rd Seekonk
 46 Joseph Spano 14 JACOB ST. Seekonk
 47 Alberta Hernandez 797 LEDGE RD SEEK MA
 48 Lewis J. Hammond 58 Jacob St., Seekonk, MA
 49 Alice Oliver 72 Jacob St.
 50 Frank R. Oliver 72 Jacob St.
 51 Ryan A. Neves 115 Prospect St Seekonk
 52 Paul H. Shull 284 Jacob St, Seekonk, MA
 53 Kevin Shier 284 Jacob St, Seekonk, MA
 54 Deborah J. Brock 301 Jacob St. Seekonk, MA
 55 Bill Harkley 301 Jacob St. Seekonk MA 02771
 56 Gloria Drom 133 Jacob St Seekonk Mass. 02771

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Thank You.

- 57 Linda Shelton 285 JACOB ST. SEEKONK, MA.
- 58 Nancy G. Mearns 192 Prospect St Seekonk, MA
- 59 Elaine O'Brien 240 Prospect St, Seekonk, MA 02771
- 60 Neil Dills 211 Jacob St. Seekonk, MA 02771
- 61 Mark A Blair 67 Lincoln Street Seekonk MA.
- 62 Eileen 67 Lincoln Street Seekonk MA
- 63 Joan Warr 130 Jacob St Seekonk MA 02771
- 64 Cynthia Masm 501 Woodward Ave Seekonk, MA 02771
- 65 The Wohl 130 Jacob St Seekonk MA 02771
- 66 ANTONIO TAVARES 15 JACOB ST. SEEKONK MA 02771



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: November 5, 2013

PRELIMINARY PLAN REVIEW
Summer Meadows – Plat 1, Lots (s) 271 (Warren Ave.)

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

Findings of Fact:

Existing Conditions

- Property contains 5.3 acres of land with a farm field in the front and a wooded area to the rear. The property is in an R-3 Zoning District.

Proposal:

- Create 5 new house lots, all >20K sq. ft., on an ±300' public road ending in a cul-de-sac utilizing
- Individual septic systems and wells will service the lots.
- Open space areas will equal approximately 2.6 acres or 48% of the total area (40% min). No wetlands exist on the site and the disturbance area proposed is 50% (25% is the maximum allowed). The Board gave a favorable recommendation on this at the Preliminary Plan stage. A variance would be needed from the ZBA for this.

Recommendations:

The Board's consultant, Horsley Witten, as completed two reviews of the plans thus far and is awaiting a response back on the second review. Once the consultant is satisfied with the plan, staff recommends the following two typical conditions of approval:

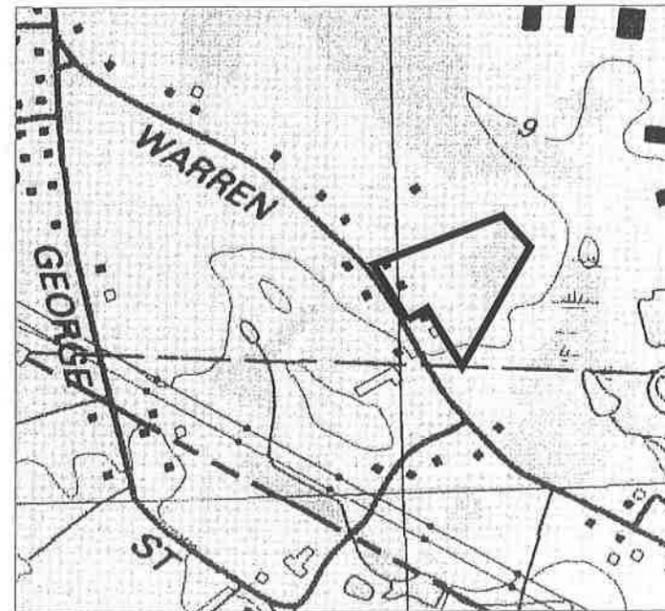
1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, drainage easements, and an open space restriction on the open space land, which shall be delineated by a split rail fence. These documents shall be submitted prior to endorsement and recorded along with 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.

Definitive Subdivision Plan of "SUMMER MEADOWS" in Seekonk, Massachusetts

DATE: September 9, 2013

REGISTRY USE ONLY



LOCATION MAP

1" = 400'

WAIVER REQUESTS:

1. SECTION 7.2.4.2 CURB-DE-SAC DIAMETERS:
ASPHALT FROM 105' TO 86'
RIGHT OF WAY 125' TO 100'
LANDSCAPED ISLAND 40' TO 34'
2. SECTION 8.7 SIDEWALKS:
WAIVE WIDTH FROM 5' TO 4'
WAIVE FROM BOTH SIDES OF STREET TO ONE SIDE OF STREET

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	Cover & Index Sheet
2	Existing Conditions Plan
3	Definitive Cluster Layout
4	Plan & Profiles
5	Site Grading
6	Erosion Control
7	Details
8	Soil Logs
9	Pre Development Watershed Plan
10	Post Development Watershed Plan

NOTES:

1. OWNERS/APPLICANT: TREBOR PROPERTIES, LLC
1539 FALL RIVER AVENUE, SEEKONK, MA 0277
2. ASSESSORS DESIGNATION - MAP 1 LOT 271
3. TITLE REFERENCE: DEED BOOK 20763 PAGE 76
4. SITE SHOWN IS NOT LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
5. SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0218F DATED JULY 7, 2009.
6. ZONING DISTRICT REQUIREMENT FOR "R-3":

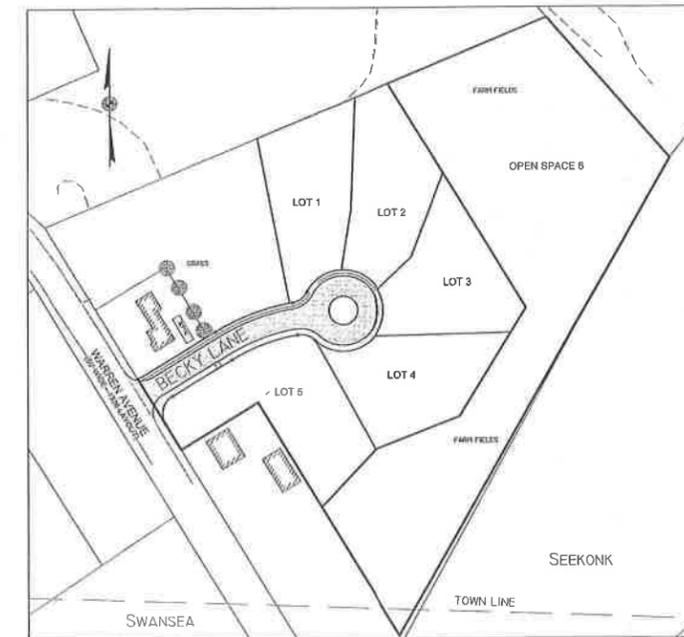
MINIMUM AREA	= 40,000 Sq.Ft.
MINIMUM FRONTAGE	= 150'
MINIMUM FRONTYARD	= 50'
MINIMUM REARYARD	= 70'
MINIMUM SIDEYARD	= 35' + 5'/STORY

CONSERVATION SUBDIVISION - "CLUSTER" REQUIREMENTS (NO WATER)	
MINIMUM AREA	= 20,000 Sq.Ft.
MINIMUM FRONTAGE	= 50'
MINIMUM FRONTYARD	= 20'
MINIMUM REARYARD	= 10'
MINIMUM SIDEYARD	= 10'

7. LOTS TO BE SERVICED BY PRIVATE WELLS.

PLAN REFERENCES:

1. "PLAN OF LAND PREPARED FOR JOHN R. CAREY, JR.," BY BRISTOL COUNTY LAND SURVEYS, INC.; DATED MARCH 1988; IN THE BRISTOL COUNTY REGISTRY OF DEEDS PLAN BOOK 272 PAGE 12.
2. "PLAN OF LAND IN SEEKONK, (RI) SURVEYED FOR THOMAS & PAULA CLEGG," BY HARRIER SURVEYING, INC.; DATED MAY 1985.
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4. "APPROVAL NOT REQUIRED PLAN - 376 WARREN AVENUE," BY INSITE ENGINEERING SERVICES, L.L.C., DATED MAY 14, 2012.



SITE MAP

SCALE 1"= 100'

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD, THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE SEEKONK PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE SEEKONK TOWN CLERK ON _____ AND HEREWITH RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.
DATE: _____ TOWN CLERK, TOWN OF SEEKONK.

DEFINITIVE SUBDIVISION COVER SHEET

"SUMMER MEADOWS"

WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: TREBOR PROPERTIES, L.L.C.
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

Job #: 11-003 SCALE: AS SHOWN DRAWN BY: SCA DATE: SEPTEMBER 9, 2013

REVISED: OCT. 16, 2013 TOWN COMMENTS

 PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	In-Site Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InsiteEngineers.com
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SHEET
1
OF 8

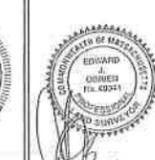
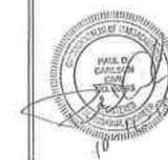
REVISION	DATE	COMMENTS

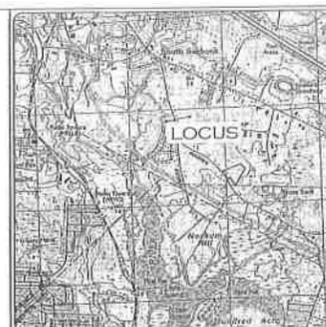
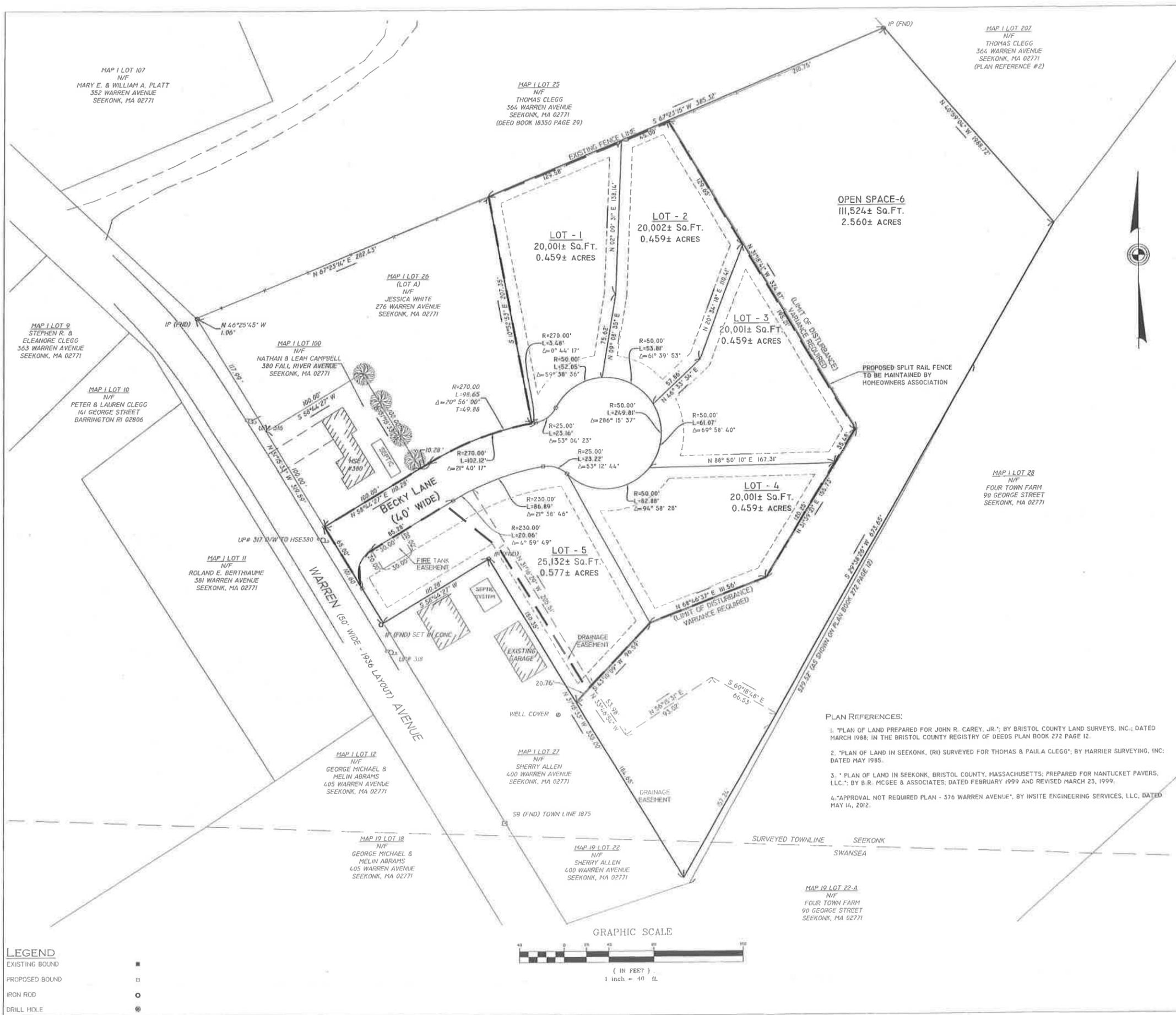
SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED _____	CHAIRMAN _____
DEF. PLAN FILED _____	CLERK _____
PUBLIC HEARING _____	
DEF. PLAN APPROVED _____	
DEF. PLAN ENDORSED _____	

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

_____ 10-16-2013 _____ DATE
 PROFESSIONAL LAND SURVEYOR





REGISTRY USE ONLY

LOCATION (NOT TO SCALE) MAP

- NOTES:
- OWNERS/APPLICANT: TREBOR PROPERTIES, LLC
1539 FALL RIVER AVENUE, SEEKONK, MA 0277
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 - ZONING DISTRICT REQUIREMENT FOR "R-3":

MINIMUM AREA	= 40,000 Sq.Ft.
MINIMUM FRONTAGE	= 150'
MINIMUM FRONT YARD	= 50'
MINIMUM REAR YARD	= 70'
MINIMUM SIDE YARD	= 35' + 5'/STORY
 - LOTS TO BE SERVICED BY PRIVATE WELLS.
 - CLUSTER CALCULATIONS:

OPEN SPACE REQUIREMENTS = 4.0% OF TOTAL AREA	
TOTAL AREA = 233,350 Sq.Ft.	= 5.357 ACRES
OPEN SPACE REQUIRED - 4.0%	= 93,340 Sq.Ft. = 2.143 ACRES
OPEN SPACE PROVIDED	= 2.56 ACRES (O.K.)
OPEN SPACE PERCENTAGE	= 2.56/5.357 = 47.8%
-NO WETLANDS.	
50% ALLOWABLE DISTURBANCE (WAIVER REQUESTED)	= 233,350 Sq.Ft. x 0.50 = 116,675 Sq.Ft.
PROPOSED DISTURBANCE	= 105,284± Sq.Ft. / 233,350 = 45.1%

CERTIFICATIONS

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

[Signature] 10-16-2013
PROFESSIONAL LAND SURVEYOR DATE

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DATE: _____ TOWN CLERK, TOWN OF SEEKONK.

SEEKONK PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

PRELIM. PLAN FILED	CHAIRMAN
DEF. PLAN FILED	CLERK
PUBLIC HEARING	
DEF. PLAN APPROVED	
DEF. PLAN ENDORSED	

DEFINITIVE LOTTING PLAN

"SUMMER MEADOWS"
WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: TREBOR PROPERTIES, LLC
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

JOB # 11-003 SCALE: 1"=40' DRAWN BY: SCA DATE: SEPTEMBER 9, 2013

REVISED: OCT. 16, 2013 TOWN COMMENTS

PROFESSIONAL SEAL

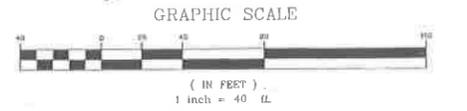
INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 335-4500 Fax: (508) 335-4553
Web Address: insiteengineers.com

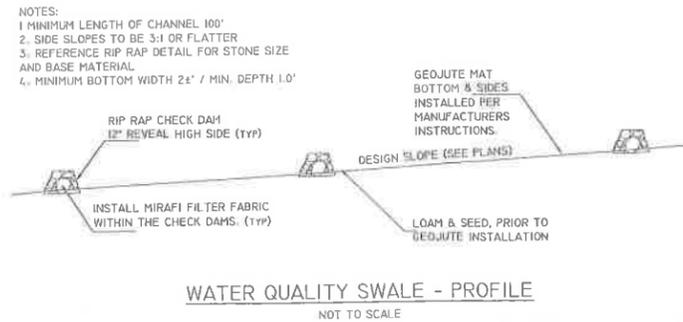
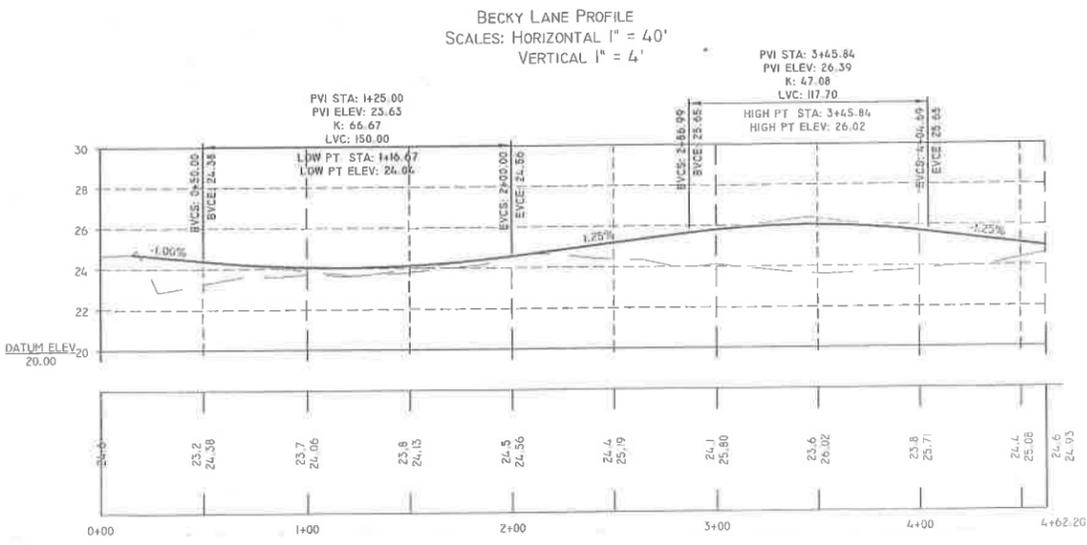
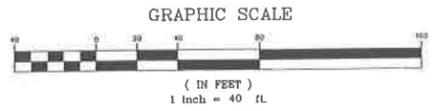
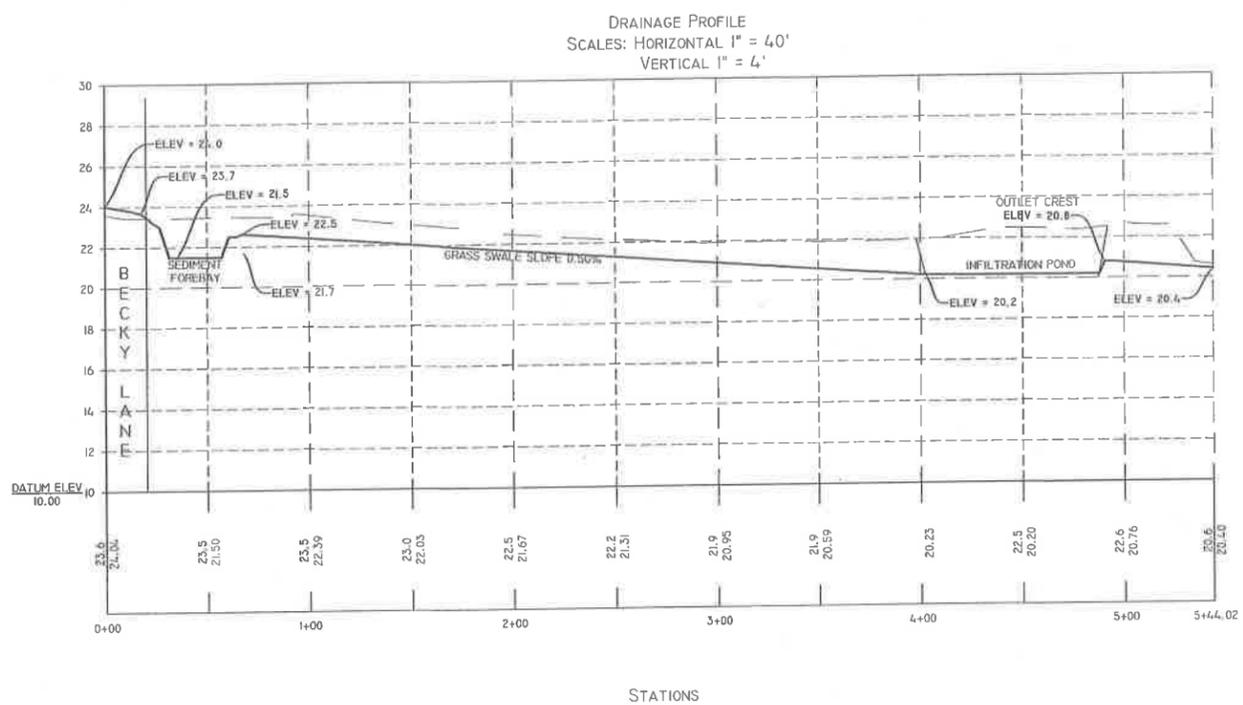
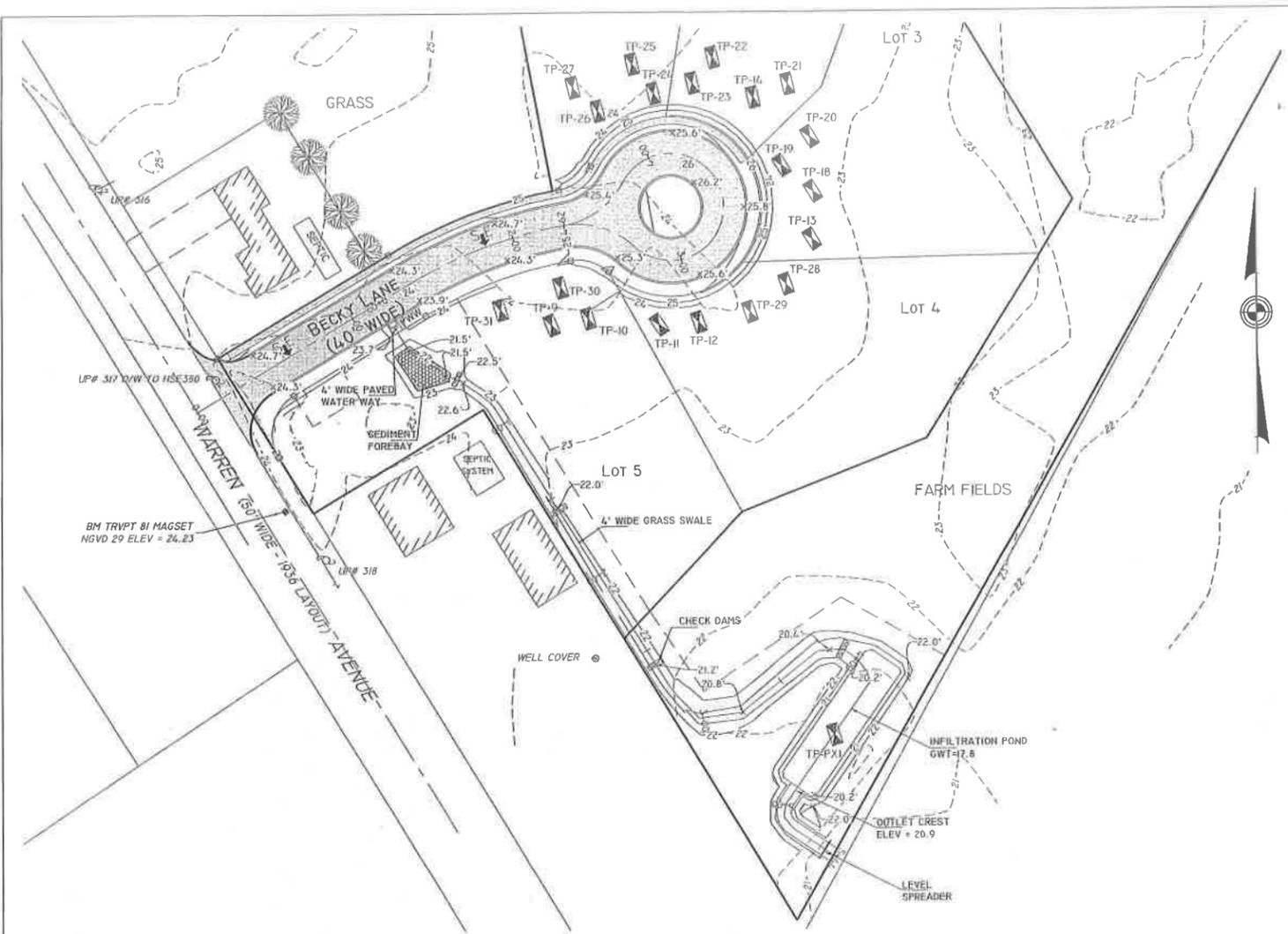
SHEET 3 OF 8

LEGEND

- EXISTING BOUND
- PROPOSED BOUND
- IRON ROD
- DRILL HOLE



- PLAN REFERENCES:
- "PLAN OF LAND PREPARED FOR JOHN R. CAREY, JR.", BY BRISTOL COUNTY LAND SURVEYS, INC.; DATED MARCH 1988; IN THE BRISTOL COUNTY REGISTRY OF DEEDS PLAN BOOK 272 PAGE 12.
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 - "APPROVAL NOT REQUIRED PLAN - 376 WARREN AVENUE"; BY INSITE ENGINEERING SERVICES, LLC, DATED MAY 14, 2012.



LEGEND

- BOUND
- IRON ROD
- DRILL HOLE
- RR SPIKE
- STONE WALL
- UTILITY POLE
- CHAIN LINK FENCE
- EXISTING CONTOURS
- OVERHEAD WIRES
- SUPER ELEVATION

- NOTES:
1. MINIMUM LENGTH OF CHANNEL 100'
 2. SIDE SLOPES TO BE 3:1 OR FLATTER
 3. REFERENCE RIP RAP DETAIL FOR STONE SIZE AND BASE MATERIAL
 4. MINIMUM BOTTOM WIDTH 2' / MIN. DEPTH 1.0'

PLAN & PROFILE - BECKY LANE

"SUMMER MEADOWS"
WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: **TREBOR PROPERTIES, LLC**
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

JOB # 11-003 SCALE: 1" = 40' DRAWN BY: SCA DATE: SEPTEMBER 9, 2013

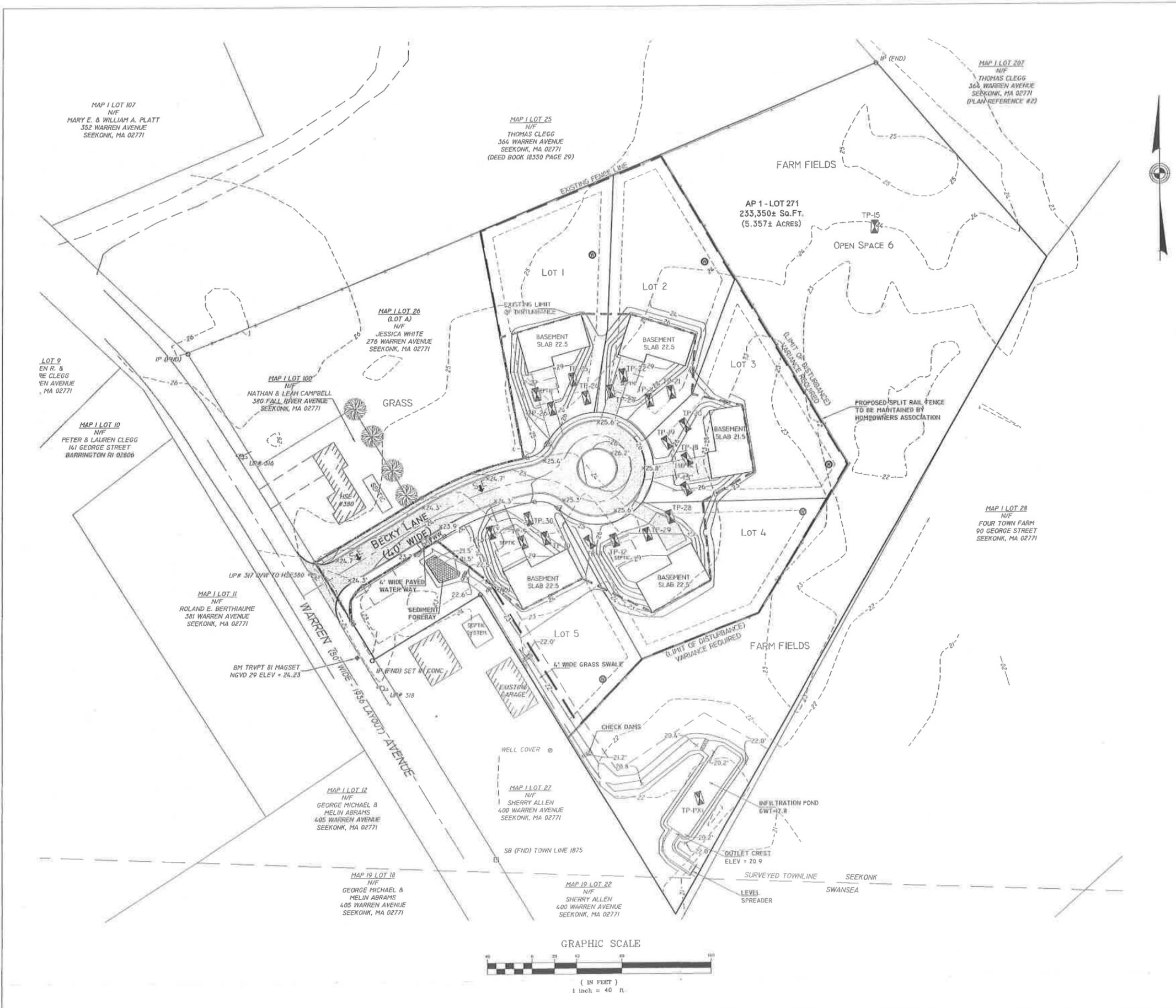
REVISED: OCT. 16, 2013 TOWN COMMENTS

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
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InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
4
OF 8



LEGEND

BOUND	□
IRON ROD	○
DRILL HOLE	⊙
RR SPIKE	⊗
STONE WALL	⊘
UTILITY POLE	⊕
CHAIN LINK FENCE	⊖
EXISTING CONTOURS	- - - - -
OVERHEAD WIRES	— OW —
SUPER ELEVATION	⊕
TEST PIT	⊠
WELL	⊙
SPLIT RAIL FENCE	⊖
PROPOSED CONTOURS	— 38 —
PAVED WATER WAY	⊔
LIMIT OF DISTURBANCE	- - - - -
PROPOSED LIMIT OF DISTURBANCE	— — — — —

PROPOSED SITE GRADING PLAN

"SUMMER MEADOWS"

WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: **TREBOR PROPERTIES, LLC**
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

JOB # **11-003** SCALE: **1" = 40'** DRAWN BY: **SCA** DATE: **SEPTEMBER 9, 2013**

REVISED: OCT. 16, 2013 TOWN COMMENTS

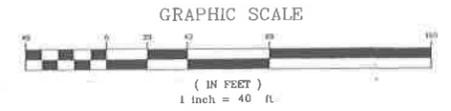


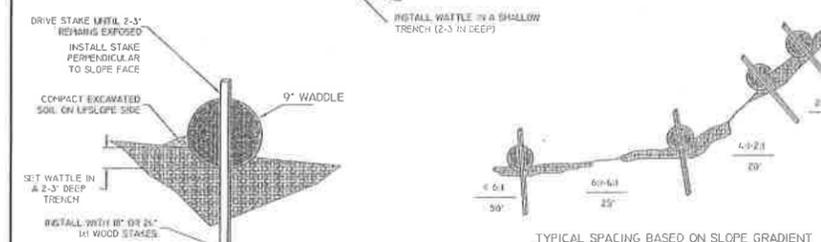
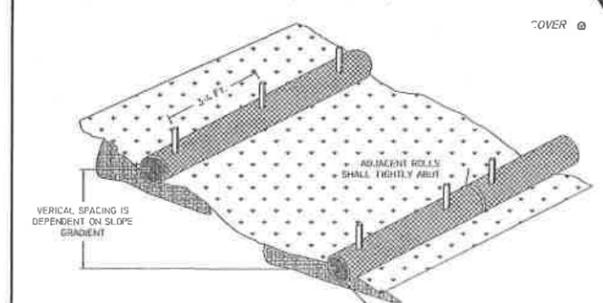
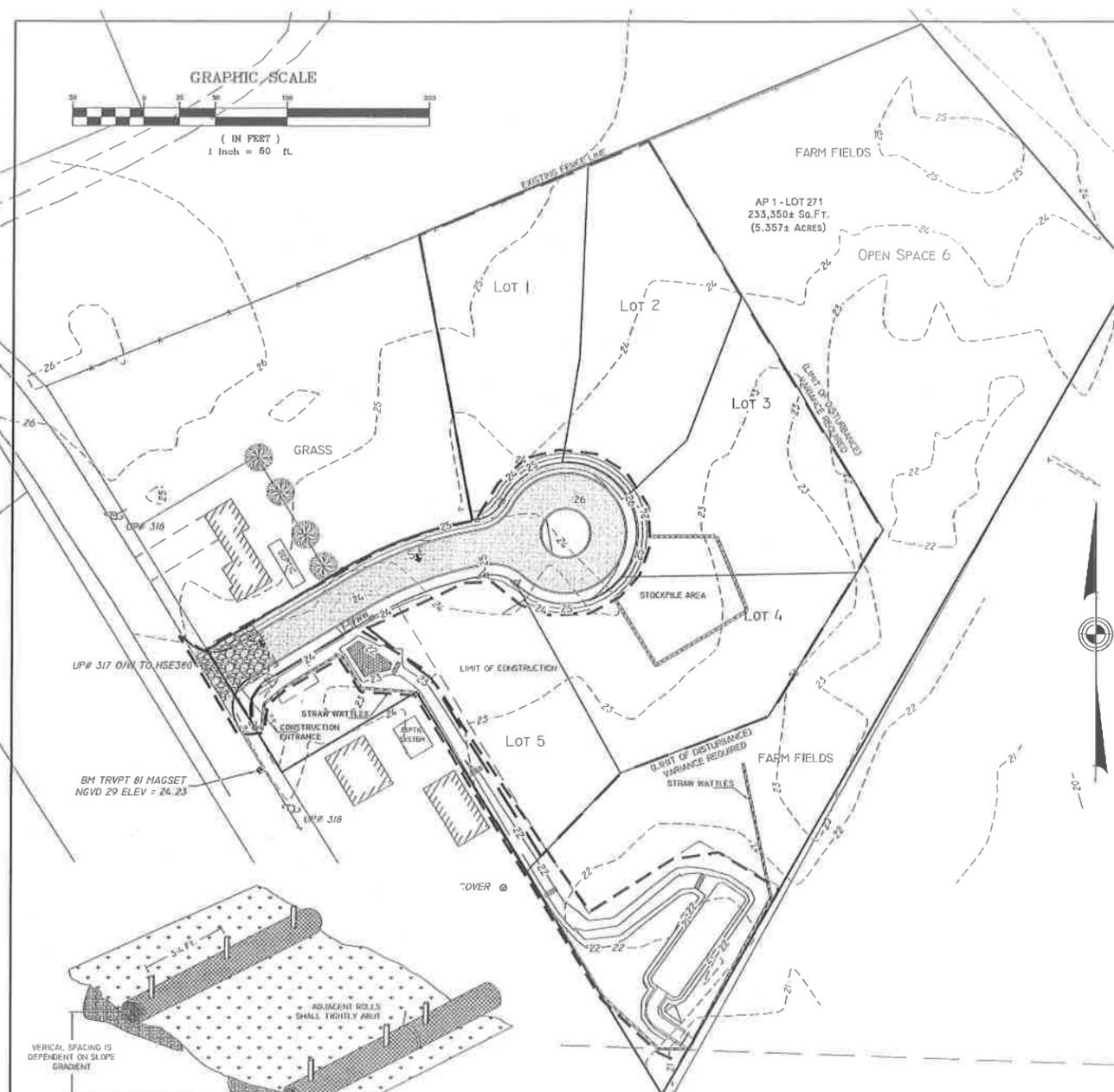
PROFESSIONAL SEAL



InSite Professional Complex, Suite 1
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 338-4500 Fax: (508) 338-4558
Web Address: InSiteEngineers.com

SHEET
5
OF 8





CROSS SECTION

GENERAL NOTES:

- BEGIN AT THE LOCATION WHERE WATTLE IS TO BE INSTALLED BY EXCAVATING 2'-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
- SECURE THE WATTLE WITH 18-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2'-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN INTEGRITY OF STRAW WATTLE FOR DURATION OF CONSTRUCTION.
- EROSION CONTROLS TO REMAIN UNTIL SOIL CONDITIONS STABILIZE.
- LOOSE HAY TO BE SPREAD ON AREAS OF EXPOSED LOAM & SEED UNTIL GERMINATION AND STABILIZATION OCCURS.

STRAW WATTLE (OR SILT SOCK) DETAIL
NOT TO SCALE

NOTES

CONSTRUCTION PROCEDURES AND SEQUENCING

THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.

THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.

PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SETUP PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, SEEKONK CON. COM., PLANNING AND DPW PERSONAL.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A LINE OF STAKED HAY BALES OR STRAW WATTLES, WILL BE PLACED AT ALL CONSTRUCTION TOE OF SLOPES IN THE AREA OF ROADWAY, PONDS, LANDSCAPED AREAS, AND ALONG PERIMETER OF PROJECT LIMIT OF DISTURBANCE WHERE INDICATED ON PROJECT PLANS.

RESERVE EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES.

THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS FOR THE PROPER STORAGE AND/OR REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY ACCUMULATION ON SITE.

IN STREAM CONTROLS SUCH AS HAY BALE CHECK DAMS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.

TO PROTECT THE INFILTRATION SURFACES (BENEATH AND ADJACENT TO THE RECHARGE SYSTEMS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:

- PROVIDE DEEP ROTOTILLING OF VAIN FLOOR IMMEDIATELY PRIOR TO SEEDING WITH NO SUBSEQUENT TRAFFICKING ON SURFACE.
- PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
- PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
- PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES INTO THESE FACILITIES.
- PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

CONSTRUCTION INSPECTION

THE ENGINEER SHALL BE CALLED ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION BASIN.

THE ENGINEER SHALL PERFORM FREQUENT INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION, WITH CLEANING AND MAINTENANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION PERIODS, WEEKLY INSPECTION IS REQUIRED.

IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL, TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.

CLEARING

CONSIDERATION SHALL BE GIVEN TO PRESERVING SPECIMEN TREES. THE ENGINEER SHALL BE CONTACTED TO REVIEW DESIGN IMPACTS AND APPROVE METHOD OF TREE PRESERVATION.

BRUSH AND BRANCHES SHALL BE CHIPPED TO BE UTILIZED FOR WOOD MULCH WHERE FEASIBLE.

GRUBBING AND STRIPPING

SUITABLE TOPSOIL SHALL BE STRIPPED FROM THE AREAS TO BE GRADED AND STOCKPILED FOR SUBSEQUENT USE AND/OR FOR LANDSCAPE PURPOSES.

ROUGH GRADING

DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED SLOPES WILL BE MULCHED AND VEGETATION ESTABLISHED TO PREVENT SEDIMENT EROSION TO THE SATISFACTION OF THE ENGINEER.

CONSTRUCTION PROCEDURES AND SEQUENCING

THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.

THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.

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- PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
- PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
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THE ENGINEER SHALL BE CALLED ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION BASIN.

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IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL, TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.

CLEARING

CONSIDERATION SHALL BE GIVEN TO PRESERVING SPECIMEN TREES. THE ENGINEER SHALL BE CONTACTED TO REVIEW DESIGN IMPACTS AND APPROVE METHOD OF TREE PRESERVATION.

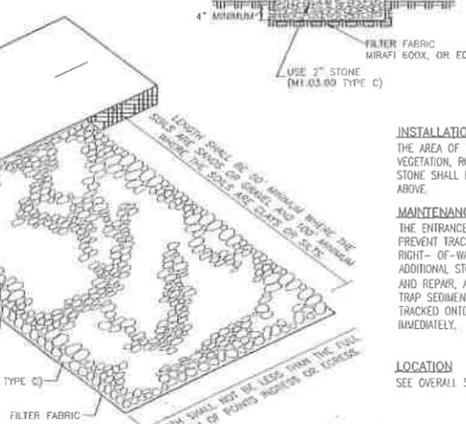
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CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

OPERATION & MAINTENANCE PLAN

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONS AND MAINTENANCE PLAN DOCUMENT FOR SUMMER MEADOWS OCT 15, 2013.

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT FOR SUMMER MEADOWS DATED OCT. 15, 2013. THE MAINTENANCE AND UPKEEP ON THE ROADWAY WILL INCLUDE THE FOLLOWING ELEMENTS:

CONSTRUCTION VEHICLES SHALL BE LIMITED TO ONE ACCESS POINT ON WARREN AVENUE WHERE A CRUSHED-STONE CONSTRUCTION PAD ENTRANCE SHALL BE INSTALLED IN THE AREA OF THE PERMANENT ROADWAY TO ENSURE THAT MUD AND DEBRIS ARE NOT TRACKED ONTO THE ROADWAY. IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE REMOVED PROMPTLY.

GENERAL MAINTENANCE OF EROSION CONTROL ELEMENTS INCLUDING REGRADING, RE-VEGETATION, REPLACING RIP RAP, ETC., ON AN AS NEEDED BASIS.

THE BASE OF THE POND SHALL BE MONITORED FOR APPROPRIATE GROWTH. WOODY GROWTH SHALL BE CLEARED AS PART OF THE SEMI ANNUAL MAINTENANCE PROGRAM.

ALL STORMWATER MANAGEMENT SYSTEMS MUST HAVE AN OPERATION AND MAINTENANCE PLAN TO ENSURE THAT SYSTEMS FUNCTION AS DESIGNED.

ALL MAINTENANCE BYPRODUCTS INCLUDING GRASS, BRUSH, SEDIMENTATION, ETC. SHALL BE REMOVED AND DISPOSED OF PROPERLY.

THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ALL OF ITS APPURTENANCES. THE FOLLOWING MAINTENANCE PROGRAM SHALL BE IMPLEMENTED:

- SEDIMENT FOREBAY**
 - FOREBAY SHALL BE INSPECTED MONTHLY.
 - SILT/SEDIMENT SHALL BE REMOVED FROM THE FOREBAY FOUR TIMES A YEAR OR IF DEEP OF SEDIMENT REACHES BETWEEN 3" TO 6". ALL SEDIMENTS SHALL BE HANDLED PROPERLY AND DISPOSED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- GRASS SWALE**
 - MOWING: SET THE MOWER BLADES NO LOWER THAN 3 TO 4 INCHES ABOVE THE GROUND. DO NOT MOW BENEATH THE DEPTH OF THE DESIGN FLOW DURING THE STORM ASSOCIATED WITH THE WATER QUALITY EVENT (E.G., IF THE DESIGN FLOW IS NO MORE THAN 4 INCHES, DO NOT CUT THE GRASS SHORTER THAN 4 INCHES). MOW ON AN AS-NEEDED BASIS DURING THE GROWING SEASON SO THAT THE GRASS HEIGHT DOES NOT EXCEED 6 INCHES.
 - INSPECTION: INSPECT SEMI-ANNUALLY THE FIRST YEAR, AND AT LEAST ONCE A YEAR THEREAFTER. INSPECT THE GRASS FOR GROWTH AND THE SIDE SLOPES FOR SIGNS OF EROSION AND FORMATION OF RILLS AND GULLIES. PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER IS NOT SUCCESSFULLY ESTABLISHED. IF GRASS GROWTH IS IMPAIRED BY WINTER ROAD SALT OR OTHER DEICER USE, RE-ESTABLISH THE GRASS IN THE SPRING.
- TRASH/DEBRIS REMOVAL:** REMOVE ACCUMULATED TRASH AND DEBRIS PRIOR TO MOWING.
- SEDIMENT REMOVAL:** CHECK ON A YEARLY BASIS AND CLEAN AS NEEDED. USE HAND METHODS (I.E., A PERSON WITH A SHOVEL) WHEN CLEANING TO MINIMIZE DISTURBANCE TO VEGETATION AND UNDERLYING SOILS. SEDIMENT BUILD-UP IN THE GRASS CHANNEL REDUCES ITS CAPACITY TO TREAT AND CONVEY THE WATER QUALITY EVENT, 2-YEAR AND 10-YEAR 24-HOUR STORM.

- INFILTRATION BASINS**
 - PREVENTATIVE MAINTENANCE: TWICE A YEAR
 - INSPECT TO ENSURE PROPER FUNCTIONING AFTER EVERY MAJOR STORM DURING FIRST 3 MONTHS OF OPERATION AND TWICE A YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET ORIFICE
 - MOW THE BUFFER AREA, SIDE SLOPES, AND BASIN BOTTOM IF GRASSSED FLOOR; RAKE IF STONE BOTTOM, REMOVE TRASH AND DEBRIS; REMOVE GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER TWICE A YEAR
 - INSPECT AND CLEAN PRE-TREATMENT DEVICES EVERY OTHER MONTH RECOMMENDED AND AT LEAST

INSTALLATION

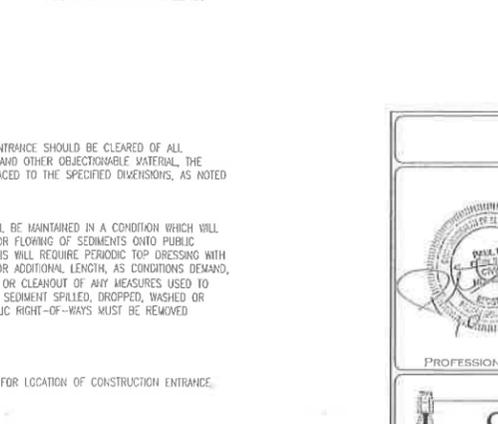
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOPING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

LOCATION

SEE OVERALL SHEET FOR LOCATION OF CONSTRUCTION ENTRANCE.



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF SEEKONK REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
- EACH HOUSE LOT SHALL BE REQUIRED TO MAINTAIN EROSION AND SEDIMENT CONTROLS DURING HOUSE CONSTRUCTION. ADDITIONAL MEASURES WILL BE REQUIRED TO PREVENT SEDIMENT DISCHARGE INTO THE STREET, INFILTRATION PONDS AND SWALES FROM THE INDIVIDUAL DEVELOPMENT OF EACH LOT.
- SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS:
KENTUCKY BLUE GRASS = 45
CREEPING RED FESCUE = 45
PERENNIAL RYE GRASS = 10
SEED TO APPLIED AT A RATE OF 8 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL 1 TO OCTOBER 15. AFTER OCTOBER 15 AREAS NOT SEEDED SHALL BE STABILIZED WITH STRAW WATTLES, HAY BALE CHECK DAMS, FILTER FABRIC OR WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
- AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED TO A RATE OF 2 LBS / 1000 S.F. AT A DEPTH OF 1/2". LIMESTONE (EQUIVALENT TO BE 50 % CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDED PREPARATION AT A RATE OF 90 LBS / 1000 S.F. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COURSE MATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS / 1000 S.F.
- CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- THE CONTRACTOR SHALL REQUEST THE TOWNS ENGINEER TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE AGENT, THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE AGENT MAY FEEL ARE IN NEED OF SUCH.
- STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2 : 1.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
- SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAY BALE
- ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
- DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
- ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.

EROSION CONTROL ROADWAY

"SUMMER MEADOWS"
WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: **TREBOR PROPERTIES, LLC**
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

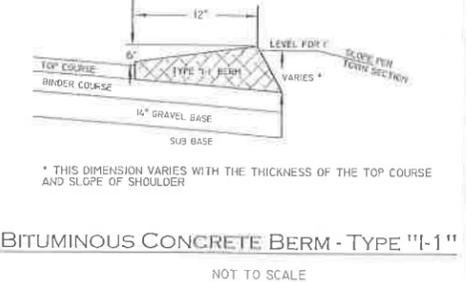
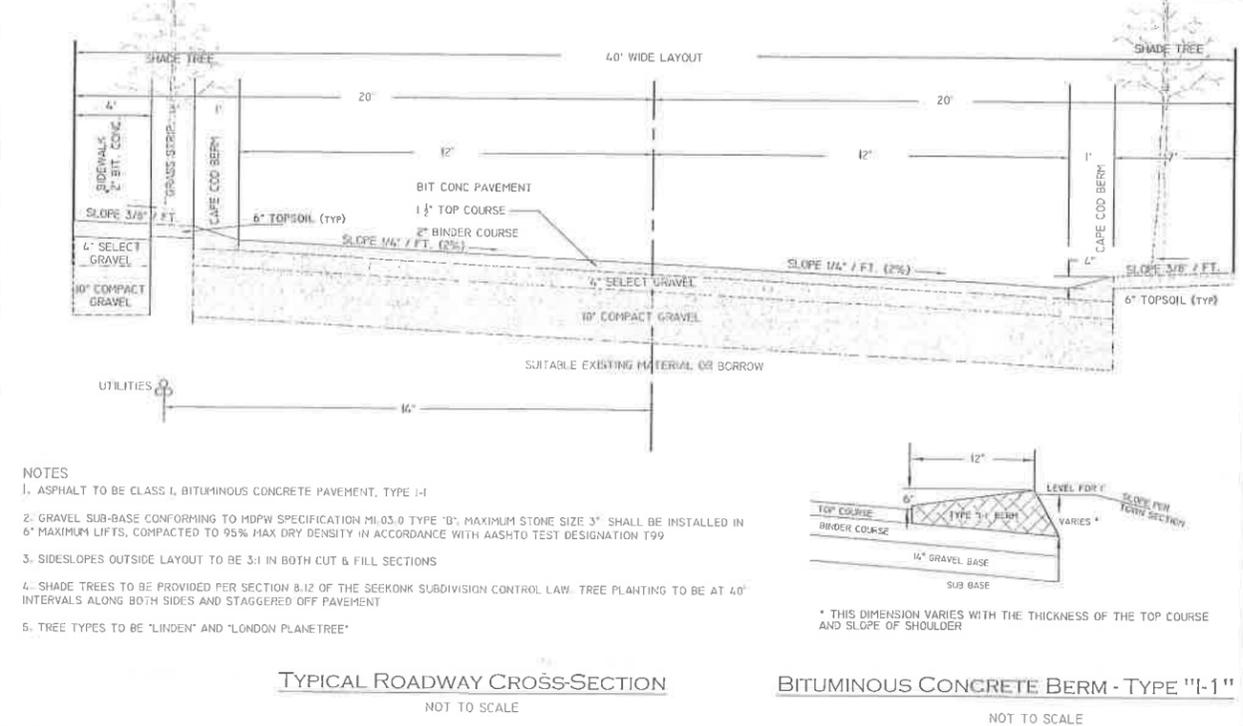
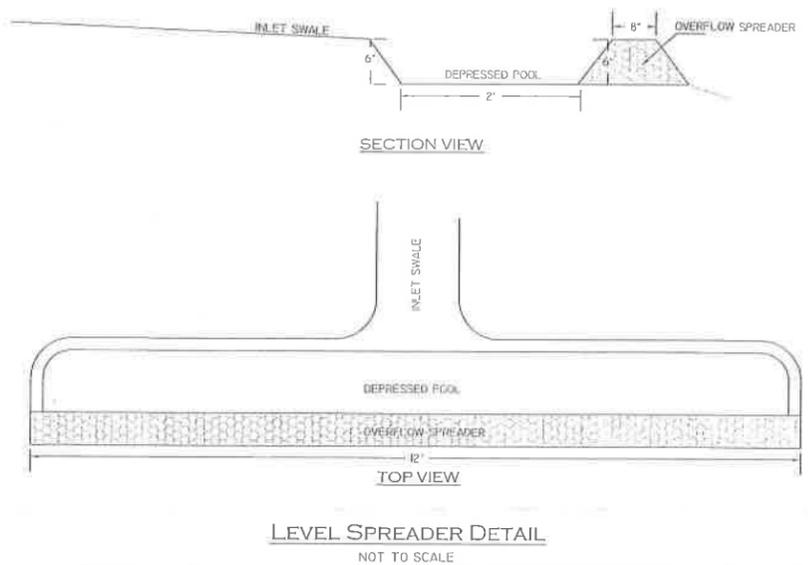
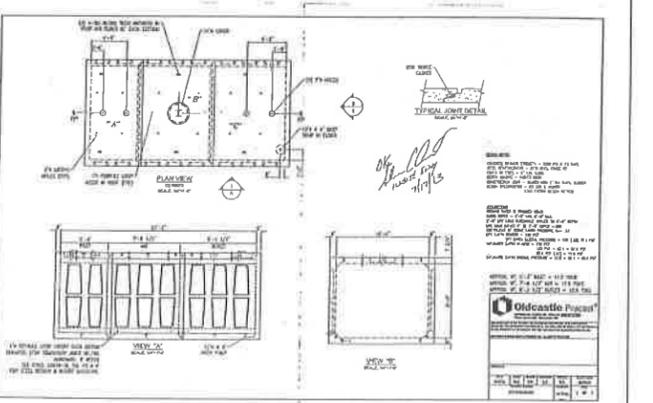
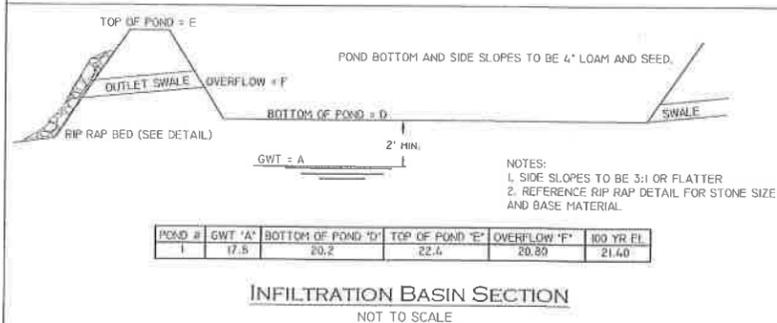
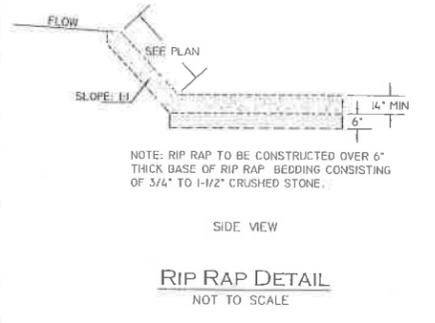
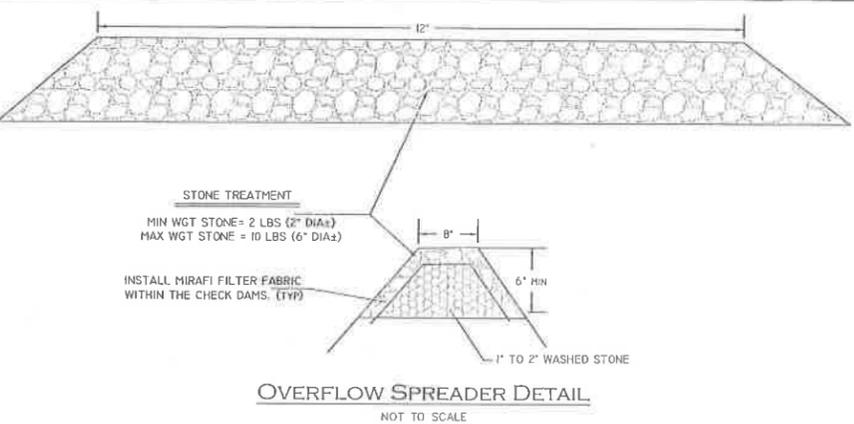
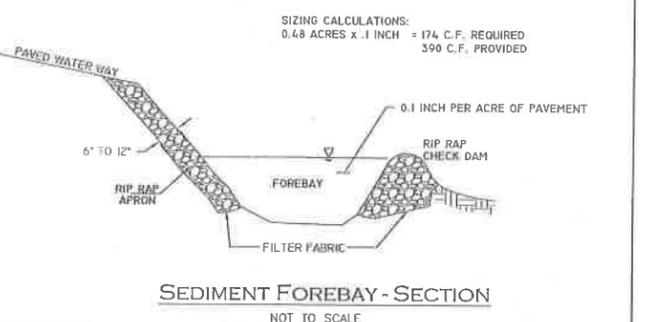
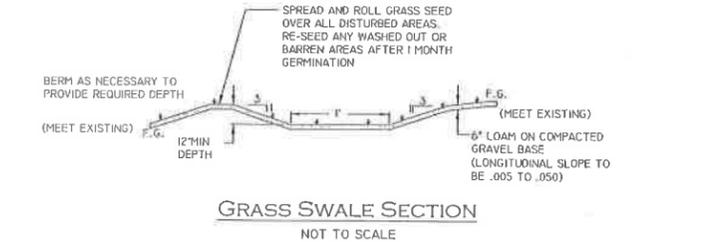
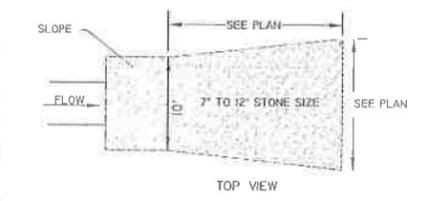
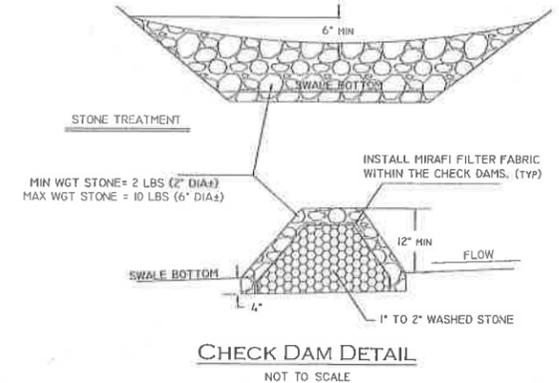
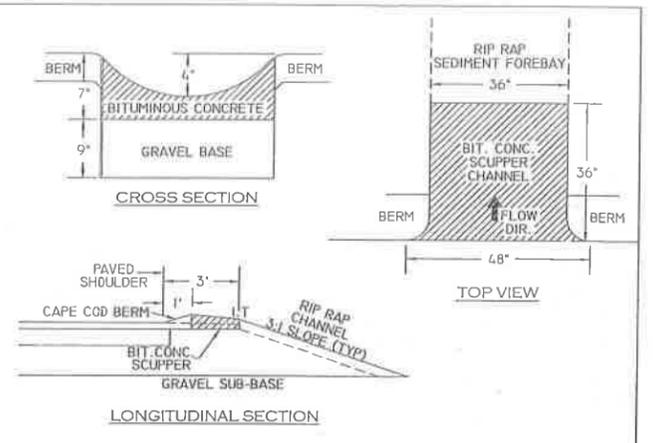
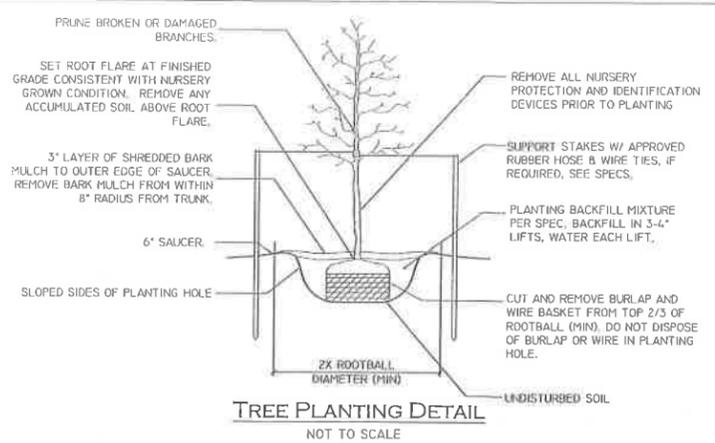
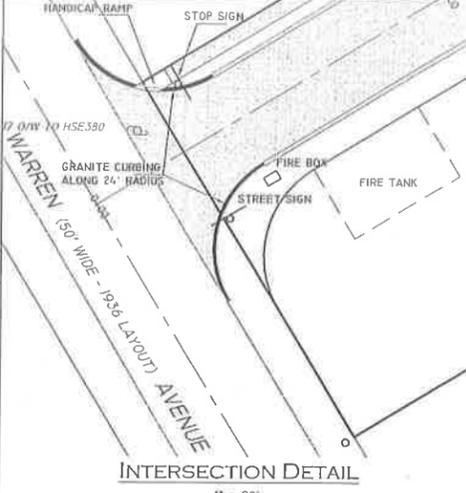
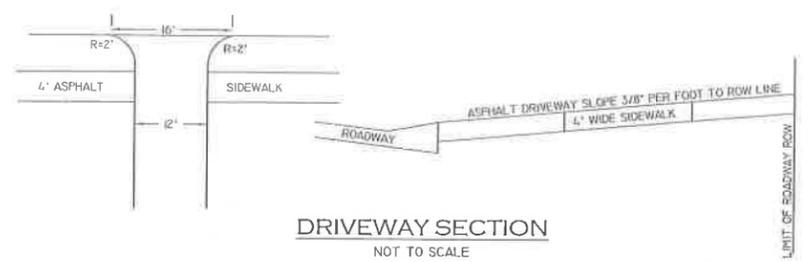
JOB # 11-003 SCALE: 1" = 40' DRAWN BY: SCA DATE: SEPTEMBER 9, 2013

REVISED: OCT. 16, 2013 TOWN COMMENTS

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 338-4500 Fax: (508) 338-4558
Web Address: InSiteEngineers.com

SHEET 6 OF 8



- NOTES
1. ASPHALT TO BE CLASS I, BITUMINOUS CONCRETE PAVEMENT, TYPE I-I
 2. GRAVEL SUB-BASE CONFORMING TO MDPW SPECIFICATION M1.03.0 TYPE 'B', MAXIMUM STONE SIZE 3", SHALL BE INSTALLED IN 6" MAXIMUM LIFTS, COMPACTED TO 95% MAX DRY DENSITY IN ACCORDANCE WITH AASHTO TEST DESIGNATION T99
 3. SIDESLOPES OUTSIDE LAYOUT TO BE 3:1 IN BOTH CUT & FILL SECTIONS
 4. SHADE TREES TO BE PROVIDED PER SECTION 8.12 OF THE SEEKONK SUBDIVISION CONTROL LAW. TREE PLANTING TO BE AT 40' INTERVALS ALONG BOTH SIDES AND STAGGERED OFF PAVEMENT
 5. TREE TYPES TO BE 'LINDEN' AND 'LONDON PLANETREE'

DETAILS

"SUMMER MEADOWS"
WARREN AVENUE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 1 LOT 271

APPLICANT: **TREBOR PROPERTIES, LLC**
1539 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS 02771

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SHEET 7 OF 8

Modified DEP Forms 11 & 12 - Soil Suitability Assessment & Percolation Test for On-Site Sewage Disposal
Massachusetts City or Town: SEEKONK, MA

AnSite
 CLIENT: MICHAEL S. FARIA JR. MA 02771 DATE: 8/29/2013 STREET: 1533 FALL RIVER AVENUE
 ADDRESS: 1533 FALL RIVER AVENUE, SEEKONK, MA 02771 TOWN: SEEKONK, MA 02771
 PROJECT # 11-003
 PERFORMED BY: MICHAEL S. FARIA JR. MA 02771 VEGETATION: PUMP/PATCH (SEE SURVEYOR PLAN)
 WITNESSED BY: BETH HALLAL AND USE: FARM (SEE SURVEYOR PLAN)
 EXCAVATION CO.: RICH HELLAM, CT EXCAVATING DEPTH TO BEDROCK: NONE OBSERVED
 SURFACE STONES: NONE SLOPE: 0.2% I

DEEP OBSERVATION HOLE LOG

Depth Hole #	Depth from surface (feet)	Soil Horizon	Soil Texture (USDA)	Soil Color (munsell)	Soil Moisture (Inches)	Other (Structure, Stones, Consistency, % Gravel)
DP1	0-12	A ₁	LOAMY SAND	10YR5/3	100%	LOOSE
	12-18	B	FINE SAND	10YR5/3	100%	LOOSE
DP2	18-24	C ₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	24-30	C ₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP3	30-36	C ₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	36-42	C ₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP4	42-48	C ₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	48-54	C ₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP5	54-60	C ₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	60-66	C ₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP6	66-72	C ₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	72-78	C ₁₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP7	78-84	C ₁₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	84-90	C ₁₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP8	90-96	C ₁₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	96-102	C ₁₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP9	102-108	C ₁₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	108-114	C ₁₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP10	114-120	C ₁₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	120-126	C ₁₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP11	126-132	C ₁₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	132-138	C ₂₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP12	138-144	C ₂₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	144-150	C ₂₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP13	150-156	C ₂₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	156-162	C ₂₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP14	162-168	C ₂₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	168-174	C ₂₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP15	174-180	C ₂₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	180-186	C ₂₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP16	186-192	C ₂₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	192-198	C ₃₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP17	198-204	C ₃₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	204-210	C ₃₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP18	210-216	C ₃₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	216-222	C ₃₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP19	222-228	C ₃₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	228-234	C ₃₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP20	234-240	C ₃₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	240-246	C ₃₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP21	246-252	C ₃₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	252-258	C ₄₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP22	258-264	C ₄₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	264-270	C ₄₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP23	270-276	C ₄₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	276-282	C ₄₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP24	282-288	C ₄₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	288-294	C ₄₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP25	294-300	C ₄₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	300-306	C ₄₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP26	306-312	C ₄₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	312-318	C ₅₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP27	318-324	C ₅₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	324-330	C ₅₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP28	330-336	C ₅₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	336-342	C ₅₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP29	342-348	C ₅₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	348-354	C ₅₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP30	354-360	C ₅₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	360-366	C ₅₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP31	366-372	C ₅₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	372-378	C ₆₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP32	378-384	C ₆₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	384-390	C ₆₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP33	390-396	C ₆₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	396-402	C ₆₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP34	402-408	C ₆₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	408-414	C ₆₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP35	414-420	C ₆₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	420-426	C ₆₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP36	426-432	C ₆₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	432-438	C ₇₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP37	438-444	C ₇₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	444-450	C ₇₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP38	450-456	C ₇₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	456-462	C ₇₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP39	462-468	C ₇₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	468-474	C ₇₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP40	474-480	C ₇₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	480-486	C ₇₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP41	486-492	C ₇₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	492-498	C ₈₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP42	498-504	C ₈₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	504-510	C ₈₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP43	510-516	C ₈₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	516-522	C ₈₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP44	522-528	C ₈₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	528-534	C ₈₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP45	534-540	C ₈₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	540-546	C ₈₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP46	546-552	C ₈₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	552-558	C ₉₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP47	558-564	C ₉₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	564-570	C ₉₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP48	570-576	C ₉₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	576-582	C ₉₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP49	582-588	C ₉₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	588-594	C ₉₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP50	594-600	C ₉₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	600-606	C ₉₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP51	606-612	C ₉₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	612-618	C ₁₀₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP52	618-624	C ₁₀₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	624-630	C ₁₀₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP53	630-636	C ₁₀₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	636-642	C ₁₀₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP54	642-648	C ₁₀₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	648-654	C ₁₀₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP55	654-660	C ₁₀₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	660-666	C ₁₀₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP56	666-672	C ₁₀₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	672-678	C ₁₁₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP57	678-684	C ₁₁₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	684-690	C ₁₁₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP58	690-696	C ₁₁₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	696-702	C ₁₁₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP59	702-708	C ₁₁₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	708-714	C ₁₁₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP60	714-720	C ₁₁₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	720-726	C ₁₁₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP61	726-732	C ₁₁₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	732-738	C ₁₂₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP62	738-744	C ₁₂₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	744-750	C ₁₂₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP63	750-756	C ₁₂₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	756-762	C ₁₂₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP64	762-768	C ₁₂₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	768-774	C ₁₂₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP65	774-780	C ₁₂₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	780-786	C ₁₂₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP66	786-792	C ₁₂₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	792-798	C ₁₃₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP67	798-804	C ₁₃₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	804-810	C ₁₃₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP68	810-816	C ₁₃₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	816-822	C ₁₃₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP69	822-828	C ₁₃₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	828-834	C ₁₃₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP70	834-840	C ₁₃₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	840-846	C ₁₃₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP71	846-852	C ₁₃₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	852-858	C ₁₄₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP72	858-864	C ₁₄₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	864-870	C ₁₄₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP73	870-876	C ₁₄₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	876-882	C ₁₄₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP74	882-888	C ₁₄₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	888-894	C ₁₄₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP75	894-900	C ₁₄₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	900-906	C ₁₄₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP76	906-912	C ₁₄₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	912-918	C ₁₅₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP77	918-924	C ₁₅₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	924-930	C ₁₅₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP78	930-936	C ₁₅₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	936-942	C ₁₅₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP79	942-948	C ₁₅₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	948-954	C ₁₅₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP80	954-960	C ₁₅₇	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	960-966	C ₁₅₈	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP81	966-972	C ₁₅₉	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	972-978	C ₁₆₀	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP82	978-984	C ₁₆₁	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	984-990	C ₁₆₂	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP83	990-996	C ₁₆₃	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	996-1002	C ₁₆₄	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
DP84	1002-1008	C ₁₆₅	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE
	1008-1014	C ₁₆₆	MEDIUM COARSE SAND	10YR5/3	100%	LOOSE</



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: October 8, 2013

Re: Madison Estates – Partial Covenant Release

The applicant for Madison Estates has requested a partial covenant release for said subdivision. The original construction cost estimate has been reduced to ±\$70K based on the work that has been completed by the applicant and inspected and approved by the Board's inspector. The remaining work includes top-course of asphalt application, street tree installation, and final site prep work.

The method of surety proposed by the developer is to keep a covenant on lot 7 and release the covenant from lots 2 & 6. Based on the average purchase price of other subdivision lots this year in town at \$142K, a covenant for 1 lot appears to be adequate to cover the remaining construction costs. This office would recommend releasing the covenants on lots 2 & 6 in Madison Estates.

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

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

Date: November 1, 2013

Re: October monthly report

BYLAWS

Zoning Bylaw rewrite

- First draft of zoning bylaw reorganization and signage section completed and being reviewed by Town Counsel;

PLANS

Master Plan

- Implementation on-going

MISC

GeoTMS – Online Permitting

- To be implemented for Town Depts

Luthers Corners Safety Improvement Project

- Kick-off meeting held with GPI; To prepare design plans for State review.

Medical Marijuana Treatment Centers Zoning Bylaw

- Public hearing to be held in January; To be on 2014 Spring TM.

GIS

- Completing town-wide wetlands GIS file based ConCom approved plans.

SUBDIVISIONS

Orchard Estates

- Binder course of asphalt installed

Tall Pines

- Binder course of asphalt installed

Madison Estates

- Binder course of asphalt installed

Caleb Estates

- Binder course of asphalt installed

Ricard St. Extension

- Binder course of asphalt installed

Pine Hill Estates

- Drainage installed

Jacob Hill Estates

- Denied; New application with revised design submitted; To be heard in Nov

Country Brook Estates

- Definitive Plan approved

Summer Meadows

- Definitive Plan being reviewed by consultant; To be heard in Nov

SITE PLANS

Swan Brook Assisted Living

- Submitted and being reviewed by consultant

SEEKONK PLANNING BOARD

Public Hearing - Regular Meeting

October 8, 2013

Present: Ch. Abelson, M. Bourque, R. Horsman, S. Foulkes, D. Viera, L. Dunn, R. Bennett
J. Hansen, Town Planner

Absent:

7:03 pm Ch. Abelson called the meeting to order.

Public Hearing – Continued from 9-10-13

Definitive Subdivision: Jacob Hill Estates – Applicant Palmer River Development

Christian Farland of Thompson Farland Professional Engineer Land Surveyors representing Palmer River Development introduced himself as well as Attorney Kyle Zambarano and Palmer River Development representative Matthew Antonio. He summarize he was before the PB to seek approval of an 11 lot conservation subdivision. He noted they have worked on the project for a year and have gone through many different designs in order to minimize the impact to the neighboring properties. He said they have worked closely with the Town's engineering consultant and have addressed all of their concerns. He stated the subdivision is a conservation subdivision and it will preserve 40% of the land.

C. Farland went over the existing conditions:

Vacant wooded 16.9 acre lot zoned R-2/Mixed Use.

Create 11 new house lots, all >15K sq. ft., on a ±859' public road ending in a cul-de-sac (Palmer River Rd). The yield plan indicates 9 developable lots are possible. The new incentive zoning provision is to be utilized here, which will designate one lot as affordable and one additional market rate lot will be granted as a density bonus for providing said affordable lot.

Individual septic systems and public water will service the lots.

Open space areas will equal 40%, (40% minimum required). Wetland percentage of open space does not exceed wetland percentage of site.

Road to be 20' wide with no sidewalks to increase distance of disturbance from large trees on property boundary to the north near Jacob St.

The Board's reviewing engineer, CEI, has reviewed the subdivision and all concerns were addressed.

C. Farland then went over the waivers they are seeking:

Section 5.6.1 – No EIS – Negligible impacts due to only 11 lots

Section 8.12 – Trees on one side; both sides required – Grass swale on one side

Section 7.2.1.8 – 25' Roadway radii – ample room with 66' wide layout of Jacob St.

Section 7.2.2.2 – Roadway width – 24' required, 20' proposed – reduce impervious surface and increase distance from Linden trees on property line

Roadway location – roadway shifted from centerline to increase distance from Linden trees on property line

Section 7.4.1 – Drainage systems located on house lots not owned by Homeowners Association

Section 7.5.2 – Water main not to be looped; Water Department indicates that flow tests do not substantiate looping

Zoning Bylaw 25.10.5 – Disturbed areas to exceed 25% requirement to accommodate addition market rate unit and affordable unit

C. Farland went on to say they met with the Water Department and they are fine with the proposed plan with the fire hydrant at the end of the street.

S. Foulkes asked about the sidewalk waiver and said because of safety issues they should have them on one side of the street.

C. Farland noted they have spent a lot of time and money on an arborist to save the Linden trees and on the other side is a grass swale, so to them it made sense to ask for a waiver to not have sidewalks.

D. Viera said it was a safety issue for him to request a sidewalk on one side.

C. Abelson said they will have a grass side walk area.

C. Farland said they could put sidewalks in front of the house lots.

John Wright 91 Jacob St. stated his land abutted the proposed subdivision land and he took the developer to court over the Linden trees. He said the court's decision was that the developer had to leave a 13 foot grass strip between the trees and the roadway. He noted a grass sidewalk would be acceptable but a paved sidewalk would go against the court order.

L. Dunn asked if the road for the subdivision could go out onto RT. 44.

C. Farland said it was a matter of public safety not to go out onto the traffic of RT. 44.

Atty. Kyle Zambarano commented about the Linden trees and the court case, he said that his client had spent a great deal of money and had made an extensive effort to build a road that would accommodate and preserve the trees. He said the court ruled in Palmer River Development's favor and the court said that what was proposed would save the trees so there was no sense in going over that case again tonight.

M. Bourque asked Atty. Zambarano for a copy of the court decision.

Ch. Abelson asked for proponents to speak. None. He asked for any opponents to speak.

Genevieve Berrebbi 195 Jacob Street asked about the electrical situation and wondered where the sub-station would be going because Jacob Street has problems with frequent loss of power.

C. Farland said the electricity is something the developer will address with National Grid once the project commences.

C. Abelson noted that power is not part of the PB's review process.

G. Berrebbi asked who would be responsible when there was a pond in her yard.

Ch. Abelson said if it is an issue with the drainage it would be the subdivision's Homeowners Association's responsibility to maintain the catch basins. If it is an engineering problem the subdivision's engineer would be responsible.

G. Berrebbi asked the PB if they realized how much water flow is on the land.

Ch. Abelson noted that is why they engineered detention systems, to capture the water within the subdivision.

C. Farland said as a Design Engineer he looked at all the storm water calculations and post conditions and in his professional opinion the project will actually be an improvement as to what is going on there and it will actually be a help with the drainage of water in that area. He also noted that the peer engineers looked at the design and approved it and it has met Mass DEP and storm water regulations.

Bill Harley 301 Jacob Street asked if there had been a traffic impact study done. He said he was disturbed to hear that Jacob St. was considered a minor street. He said there is a steady stream of traffic on Jacob St. from 6AM – 9:30AM and again at 3:30PM-6:00PM. He said it is a main thoroughfare for Prospect St, North East St., Salisbury St., County St., Homestead St. and others from Rehoboth and people travel 40 to 50 miles per hour. He said there is a sharp corner near the entrance to the subdivision and he thought entering and exiting out of the subdivision would be very dangerous. He said he would be interested in getting an opinion from the Police Department and the DPW. He also said that he thought the water was a huge problem on the street.

Ch. Abelson said DPW had looked at the plan and had signed off on it.

C. Farland said site distance calculations were preformed and there is an area of about 5 to 20 feet that would need to be cut back which is within the right of way and once cut back would give 300 feet of site distance per the town's regulations. He said Jacob St. is 66 ft. wide and a lot of the property owners have their land going all the way up to the street believing it is their property but in reality it is the right of way.

Dora Truong 361 Jacob Street said she had been hit on that curve and she said her neighbor's father had also been hit on that same curve and that it is very dangerous when you have two cars coming from opposite directions. She also commented on the high water table in the area.

Bill and Elenora Rezek 120 Jacob Street talked about the petition that was put together and signed by many of the residents of Jacob St. The petition was asking to have the street entrance moved to go out onto Taunton Ave.

B. Rezek commented that he could not believe the PB would approve a 20 foot wide road. He wondered how emergency vehicles would get down it.

E. Rezek commented she could not understand how the perc tests passed. She said a lot of things with the development did not make sense. She had heard there was a vernal pool on the site.

B. Rezek asked about the fire hydrant.

D. Viera said there is one hydrant on the road.

C. Farland commented that they were seeking the 20 foot pavement width waiver due to the storm water problems in the area. He said there are many streets in Seekonk that are 20 feet wide and are a lot longer than this one. He went on to say the percs have been witnessed by the BOH and certified. As far as ledge they have dug over 30 holes that are 20 feet deep and they have found no ledge. He said the vernal pool is not a certified vernal pool.

D. Viera commented that the reason they are not going for a 24 ft. width is because of the trees and the storm water runoff. He went on to say he tended to agree with the previous speakers as far as the width of the road. He realized that the drainage and swales and the trees are important but if there is a nasty winter and the plows don't get the chance to push the snow back far enough he didn't know if 20 feet would be wide enough to get fire apparatus down the street. He said on a normal sunny day it might not be an issue but with a lot of snow it could be a problem.

S. Foulkes commented that there was no good scenario for this no matter how one look at it.

D. Viera said Jacob St. is 66 feet wide for a reason, it is a dangerous road.

E. Rezek commented she thought the PB needed to take a look before making a decision.

Mark Blais 67 Lincoln Street said he has a swimming pool downhill from where the catch basin is going to be and is concerned about the water and where it will go. He said when you take a walk in the surrounding grounds it is squishy because it can't hold the ground water and that is why it runs in the street and why there is an ice problem on the street in the winter. He also commented on the sidewalks and said if the PB gave them an exemption everyone else would be demanding the same exemption.

Ch. Abelson said that they can still ask for it but the board does not have to give it to them. He noted the PB is not a precedent setting board.

Atty. Zambarano stated for the record that according to the Town of Seekonk's Subdivision Rules and Regulations Section 8.7.1 - *Said sidewalks shall be required when they will connect to existing sidewalks*. He said it was on the basis of that statement Palmer River Development did not believe it needed a waiver for the sidewalks.

J. Wright commented again about the court case that the Judge ruled that nothing could be done within 13 feet of the trees. He said that ruled out putting in a side walk because they can't dig near the trees.

Dennis Demaral 35 Jacob St. asked the engineer to explain the bio retention area.

C. Farland explained it is an area that is very shallow with a lot of plantings in it and in this case it will be 3 feet deep with a mixture of loam and weeds. It allows the water to filter through the ground. It helps discharge the water out and helps with the water quality. He said it will be an improvement as to what is there now.

M. Bourque asked if there is an easement for the Town to get to the storm water drainage systems.

C. Farland said yes and it will be maintained by the Homeowners Association.

Jason Murray 862 Taunton Ave. said his biggest question is where will the water drain out to? Because when it rains he has a pond in his back yard with ducks. He said he was also concerned with the 20 foot wide road.

C. Farland commented that the majority of the storm water now goes towards the road and discharges in the wetland resource area. He said he can't promise the ducks will be gone he said he is not here to solve the existing drainage problem, but he can say that after this development is built it won't get worse. He said he has designed many subdivisions with storm water issues and they all have been an improvement.

Antonio Tavares 15 Jacob Street said he had two concerns, one is for safety on Jacob St. and two, he asked where his lot was in relation to the subdivision. He also asked what type of assurance he will have if there is water damage on his property.

C. Abelson said the Design Engineer is ultimately responsible.

C. Farland showed Mr. Tavares where the spilt rail fence will go and he also told the PB that there is a lot of pavement from the previous (restaurant) structure and once that is gone it will improve the water infiltration.

Alison & Frank Oliver 72 Jacob St. spoke about their concern for the safety on Jacob St. and wondered why it could not go out onto Taunton Ave. They said they had no assurances that the engineering for the drainage will work.

D. Viera said there are many issues with the property, water, trees he said it goes on and on.

S. Foulkes said there are two main issues safety and water. She said creating more impervious surface will not make it better.

Ch. Abelson said that is why the PB has a peer review engineer looking at the project, so they can have a seconded opinion on the developer's calculations.

G. Berrebbi commented water can destroy homes in minutes and that the residents are trying to save the neighborhood and Mr. Viera seems to be the only one who has the compassion to help.

D. Viera said the PB can't stop them from developing the land as long as they met the criteria but what he wants to do is to protect the people of Jacob St. and the Town as much as he can.

J. Wright told the PB and audience he didn't sell the land it was Mr. Rose who sold it. He said he wondered if the PB had any real power because if the developer meets all the criteria then they have to approve it. He said the PB doesn't seem to have any feeling for the residents and it would be nice if they did.

D. Viera said they do have feeling but there are judges, courts and regulations and the PB must use common sense.

Ch. Abelson commented that the PB is bound by the regulations.

R. Bennett said that the PB does have rules and laws they have to abide by.

Judy Sullivan 204 Jacob St. said she has concerns about the water, safety, electricity and adding a new street off of Jacob with 11 new homes. She commented she would like to preserve the historical value of the street. She asked the PB to look closely at the plan and the number of waivers.

M. Bourque made a motion to close the Public Hearing.

No second.

J. Hansen told the PB a continuance must be agreed upon by the applicant.

R. Horsman made a motion to rescind motion by M. Bourque to keep the Public Hearing open and continue to next meeting.

S. Foulkes said going forward she would like something in place that would make the Department Heads comment in writing by a certain time.

D. Viera commented that in the event a Department Head does not signoff then the PB doesn't want to hear about it later, it is not fair to the Planner or the PB.

M. Bourque said he thought that this was a discussion for a different night.

D. Viera said he wanted some clarification from the Fire Department.

S. Foulkes thought the PB should walk the site.

M. Bourque said in his opinion, concerning the road width, the PB could ask the developer to widen the road and lose the trees but because it had already gone to court their hands were tied.

Ch. Abelson said the court order is the road has to be 13 feet away from the trees.

R. Bennett said if the PB doesn't agree with the width of the road then it can't pass.

L. Dunn said she felt for the residents of the neighborhood and that the road will have more accidents. She noted that while she drove on Jacob St. there were joggers and she had to go into the opposite lane so as not to hit them. She said it was a dangerous road.

M. Bourque said if she used that analogy of the joggers then the road is unsafe and they should not be on the road in the first place. He said he did not think that was an argument not to let a development go in. They have the line of the site; there is no evidence that this road will cause more accidents.

L. Dunn said she did not think the developer answered the question as to why the road can't go out onto RT 44?

Ch. Abelson said he would like to have comments from the Fire Chief.

M. Bourque noted that the consulting engineer reviewed this and has given their approval and he trusts their review. He further noted that he could not see how the PB could deny it.

D. Viera said he wanted to make sure there was something in place for the folks on Jacob St. if it does flood.

J. Hansen said it would fall on the Design Engineer.

S. Foulkes asked if the PB should go on a site visit.

M. Bourque said going on a site visit would not change his mind.

S. Foulkes commented that M. Bourque was putting a lot of faith in the peer review.

M. Bourque said he didn't see any reason not to. He said if the PB wasn't going to take their opinion seriously then why hire them and waste the Town's money.

R. Bennett said their review and opinions are based on calculations and facts.

D. Viera said in theory it works.

J. Hansen said in his opinion he thought anyone who wants to do a site visit should do it on their own time. He added that the applicant needed a reason why the PB wanted a continuation of the public hearing.

Ch. Abelson asked C. Farland their response to the continuation.

C. Farland said they have been working on the project since last November and the applicant had gone above and beyond to meet all of the concerns of the abutter's and consulting engineer. He said he thought the PB had everything to make a decision and did not see any reason why the board could not vote on it tonight.

D. Viera asked for the drainage easement waiver to be explained.

C. Farland said the drainage easement would be on multiple lots if the Town needs to get them they will be able to.

D. Viera asked if the Homeowners Association would be responsible for them.

C. Farland said yes.

A motion was made by R. Horsman and seconded by D. Viera. and it was unanimously

VOTED: to close the Public Hearing

A motion was made by M. Bourque and seconded by R. Horsman to approve the Definitive Subdivision Plan – 'Jacob Hill Estates', latest revision date of October 1, 2013 based on the following conditions:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, drainage easements, and an open space restriction on the open space land, which shall be delineated by a split rail fence. These documents shall be submitted prior to endorsement and recorded along with the subdivision.
2. The provisions of sections 25.10.1 (affordable unit amounts, size & distribution) and 25.10.1.4 (construction schedule) shall be adhered to, which would require that the 6th lot built upon shall contain the affordable unit.
3. 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.
4. The applicant will cut back 5' of brush in a northerly direction 10'-15' from the proposed road to increase the sight distance.
 5. Runoff from the impervious surfaces of each individual lot will be required to be handled on the lots through stormwater management measures, such as roof infiltration systems and rain gardens. Said measures shall be submitted to and approved by the Planning Department prior to the issuance of building permits for each lot.
 6. Anchored tarps shall be required to secure temporary soil stockpiles.
 7. The proposed road/driveway at 71 Jacob St conflict needs to be resolved prior to construction
 8. A copy of the USEPA NPDES General Permit No. 1 and SWPPP shall be submitted to the Planning Department prior to construction.
 9. Sidewalks shall be constructed in front of lots 1-5.
 10. The Fire Chief's opinion shall be sought relative to the width of the proposed roadway and if any objections are raised then this decision shall be null and void.

And so voted:

Aye: R. Horsman, M. Bourque and Ch. Abelson

Nay: S. Foulkes, L. Dunn, D. Viera

Abstain: R. Bennett

Motion Fails: 3-3-1

The Board members not supporting the motion determined that the 20' pavement width of the roadway posed a public safety hazard, especially in the winter due to snow, for emergency vehicle movements.

FORM A: Plat 25, Lots 316-318 (Tall Pines Estates)

J. Hansen summarized the proposed lot amendments: Amend rear lot lines of builder's lots 5R-7R (316-318) but not affecting frontage of any lots.

A motion was made by R. Horsman and seconded by D. Viera and it was unanimously

VOTED: to endorse the Form A: Plat 25 Lots 316-318 as submitted.

Approval of Minutes: 9/10/13

A motion was made by D. Viera and seconded by M. Bourque and it was

VOTED: to approve 9/10/13 Planning Board minutes

Abstain: R. Bennett

Discussion: District Local Technical Assistance from SRPEDD

L. Dunn commented that after some recent controversial PB decisions she decided to do some research and came across a document called, *Seekonk Water Wellhead Protection Plan*. She noted that the Subdivision Control Bylaws did not mesh with this plan. She said she asked for John Hansen's opinion and he recommended some rewording in the subdivision rules and regulations and to ask SRPEDD for help.

A motion was a made by R. Horsman seconded by D. Viera and it was unanimously

VOTED: that L. Dunn contact SRPEDD and ask for technical assistance in the rewording of some parts of the Seekonk Subdivision Control Bylaws.

Adjournment

A motion was made by R. Horsman and seconded by D. Viera and it was unanimously

VOTED: to adjourn at 10:00 PM.

Respectfully Submitted by,

Florice Craig