

Agenda

Town of Seekonk, MA Planning Board

06/10/14

7:00 PM

Seekonk Town Hall
Planning Board Meeting Room

Type of meeting:

Planning Board Regular Meeting

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

7:00 PM

Form A: 696 Read St.

Ann Jordan

Surety Establishment: Jacob Hill Estates

Palmer River
Development

Site Plan Review: Ledgemont Country Club

Joseph S. Ruggiero, Sr.
and Paula A. Ruggiero

Correspondence:

Approval of Minutes: 5/13/14

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: May 9, 2014

APPROVAL NOT REQUIRED REVIEW (ANR)
Ann Jordan – Plat 26, Lot(s) 8 & 183 – 696 & 610 Read St.

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

Findings of Fact:

Existing Conditions

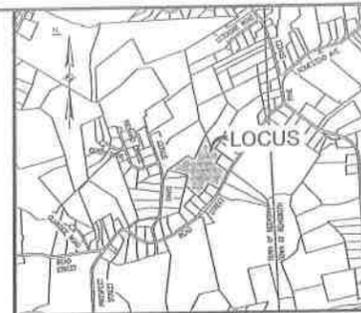
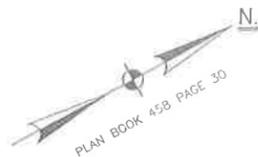
- 21 acre vacant property zoned R-4 broken into two lots via an ANR plan in 2013

Proposed Lot Amendments:

- Amend lot lots for each lot so frontage would now be 258' for lot 1 and 226' for lot 2 (200' minimum) and access to the property on an accepted way (Read St.)

Recommendation:

Staff recommends approval of this application as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.



LOCATION MAP

0 2000
SCALE IN FEET

NOTES:

- 1) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BETWEEN, JUNE 5, 2013 AND JUNE 21, 2013.
- 2) THE SURVEYOR WAS UNABLE TO OBTAIN LAYOUTS OF READ AND WALKER STREET FROM THE TOWN OF SEEKONK.
- 3) THE WIDTH OF LOT 2 IS REDUCED AT THE REAR OF THE REQUIRED FRONT YARD IN ACCORDANCE WITH SECTION 6.10 OF THE SEEKONK ZONING BY-LAWS.
- 4) THE SURVEYOR WAS UNABLE TO OBTAIN ANY WRITTEN DESCRIPTION OF A PRIVATE WAY KNOWN AS "JENNIE LANE", REFERRED TO IN DEEDS AND SHOWN ON THE TOWN OF SEEKONK ASSESSORS MAPS. THE SURVEYOR DETERMINED THE LIMITS OF JENNIE LANE BY LOCATING THE CENTER LINE OF THE GRAVEL DRIVE AND OFFSETTING IT 10' NORTHERLY AND 10' SOUTHERLY.
- 5) THE SURVEYOR HAS BEEN TOLD THAT "JENNIE LANE" IS PRESENTLY BEING USED AS ACCESS BY THE OWNER OF MAP 26 LOTS 14 & 15.
- 6) THE PROPERTY LINES SHOWN HEREON ARE BASED ON VARIOUS PLANS OF RECORD, RECORDED AT THE NORTHERN BRISTOL COUNTY REGISTRY OF DEEDS IN TAUNTON AND OTHER UNRECORDED PLANS. SEE THE FOLLOWING:

PLAN BOOK 176 PAGE 25
PLAN BOOK 231 PAGE 19
PLAN BOOK 377 PAGE 15
PLAN BOOK 458 PAGE 30
PLAN BOOK 459 PAGE 30
PLAN BOOK 490 PAGE 35

PLAN OF LAND IN SEEKONK, MASS. SURVEYED FOR LORENZO G. & JENNIE G. COLALUCA, BY WATERMAN ENGINEERING CO. JAN., 1969. (UNRECORDED)

PARCEL INFORMATION:

ASSESSORS MAP 26 - LOT B
OWNER: ANN C. JORDAN
696 READ STREET
SEEKONK, MA 02771
DEED BOOK 2332 PAGE 334

ZONING INFORMATION:

ZONE: R-4 / GROUND WATER AQUIFER PROTECTION DISTRICT / WETLANDS FLOODPLAIN PROTECTION DISTRICT
MINIMUM LOT AREA : 62,500 S.F.
MINIMUM LOT WIDTH AT THE REAR OF REQUIRED FRONT YARD : 250'
MINIMUM LOT WIDTH AT THE STREET LINE : 200'
MINIMUM DEPTHS OF FRONT YARD : 50'
MINIMUM DEPTHS OF REAR YARD : 80'
MINIMUM DEPTHS OF SIDE YARD : 35' + 5' FOR EACH STORY OVER 1

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

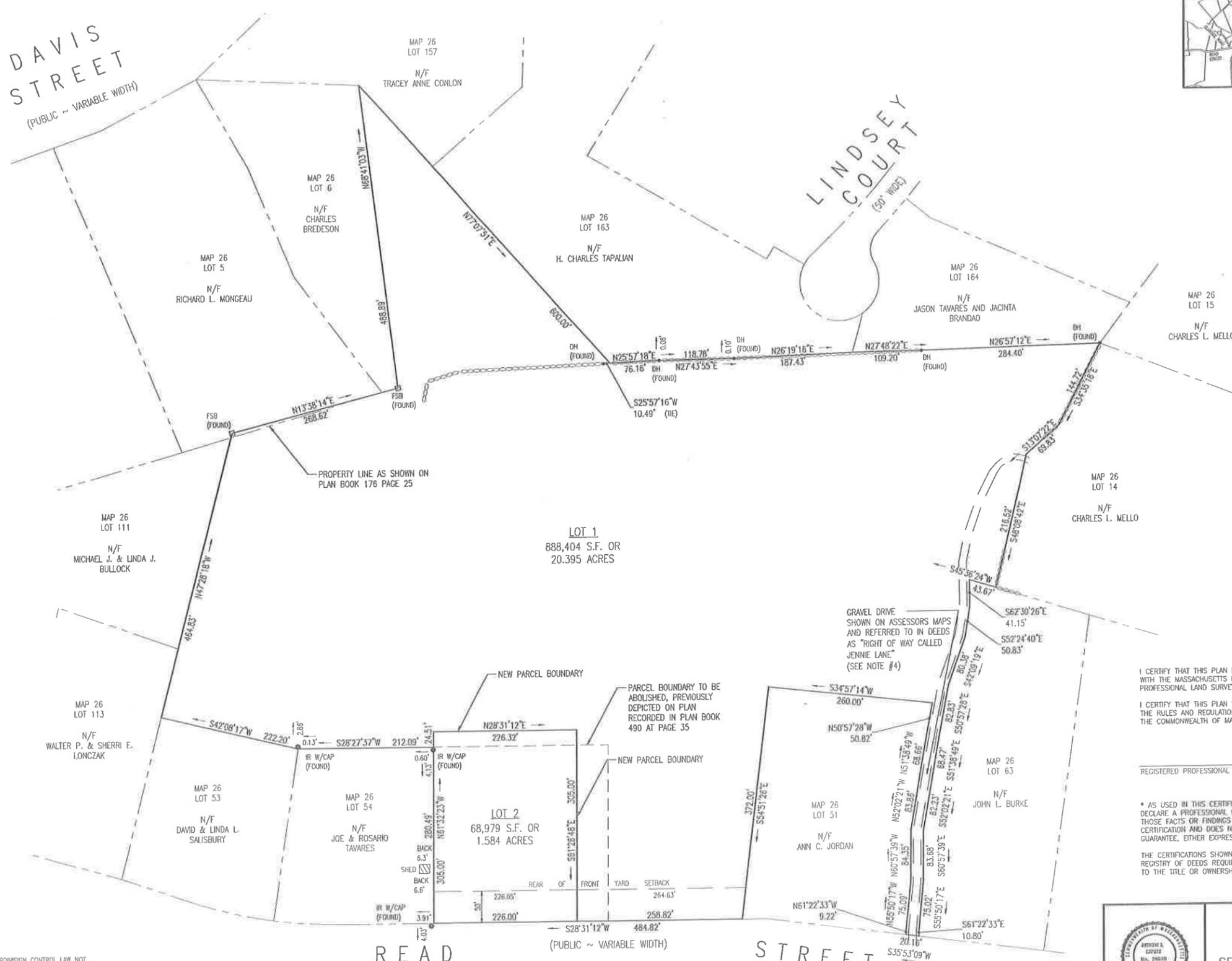
SIGNATURES OF THE PLANNING BOARD DO NOT GUARANTEE THAT ALL OR ANY OF THE LOTS SHOWN ARE BUILDABLE LOTS.

DAVIS STREET
(PUBLIC ~ VARIABLE WIDTH)

LINDSEY COURT
(50' WIDE)

READ STREET
(PUBLIC ~ VARIABLE WIDTH)

STREET



80 40 0 80 160 240
SCALE IN FEET

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS STANDARDS.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE

* AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF THE CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



PLAN OF LAND
PREPARED FOR
ANN JORDAN
696 READ STREET
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD. DATE: APRIL 21, 2014
1150 PAWTUCKET AVE. SHEET: 1
RUMFORD, R.I. 02916
401-434-8880



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: May 27, 2014

Re: Jacob Hill Estates – Surety Establishment

The applicant for Jacob Hill Estates is requesting to establish surety for the proposed subdivision in the form of a covenant. The construction cost estimate of approximately \$856K has been reviewed and approved by the Board's inspecting engineer. The applicant is proposing a covenant on the entire development for surety.

This office recommends establishing surety for Jacob Hill Estates with a covenant on the entire development, expiring in 18 mos.



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: May 27, 2014

SITE PLAN REVIEW
Ledgemont Country Club – 225 Brown Ave.

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

Findings of Fact:

Existing Conditions

- Golf course with tennis courts and outdoor pool

Proposal:

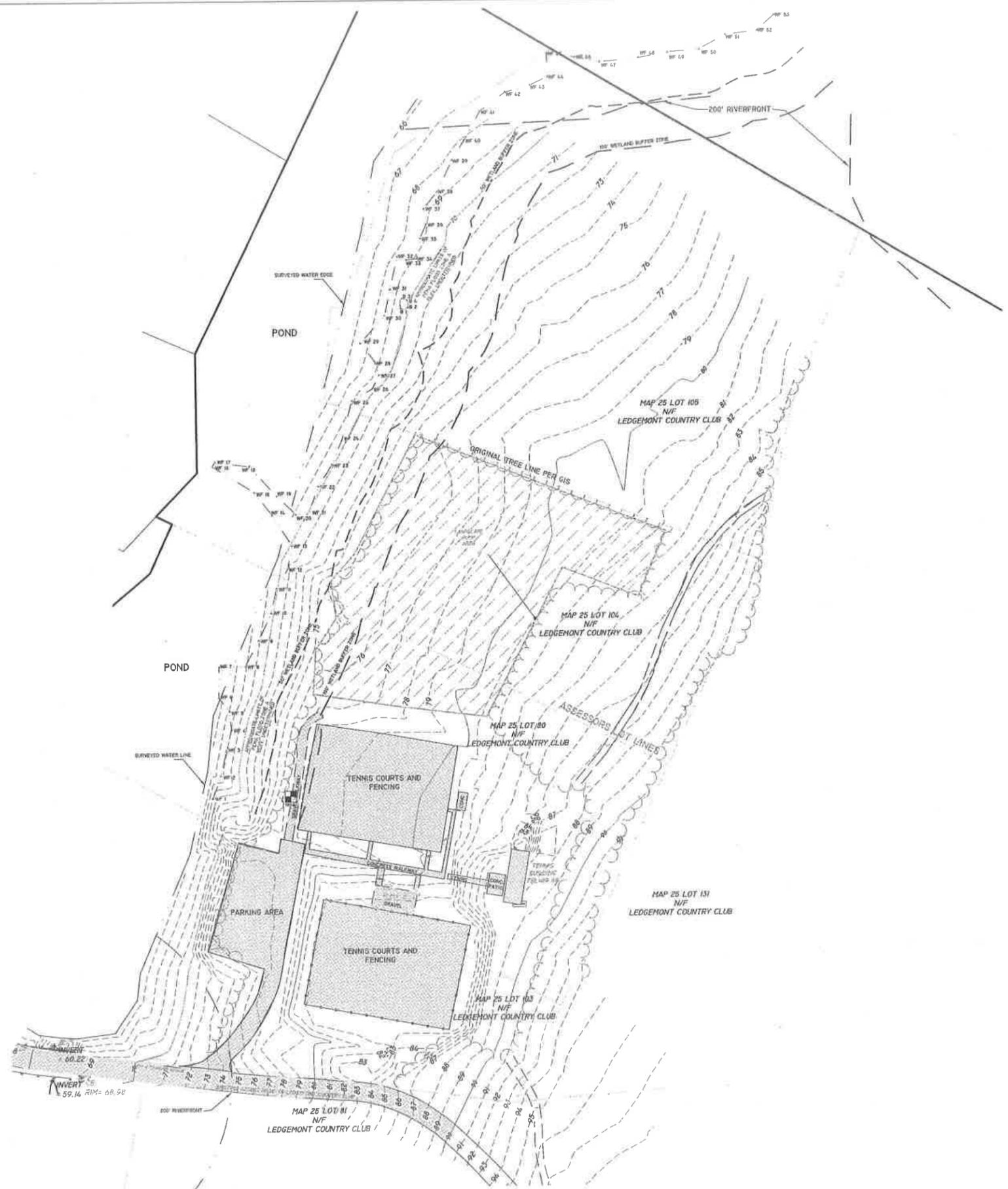
- Relocate outdoor pool to location of tennis courts, keeping three courts and construction of driving range, which has already been done.
- **Section 10.6.1 - Parking**-31-49 parking spaces required for a 3 tennis courts, pool, and driving range with 16 tees; 24 parking spaces exist, however tees will be accessed by golf carts with additional parking located at clubhouse. **10.6.2**-Infiltration basin and detention basin proposed; **10.6.3**-Existing parking lot, no landscaping proposed; **10.6.4**- No lighting proposed; **10.6.5**-No drive-thru facility proposed; **10.6.6**-No Architectural designs submitted.

Waivers Required:

- None

Recommendation:

Once the drainage comments from the Board's consultant have been addressed, then an approval can be given. This can also be done with a conditional approval.



LOCATION (NOT TO SCALE) MAP

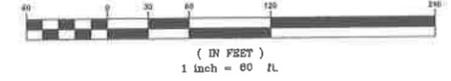
NOTES:

1. OWNERS/APPLICANT: 131 BROWN AVE, LLC
LEDGEMONT COUNTRY CLUB
131 BROWN AVE, SEEKONK, MA 02771
2. ASSESSORS DESIGNATION - MAP 25 LOT 81
3. TITLE REFERENCE: DEED BOOK 9079 PAGE 182
4. SITE SHOWN IS LOCATED IN THE "WATER RESOURCE PROTECTION DISTRICT"
5. SITE SHOWN IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 26005C0218F DATED JULY 7, 2009.
6. LOTS SERVICED BY PRIVATE WELLS.

LEGEND

- EDGE OF POND - - - - -
- 100' WETLAND BUFFER - - - - -
- 50' WETLAND BUFFER - - - - -
- NETTING - - - - -
- EXISTING CONTOURS - - - - -

GRAPHIC SCALE



EXISTING CONDITIONS PLAN

"LEDGEMONT COUNTRY CLUB"
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT 81



APPLICANT: 131 BROWN AVENUE, LLC
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

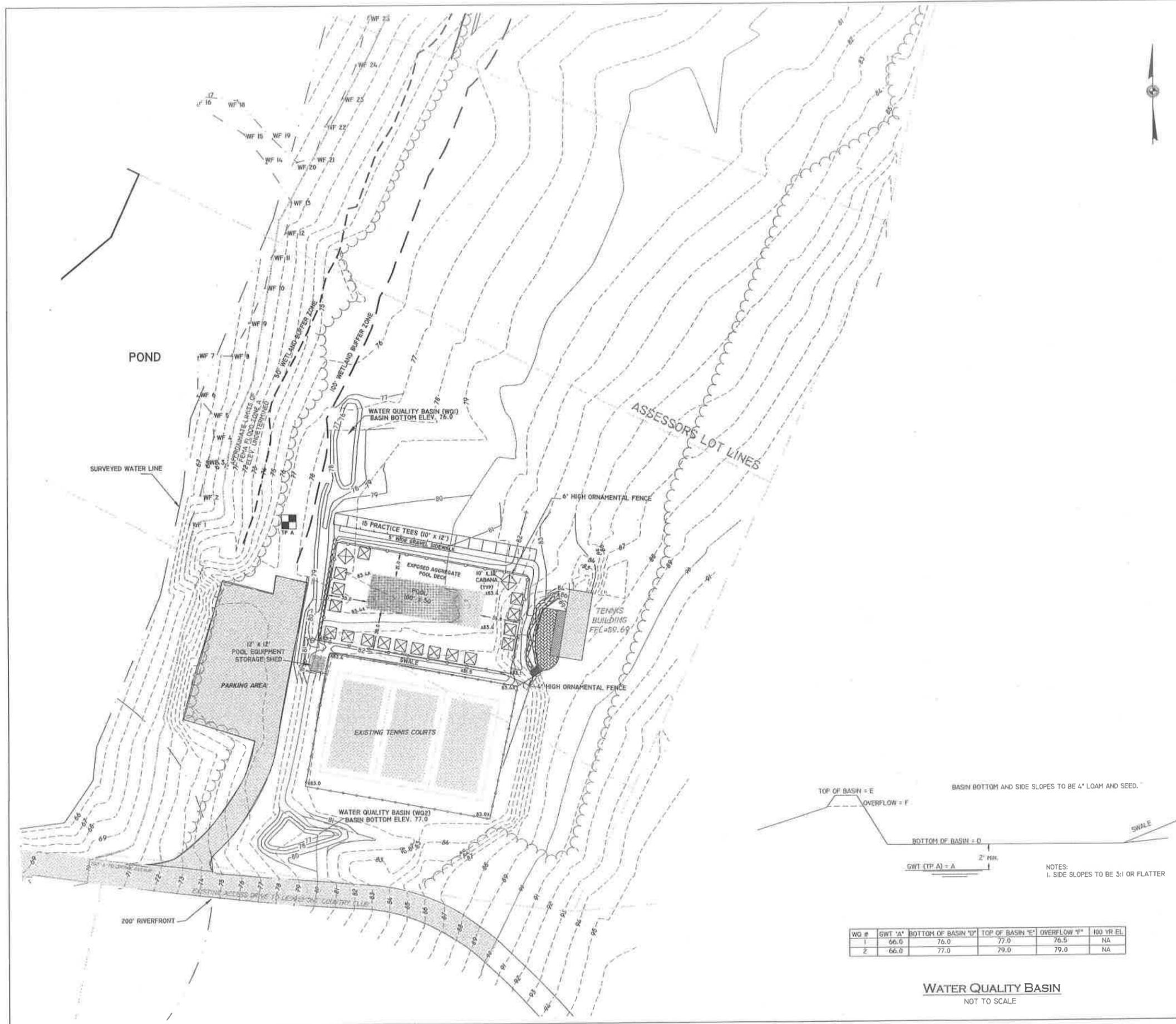
JOB # 13-065 SCALE: 1"=60' DRAWN BY: PDC DATE: MAY 15, 2014

REVISED:



InSite Professional Complex, Suite 1
1639 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: insiteengineers.com

SHEET
1
OF 4



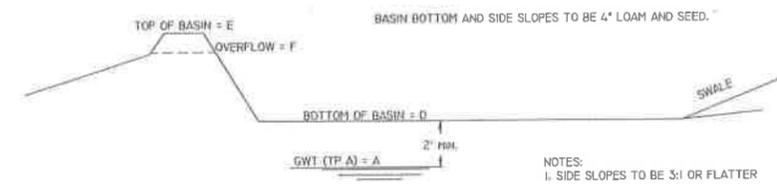
- NOTES:
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LEDGEMONT COUNTRY CLUB
131 BROWN AVE, SEEKONK, MA 02771
 - ASSESSORS DESIGNATION - MAP 25 LOT B1
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LEGEND

- EDGE OF POND ————
- 100' WETLAND BUFFER ————
- 50' WETLAND BUFFER ————
- NETTING ————
- EXISTING CONTOURS ————

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



WG #	GW 'A'	BOTTOM OF BASIN 'D'	TOP OF BASIN 'E'	OVERFLOW 'F'	100 YR EL
1	66.0	76.0	77.0	76.5	NA
2	66.0	77.0	79.0	79.0	NA

WATER QUALITY BASIN
NOT TO SCALE

SITE PLAN PROPOSED POOL

"LEDGEMONT COUNTRY CLUB"
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT B1

APPLICANT: 131 BROWN AVENUE, LLC
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

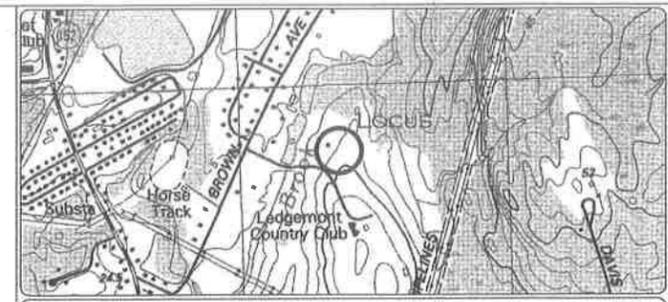
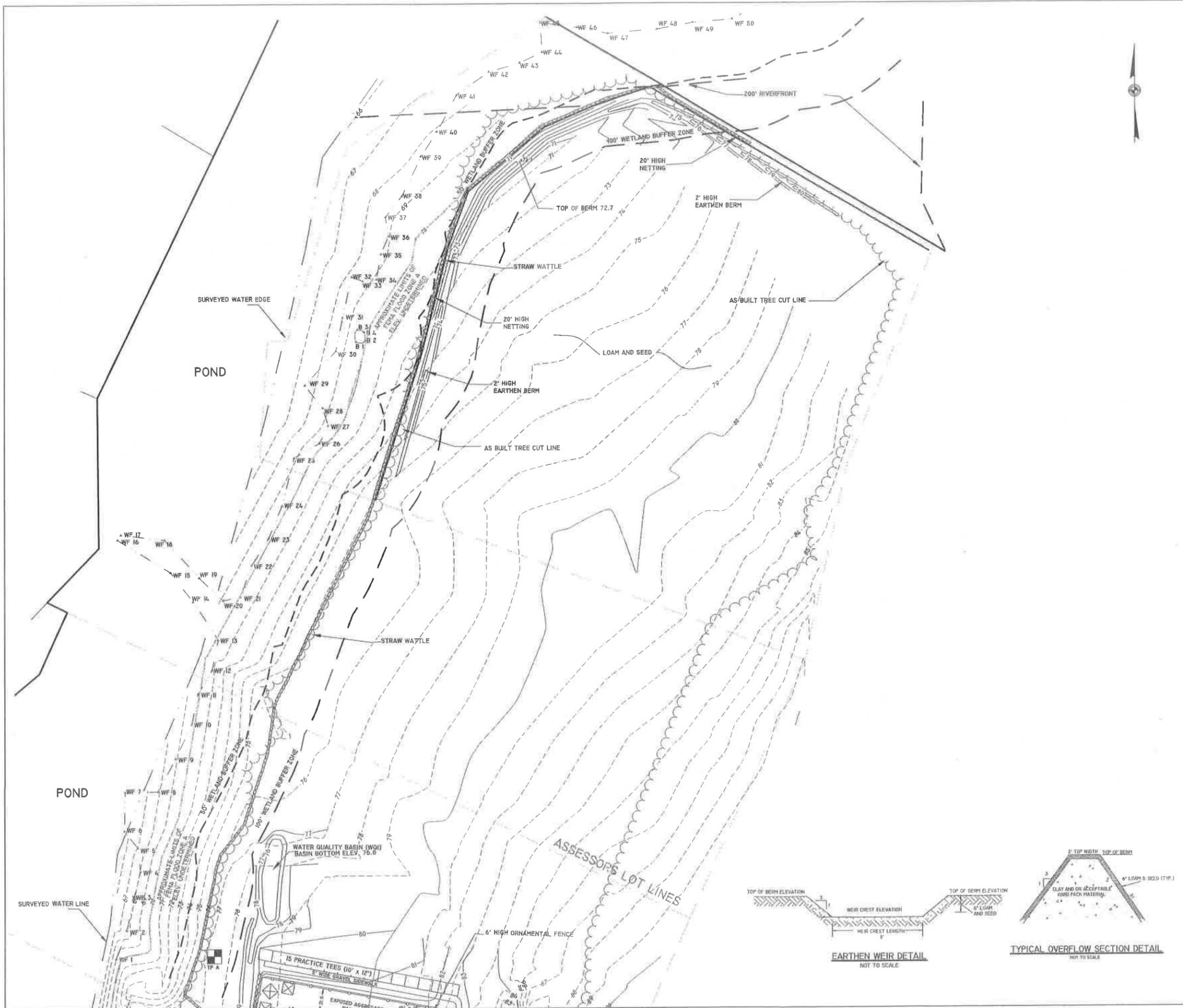
JOB # 13-065 SCALE: 1"=40' DRAWN BY: PDC DATE: MAY 15, 2014

REVISED:

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

InSite Professional Complex, Suite 1
1638 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4556
Web Address: InSiteEngineers.com

SHEET 2 OF 4



- NOTES:**
- OWNERS/APPLICANT: 131 BROWN AVE, LLC
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LEGEND

- EDGE OF POND ————
- 100' WETLAND BUFFER ————
- 50' WETLAND BUFFER - - - - -
- NETTING ————
- EXISTING CONTOURS - - - - -

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

SITE PLAN PROPOSED DRIVING RANGE

"LEDGEMONT COUNTRY CLUB"
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771
ASSESSORS MAP 25 LOT 81

APPLICANT: 131 BROWN AVENUE, LLC
131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771

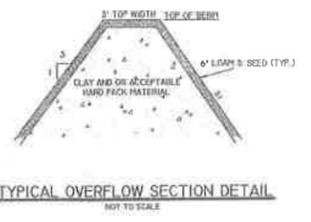
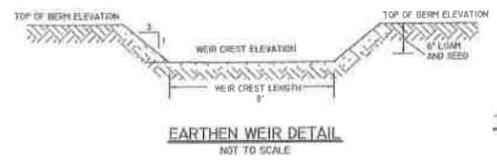
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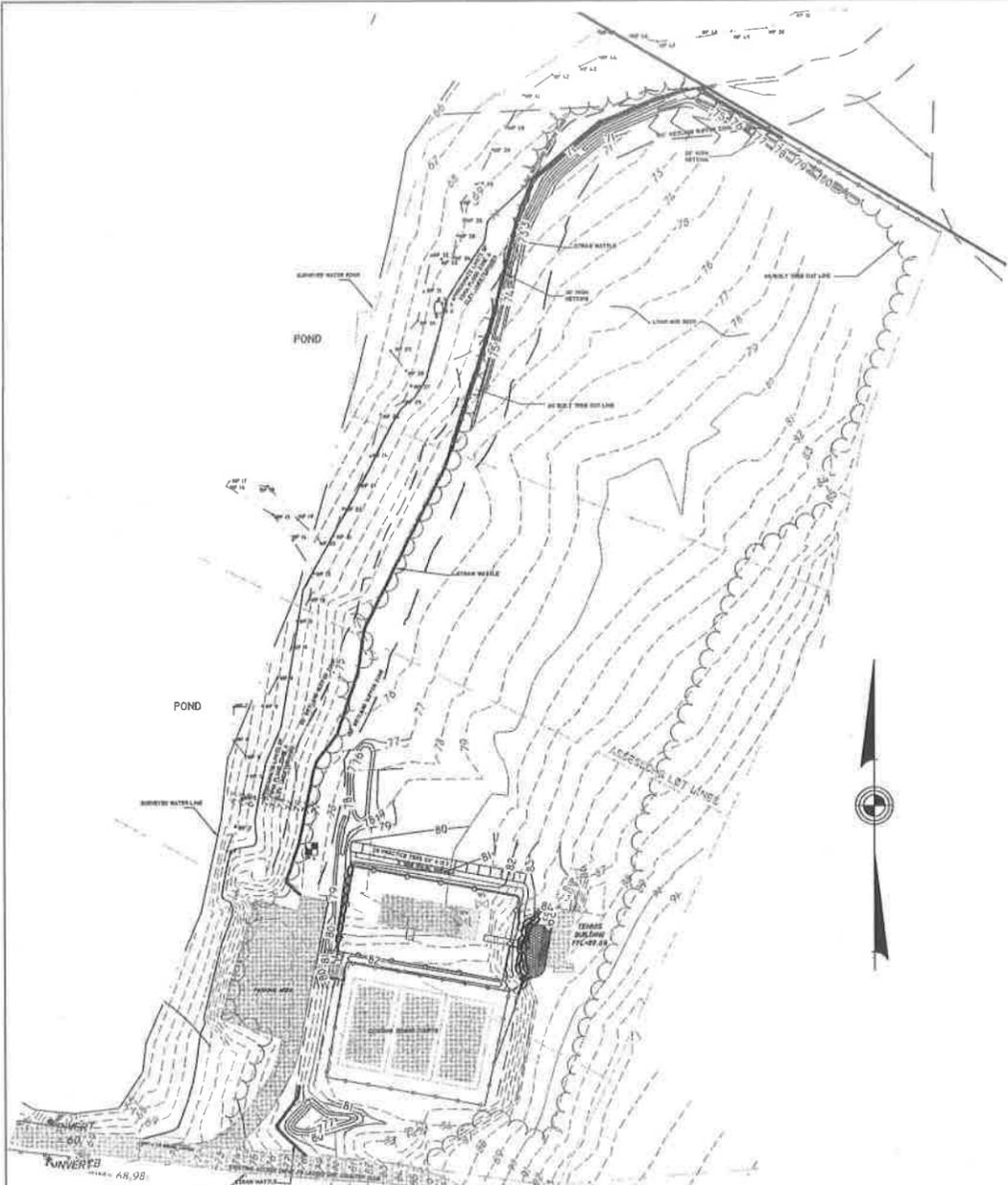
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SHEET 3 OF 4





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 DFW 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 WATER QUALITY BASINS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:

1. PROVIDE DEEP ROTOTILLING OF VAIN FLOOR IMMEDIATELY PRIOR TO SEEDING WITH NO SUBSEQUENT TRAFFICKING ON SURFACE.
2. PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
3. PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
4. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES INTO THESE FACILITIES.
5. 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 WATER QUALITY 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.

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONS AND MAINTENANCE PLAN DOCUMENT FOR LEDGEMONT COUNTRY CLUB MAY 15, 2014.

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT FOR LEDGEMONT COUNTRY CLUB DATED MAY 14, 2014. THE MAINTENANCE AND UPKEEP ON THE ROADWAY WILL INCLUDE THE FOLLOWING ELEMENTS:

CONSTRUCTION VEHICLES SHALL BE LIMITED TO ONE ACCESS POINT ON THE PRIVATE DRIVEWAY 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 WATER QUALITY BASIN SHALL BE MONITORED FOR APPROPRIATE GROWTH. WOODY GROWTH SHALL BE CLEARED AS PART OF THE SEMI ANNUAL MAINTENANCE PROGRAM.

OPERATION & MAINTENANCE PLAN

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

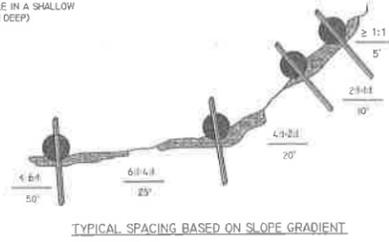
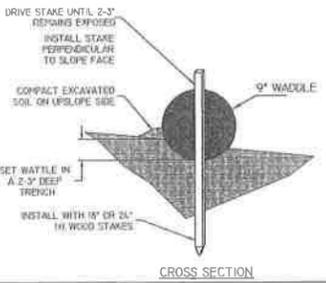
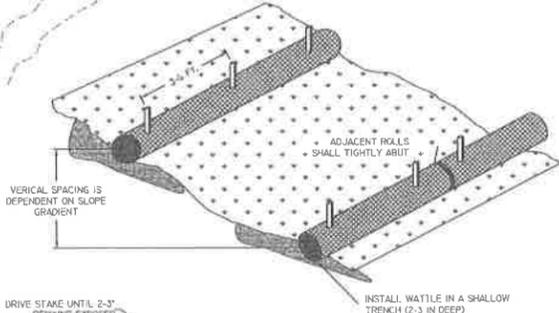
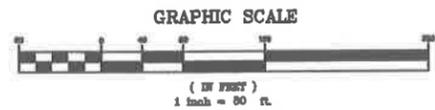
ALL MAINTENANCE BYPRODUCTS INCLUDING GRASS, BRUSH, SEDIMENTATION, ETC. SHALL BE REMOVED AND DISPOSED OF PROPERLY.

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:

- A. GRASS SOWAL**
 1. 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.
 2. 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 FILLS 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.
 3. TRASH/DEBRIS REMOVAL: REMOVE ACCUMULATED TRASH AND DEBRIS PRIOR TO MOWING.
 4. 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.
- B. WATER QUALITY BASINS**
 1. PREVENTATIVE MAINTENANCE: TWICE A YEAR
 2. INSPECT TO ENSURE PROPER FUNCTIONING AFTER EVERY MAJOR STORM DURING FIRST 3 MONTHS OF OPERATION AND TWICE A YEAR THEREAFTER
 3. 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
 4. INSPECT AND CLEAN PRETREATMENT DEVICES EVERY OTHER MONTH RECOMMENDED AND AT LEAST TWICE A YEAR
 5. THE BASE AND SIDE SLOPES OF THE POND SHALL BE MONITORED FOR APPROPRIATE GROWTH. WOODY GROWTH SHALL BE CLEARED AS PART OF THE SEMI ANNUAL MAINTENANCE PROGRAM

EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. 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.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
4. 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 9 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL 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.
5. AREAS LEFT BARE OR UNWORKED FOR A PERIOD EXCEEDING 14 DAYS AND 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 9/16". LIMESTONE (EQUIVALENT TO BE 50 % CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED 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 9 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 985-275 LBS / 1000 S.F.
6. 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.
7. 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.
8. 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.
9. 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.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAY BALE
11. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
12. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
13. ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.
14. PROTECT WATER QUALITY BASIN SPILLWAY UNTIL VEGETATION HAS ESTABLISHED BY USE OF A SLOW-DECOMPOSING BIODEGRADABLE EROSION CONTROL FABRIC SUCH AS COIR MESH.



GENERAL NOTES

1. 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.
2. 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.
3. 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 OF THE WATTLE LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. CONTRACTOR IS RESPONSIBLE TO MAINTAIN INTEGRITY OF STRAW WATTLE FOR DURATION OF CONSTRUCTION.
5. EROSION CONTROLS TO REMAIN UNTIL SOIL CONDITIONS STABILIZE.
6. 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

EROSION CONTROL PLAN			
"LEDGEMONT COUNTRY CLUB" 225 BROWN AVE, SEEKONK, MASSACHUSETTS 02771 ASSESSORS MAP 25 LOT 217			
APPLICANT: JOSEPH S. RUGGIERO, SR. AND PAULA A. RUGGIERO 131 BROWN AVE, SEEKONK, MASSACHUSETTS 02771			
JOB # 13-065	SCALE: 1" = 80'	DRAWN BY: SCA	DATE: MAY 12, 2014
InSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.		InSite Professional Complex, Suite 1 1339 Fall River Avenue Seekonk, MA 02771 Phone: (508) 338-4500 Fax: (508) 338-4558 Web Address: InSiteEngineers.com	
SHEET			4
OF 4			



**TOWN OF SEEKONK
PLANNING BOARD**

Pre-Construction Checklist

****No clearing or cutting shall commence for any phase of the project until the following has been performed to the satisfaction of the board or their representative:***

1. Upon approval of a Definitive Plan of Subdivision, the Planning Board notifies the Town Clerk of the Planning Board action and requests the commencement of the twenty-day appeal period.
2. The applicant submits a construction cost estimate to the Town Planner and the Town's Inspecting Engineer for approval.
3. Surety is established by the developer by any of the methods in section 6.2 of the Subdivision Regulations.
4. Upon completion of the twenty-day appeal period with no appeals and surety is posted and approved by the Planning Board, the Planning Board will endorse the plans.
5. The inspection quote amount is to be deposited in the 53-G account for hiring outside consultants, prior to the endorsed Definitive Plan of Subdivision plan being recorded.
6. The Applicant shall record the signed plans, easements, Homeowner's Association Documents, municipal lien certificate, and the notarized surety agreement with the Registry of Deeds and forward a copy of the recording receipt to the Planning office.
7. Prior to the beginning of construction, the applicant shall arrange a pre-construction meeting with the Town Planner to review all construction requirements.
8. The Applicant shall notify the Town's Consulting Engineer at least 2 full working days prior to the time of each required inspection.

I, _____, as the developer/representative of the developer
for _____ Subdivision, approved by the Planning Board
on _____, have received the Pre-Construction checklist.

Signature: _____

Date: _____

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

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

Date: June 2, 2013

Re: May monthly report

BYLAWS

Zoning Bylaw rewrite

- To hold off until Fall TM; Awaiting ZBA comments
- First draft of sign bylaw written; Clarification needed from consultant/legal counsel on timeframe for temporary signs
- First draft of non-conforming section written; Awaiting legal review

Medical Marijuana Treatment Centers Zoning Bylaw

- PB recommended approval; To be on June TM

Wetlands and Floodplain Protection Districts

- PB recommended approval; To be on June TM

PLANS

Master Plan

- New Habitat for Humanity project being researched on Burnside Ave
- Economic Development Committee to be established with newest member now aboard; Will focus on webpage design for business retention and new business attraction
- New landscaping standards being researched to produce better quality design of non-residential projects

MISC

Luthers Corners Safety Improvement Project

- Design on-going; To be constructed in 2017
- Outreach sent to property owner of 632 Fall River Ave/75 County seeking future 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

- Definitive Plan approved

Country Brook Estates

- Definitive Plan approved

Summer Meadows

- Binder course of asphalt installed

SITE PLANS

Swan Brook Assisted Living

- Applicant appealing DEP ruling on sewer treatment facility requirement to Superior Court; Applicant to go forward with first phase of project; Response from applicant to consultant's drainage comments still needed.

92 Pond St.

- Site plan submitted for contractor business; Awaiting review from consultant

Ledgemont

- Site plan submitted for pool/driving range; Awaiting review from consultant

SEEKONK PLANNING BOARD
Regular Meeting, Public Hearing
May 13, 2014

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

Absent:

7:00PM Ch. Abelson opened the meeting

Preliminary Plan – Winterfell – 316 Warren Ave- Trebor Properties, LLC

Shawn Ainsworth representing InSite Engineering introduced himself and went on to discuss the preliminary subdivision Winterfell. He noted InSite Engineering preferred the conventional subdivision plan but after a pre-application meeting a new concept was drawn showing a conservation subdivision design. He went on to say the conservation subdivision would have eleven new house lots, all 20k sq. ft on a public cul-de-sac. He said there would be nine house lots by-right and two additional lots with the density bonus special permit option, one affordable lot and one additional market rate house lot.

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

VOTED: to approve the Conservation Subdivision Plan Winterfell subject to Board of Health approval

Partial Covenant Release – Pine Hill Estates – Najas Realty

Atty. Brainsky representing Najas Realty asked for a partial covenant release for Pine Hill Estates. He said the original construction estimate had been reduced to \$144K based on the work completed, inspected and approved by the PB's inspector. He noted the remaining work to be done included a binder course of asphalt, top course of asphalt application, street tree installation and final site prep work.

A motion was made by R. Bennett, seconded by L. Dunn and was unanimously

VOTED: to approve the release of covenants on lots 2 & 3.

Partial Covenant Release – Girard Estates – Conrad Girard

J. Hansen summarized the applicant for Girard Estates wanted to remove the covenant on lot 5 and place it on lot 7. He noted because it was a previously approved subdivision, this method of surety was acceptable. He said the remaining work being done at this time included street trees, alarm box, monuments and as-builts. He noted once all that was completed final surety release and road acceptance would be sought in the fall.

A motion was made by L. Dunn, seconded by R. Bennett and was unanimously

VOTED: to approve the release of covenant on lot 5 and place a covenant agreement on lot 7.

Covenant Release/Cash Surety Establishment – Ricard St. - Costa Dev.

M. Costa summarized he was requesting a partial covenant release for Ricard Street extension.

A motion was made by R. Bennett, seconded by L. Dunn and was unanimously

VOTED: to approve the release of covenant and establish surety in the amount of \$24,000 subject to \$12,150 being submitted.

Covenant Release/Cash Surety Establishment – Madison Estates - Costa Dev.

J. Hansen summarized the applicant for Madison Estates requested a partial surety release. He noted the cost estimate had been reduced to \$56,820 based on the work that had been completed, inspected and approved by the PB's inspector. He said the remaining work included top-course of asphalt, street tree installation and final site prep work.

A motion was made by D. Viera, seconded by R. Bennett and was unanimously

VOTED: to approve the release of covenant on lot 2 and establish surety in the amount of \$56,820.

Form A : School St. Plat 2, lot 3 – Cuddigan Realty

J. Hansen summarized the existing conditions saying the property is zoned R-3 and has a 2- story barn. He said the proposed lot amendment would be to divide it into three lots; Lot 1, with the barn, would have 252' of frontage (150' minimum required), Lot 2, would have 209' of frontage and have an Agricultural Preservation Restriction and is unbuildable and lot 3, is labeled unbuildable since no frontage exists.

J. Hansen recommended approval as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.

A motion was made by D. Viera, seconded by L. Dunn and was unanimously

VOTED: to endorse the Form A for School Street Plat 2, Lot 3 dated 4/30/14.

Correspondence:

John Hansen made the PB aware of some violations at the Jacob Hill Estates subdivision site. He noted he and the Conservation Agent were at the site because they had heard about some clearing that might have gone beyond the parameters shown on the plan. They discovered the developer had cleared into the wetlands and non-disturbed areas. He contacted town counsel to see if there was anything the PB could do, however before hearing back the developer recognized his mistake and submitted a new plan to the conservation commission to handle the wetland violations. He noted that there was a small area delineated on the site plan that was not to be disturbed and was not under the concomm's jurisdiction.

J. Hansen said that town counsel's response was that if the developer was willing, rather than going to court, they would have to do whatever the PB thought would be appropriate to make up for the area that was disturbed.

A motion was made by D. Viera, seconded by R. Bennett and was unanimously

VOTED: to fine applicant and require the replacement of trees removed with survival guaranteed as per conservation commission's approval and ensure with proper bonding mechanism.

J. Hansen said going forward he would have a checklist in which the developer must sign when the definitive plan was approved. The planning department along with the developer would periodically go over the checklist to make sure things were being done properly during the building of the subdivision.

J. Hansen said he would look to include the checklist into the Subdivision Rules and Regulations.

Approval of Minutes: 4/8/14

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

VOTED: to approve the Planning Board Minutes of 4/8/14

6-0-1 (D. Viera abstain –absent with cause)

**Public Hearing- Zoning Bylaw Amendment: Wetlands and Floodplain –
Planning Board**

Ch. Abelson opened the Public Hearing and read the order of business.

A motion was made by D. Viera seconded by R. Bennett to waive the reading of the legal notice.

Introduction of Town Planner and Board Members

J. Hansen summarized that this request was from FEMA as they have updated the floodplain maps in Seekonk, the last update was 2009. He said the new update would become effective July 2014 so the bylaws needed to reflect that date.

A motion was made by D. Viera, and seconded by L. Dunn and unanimously

VOTED: to recommend the Zoning Bylaw Amendment to Wetlands and Floodplain to be updated at Town Meeting.

Discussion Charter Amendments

A motion was made by M. Bourque and seconded by R. Bennett and unanimously

**VOTED: not to support any of the three charter amendment options at Town Meeting.
Ch. Abelson is to make such recommendation at the meeting.**

Adjournment

A motion was made by M. Bourque, and seconded by D. Sullivan and it was unanimously

VOTED: to adjourn at 9:13PM.

Respectfully Submitted by,

Florice Craig