

# Agenda

## Town of Seekonk, MA Planning Board

11/18/14

7:00 PM

Seekonk Town Hall

BOS Meeting Room

### Type of meeting:

Planning Board Regular Meeting, Public Hearing

**Agenda topics** – More information on each item can be found on our website – [www.seekonk-ma.gov](http://www.seekonk-ma.gov) under Departments>Planning>Agenda Items

7:00 PM

Public Hearing

Definitive Subdivision: Winterfell

Applicant: Trebor Properties, LLC

Public Hearing

Definitive Subdivision Amendment: Pine Hill Estates

Applicant: Najas Realty, LLC

Discussion: Water Resource Protection District

Planning Board

Discussion: Solar Overlay

Planning Board

Discussion: Impact Fees

Planning Board

Discussion: Zoning Bylaws

Planning Board

Correspondence:

Approval of Minutes: 10/14/14

Adjournment



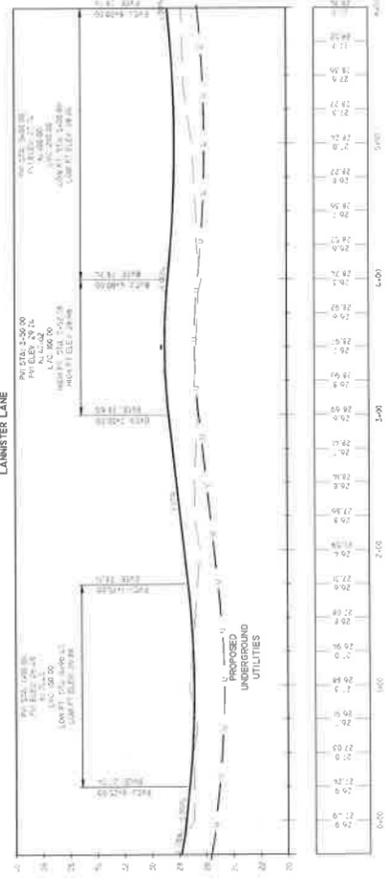




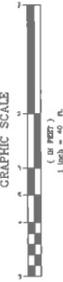




PLAN VIEW  
SCALE: 1" = 40'



PROFILE VIEW  
SCALE: 1" = 40'



NOTES:  
1. SEE ALL NOTES ON SHEETS 1 & 2.  
2. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

**ROADWAY PROFILE PLAN**

"WINTERFELL"  
316 WARREN AVENUE SEABOARD, MASSACHUSETTS 02771  
ASSESSORS MAP 1, LOT 24

APPLICANT: IRBOR PROPERTIES, LLC  
15389 FALL RIVER AVENUE SEABOARD, MASSACHUSETTS 02771

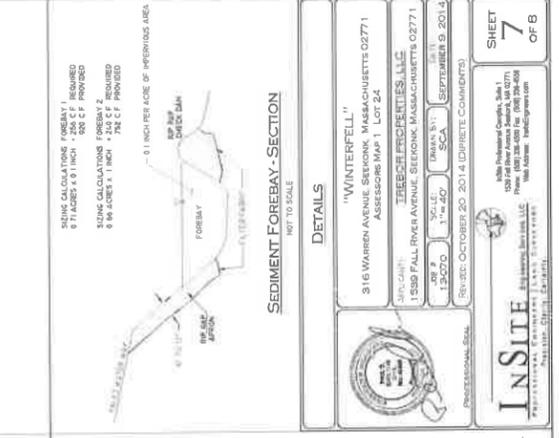
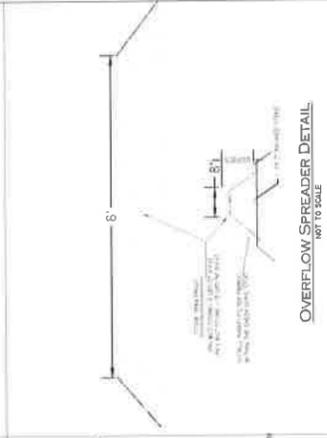
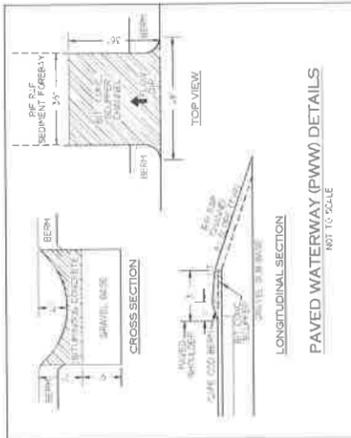
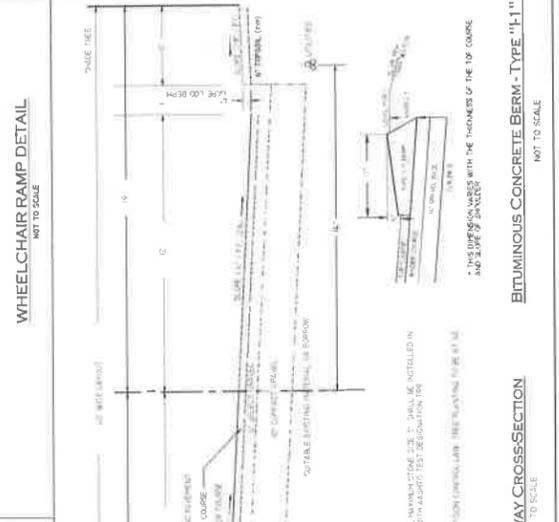
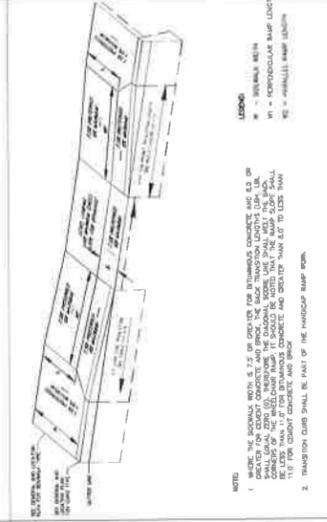
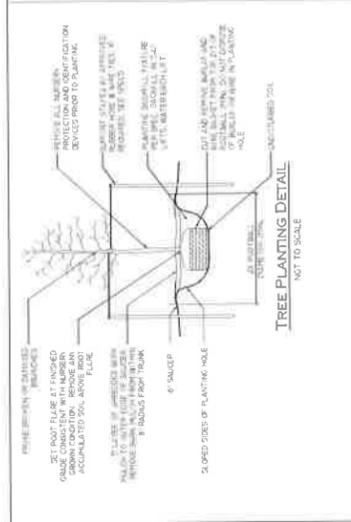
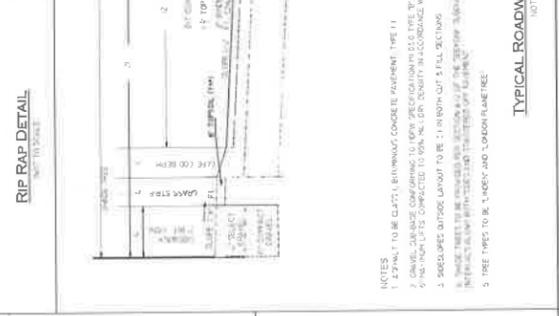
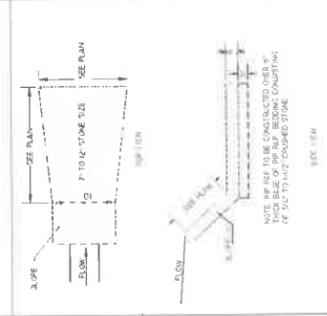
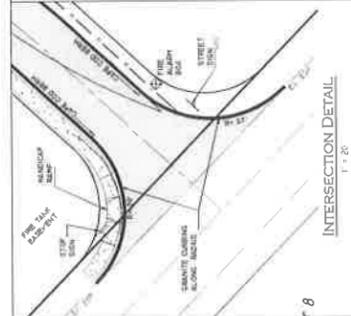
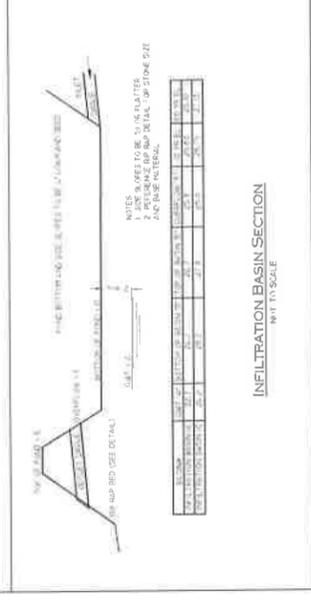
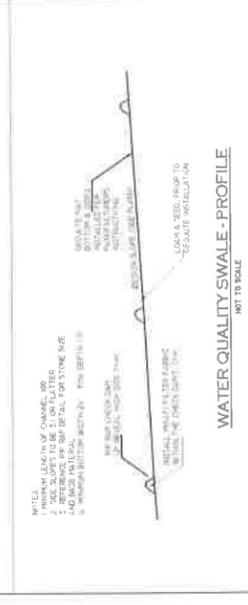
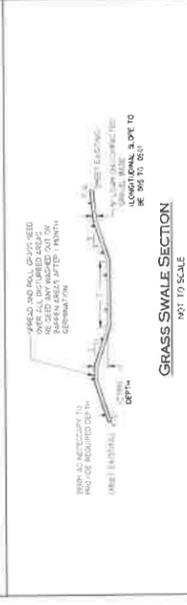
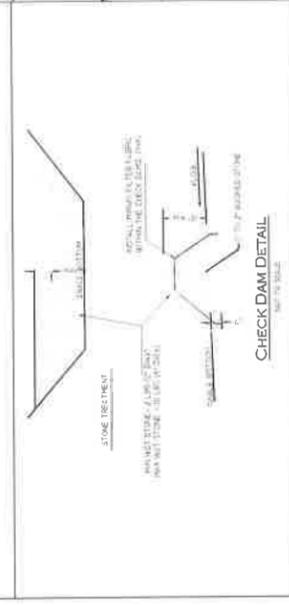
DATE: 10/20/20  
SCALE: 1" = 40'  
REVISION: OCTOBER 20, 2014 (DIPRTE COMMENTS)

PROFESSIONAL SEAL

**INSITE**  
Engineering Services, LLC  
1000 Industrial Center, Suite 1  
1530 Fall River Avenue Seaboard, MA 02771  
Tel: 978-765-1111 Fax: 978-765-1112  
www.insite-engineering.com

SHEET 5 OF 8





**DETAILS**

"WINTERFELL"  
316 WARREN AVENUE, SEBOKONK, MASSACHUSETTS 02771  
ASSESSORS MAP 1, LOT 24

PREPARED BY:  
JAY CARP  
1599 FALL RIVER AVENUE, SEBOKONK, MASSACHUSETTS 02771  
DATE: 3/14/20 SCALE: 3/4" = 20' DRAWN BY: JAY CARP  
13020 SCALE: 3/4" = 20' SCA. DATE: SEPTEMBER 9, 2013  
REVISED: OCTOBER 20, 2014 (DIPRIETE COMMENTS)

PROFESSIONAL SEAL

**INSITE**  
Professional Seal  
1000 North Main Street, Suite 100  
Seabrook, Massachusetts 02771  
Tel: 508-253-1111 Fax: 508-253-1112  
Web: www.insite-engineering.com

SHEET **7** OF 8





**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 3, 2014

**DEFINITIVE PLAN REVIEW**  
**Winterfell – Plat 1, Lots (s) 24 (316 Warren Ave.)**

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

**Findings of Fact:**

Existing Conditions

- Property contains 10 acres of agricultural land with a single-family dwelling and is in an R-3 Zoning District.

Proposal:

- Create 11 new house lots, all >20K sq. ft., on a public road a cul-de-sac. 9 house lots by-right and 2 additional lots with the density bonus special permit option - 1 affordable lot and 1 additional market rate house lot.
- Individual septic systems and wells will service the lots.
- 40% open space proposed; no wetlands exist; 60% of natural areas to be disturbed (25% max) – ZBA variance being sought.

**Recommendations:**

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.
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 \$5000/residential unit fee (\$55,000) in lieu of providing individual sprinkler systems or subsurface water storage shall be submitted in the form of check made payable to the Town of Seekonk to the Fire Department prior to endorsement of the approved definitive plan.
5. The applicant shall confirm that stormwater will remain on site for the 100 year storm event under post development condition consistent with pre-development conditions.
6. Soil data for the infiltration basin test holes shall be added to the final plans and confirmed by the Health Agent prior to construction of said basins.
7. Detailed designs for the individual lots shall be submitted to the Planning Department, at the time building permits are sought, showing the slab elevations at least two feet above the seasonal high water table elevation.
8. The applicant shall remove the vegetation to the southeast of the subdivision road entrance to improve the site distance and coordinate this effort with DPW.



November 3, 2014

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

**RE: Winterfell Definitive Subdivision  
316 Warren Avenue  
Assessors Map 1 Lot 24  
Seekonk, Massachusetts  
DE Project #: 1631-009**

Dear Mr. Hansen:

This letter serves as DiPrete Engineering's review of the response to comments letter from InSite Engineering Services, LLC (InSite) dated October 20, 2014 and a follow-up letter from InSite dated October 31, 2014, for the proposed subdivision located on Assessor's Map 1 Lot 24 at 316 Warren Avenue, Seekonk, Massachusetts.

Per our contract, DiPrete Engineering's (DE) scope of work includes a site visit to document the existing site and surrounding areas, drainage review and limited engineering review of the submitted documents as they relate to the Town of Seekonk's Subdivision Regulations.

DiPrete Engineering has generally not reviewed site lighting, landscaping, or Title V design, however specific observations may be noted herein. Site specific designs for each residential lot will need to be developed and Sewage Disposal System designs meeting Title 5 requirements will need to be approved by the Board of Health prior to construction of the residential lot. DiPrete Engineering has assumed that the various local authorities/departments will comment on items under their purview such as the Fire Department reviewing and commenting on fire alarm box location, fire protection and emergency access.

**Documents Reviewed by DE**

- Plans:
  - Definitive Subdivision Plan of "Winterfell" 316 Warren Avenue, Seekonk, Massachusetts 02771, Assessors Map 1 Lot 24 prepared by InSite Engineering Services, LLC, dated September 9, 2014, revised October 20, 2014.
- Reports
  - Drainage Analysis and Stormwater Management System Narrative, "Winterfell" Subdivision, Warren Avenue, Seekonk Massachusetts, prepared by InSite Engineering Services, LLC, dated September 9, 2014, revised October 20, 2014.

There is a slight increase in stormwater elevation within the depression for the 100 year storm of 0.11 feet. DE has no further comment provided that the applicant confirms that stormwater will remain on site for the 100 year storm event under post development conditions consistent with pre-development conditions.

5. DE recommends that a SWPPP be developed for the site and provided to the Town prior to construction.

*InSite Response: A SWPPP will be provided to the Town prior to construction.*

**No further comment.**

6. Mounding Calculations

- a. The value for Recharge Infiltration Rate (R) appears to be low. DE requests that the applicant provide an explanation of how these values were determined for each infiltration basin.

*InSite Response: Using guidance from DEP, Recharge rate is based on the volume to be infiltrated over the basin area.*

- o *Infiltration Basin 1A –*

$$Re = 10,434c.f. \div 11,819 s.f. = 0.883$$

*Time to infiltrate=*

$$10,434 cf / (2.41 in/hr)(1/12)(11,819 sf) = 4.4 hrs = 0.18 days$$

*Using Re of 0.883 and a time of 0.18 day produces a mound height (h) of 0.49'*

*Using Re of 0.883 and a conservative time of 1 day produces a mound height (h) of 1.49'*

- o *Infiltration Basin 1C –*

$$Re = 5,031c.f. \div 10,587 s.f. = 0.475$$

*Time to infiltrate=*

$$3031 cf / (2.41 in/hr)(1/12)(10587 sf) = 1.42 hrs = 0.06 days$$

*Using Re of 0.475 and a conservative time of 1 day produces a mound height (h) of 0.752'*

The above calculations are for a 10 year storm event. Upon request InSite provided additional information regarding groundwater mounding for the 100 year storm event which were included in their letter dated October 31, 2014. The follow-up response with 100-year mounding data is summarized below.

*Mounding Calculations – 100- Year Storm*

○ *Infiltration Basin 1A –*

$$Re = 16,148c.f. \div 12,485 s.f. = 1.29$$

*Time to infiltrate=*

$$16,148 cf / (2.41 in/hr)(1/12)(12,485 sf) = 6.4 hrs = 0.27 days$$

*Using Re of 1.293 and a time of 0.27day produces a mound height (h) of 0.99'*

○ *Infiltration Basin 1C –*

$$Re = 9,727c.f. \div 11,565 s.f. = 0.841$$

*Time to infiltrate=*

$$9,727 cf / (2.41 in/hr)(1/12)(11,565 sf) = 4.19 hrs = 0.17 days$$

*Using Re of 0.841 and a time of .17 day results in a mound height (h) of 0.45'*

**No further comment.**

- b. The initial saturated thickness ( $h_{i(0)}$ ) is listed as 12 feet. The test holes for each infiltration basin are only 10 feet deep and to be conservative the initial saturated thickness would be 6.5 feet for Infiltration Basin A and 7 feet for Infiltration Basin C based on the seasonal high groundwater tables determined for each basin. DE recommends that the applicant adjust the analysis based on these initial saturated thicknesses or provide an explanation for the values used.

*InSite Response: In response to comment 6b and 7, InSite Engineering performed two additional test pits in Infiltration Basin 1A and one additional test pit within Infiltration Basin 1C.*

- *TPD5 and TPD6 are located within Infiltration Basin 1A. TPD5 was excavated to a depth of 15.5' (elev 10.5). Estimated seasonal high ground water was established at 3.5' (elev 22.5). TPD6 was excavated to a depth of 15' (elev 11.3) with estimated seasonal high ground water at 3.5' (elev 22.8). Based on this information the initial saturated thickness ( $h_{i(0)}$ ) has been adjusted to 11.5 feet in the mounding calculations.*
- *TPD4 is located within Infiltration Basin 1C. TPD4 was excavated to a depth of 15' (elev 11.8). Estimated seasonal high ground water was established at 3.0' (elev 23.8). Based on this information the initial saturated thickness ( $h_{i(0)}$ ) of 12.0 feet is valid in the mounding calculations.*

**DE recommends that the soil data for these test holes be added to the plans for reference during construction. No further comment.**

7. The Massachusetts Stormwater Manual requires that a minimum of three test pits be provided for each infiltration basin. Infiltration Basin 1A has only two test pits within its footprint. These test

pits are located in close proximity to each other and are located in the northern end of the basin. The soil evaluations were fairly consistent throughout the site so DE recommends that the applicant perform two additional test pits within the basin prior to construction.

InSite response: See item 6

**No further comment.**

**Plan Comments and Observations**

**1. Comments Regarding the Rules and Regulations Governing the Subdivision of Land in Seekonk, Massachusetts, Section V, Definitive Plan**

- a. 5.3 – Requires that the plan scale be one inch equals 40 feet. The plans are at a scale of one inch equals 50 feet. DE defers to the Planning Board regarding this requirement.

*The Plans were prepared at one inch equals fifty feet in order to show the property in its entirety on one sheet. A Waiver is requested from the Planning Board.*

**DE defers to the planning board with regards to this waiver request. This waiver request should be added to the cover sheet.**

- b. 5.3, 15 – Requires notation regarding the proposed elevation of the lowest floor of each building. No Elevations are shown for the proposed buildings.

*InSite Response: Proposed elevations of the lowest floor of the buildings have been added to the plans and are shown on the "Topographic and Grading Plan" sheet 4 of 8.*

**Proposed basement slab elevations have been added. Based on soil testing it appears that some of the basement slab elevations are at or below the seasonal high water table elevation. DE recommends that the detailed designs for the individual lots address this scenario where necessary. No further comment.**

- c. 5.3, 16 – Requires that all planned underground utilities be shown. Underground utilities are shown on the proposed profile view on Sheet 5, however, the layout of the proposed underground utilities is not shown on the plan view.

*The proposed underground utilities have been added to the plan view on the "Roadway Profile Plan" sheet 5 of 8.*

**No further comment.**

- d. 5.3, 17, 1 – Requires that lines of way with sufficient data to determine the location, direction and length be shown on the Plan and Profile sheet. Line data is shown on the Definitive Cluster Layout plan (Sheet 3) but not on the Plan and Profile sheet. DE defers to the Planning Board regarding this requirement for the Plan and Profile sheet.

*InSite Response: All lines of way are shown on the "Lotting Plan".*

**The lines of way with sufficient data are shown on the "Lotting Plan". DE defers to the planning board regarding the requirement for lines of way to be provided on the Plan and Profile sheet.**

- e. 5.3, 17, 3 – Requires that the proposed profile show elevations every 25 feet along vertical curves. Elevations are shown at a 50 foot interval.

*InSite Response: Elevations every 25 feet along the vertical curves have been added to the "Roadway Profile Plan" sheet 5 of 8.*

**No further comment.**

- f. 5.3, 17, 7 – Requires that elevations be based on NAVD 88. The Existing Conditions Plan (Sheet 2) indicates that elevations are based on NGVD 29.

*InSite Response: A conversion from NGVD29 to NAVD88 has been added to the plan.*

**No further comment.**

- g. 5.3, 18 – Requires the locus plan to be at a scale of 1"=400'. The locus views shown on the plans are not to scale.

*InSite Response: The Locus plan shown on "Definitive Subdivision Cover Sheet "sheet 1 of 8, is now shown at a scale of 1"= 400'.*

**No further comment.**

- h. 5.3, 20 – Requires proposed street trees and individual trees or wooded areas to be retained to be shown on the plans. No street trees are indicated on the plans.

*InSite Response: A notation on the Typical Roadway Cross-Section located on sheet 7 of 8 was provided regarding the planting location and type of street trees.*

**Notation regarding location and spacing of street trees is shown on the Roadway Cross-Section detail located on sheet 7 of 8. No further comment.**

**2. Comments Regarding the Rules and Regulations Governing the Subdivision of Land in Seekonk, Massachusetts, Section VII, Design Standards**

- a. 7.2.1.5 – DE recommends that the centerline radii be labeled on the plans to show that minimum curve centerline radii requirements are met.

*InSite Response: The Centerline radius of 250' has been labeled on sheet 5 of 8. The proposed centerline radius is greater than the minimum requirement of 150'.*

**No further comment.**

- b. 7.2.1.8 – DE recommends that the curb radii at the street intersection be labeled on the plans to show that the minimum curb radii requirements are met.

*InSite Response: curb radii at the street intersections have been labeled.*

**No further comment.**

- c. 7.2.1.9 – DE recommends that site distances be labeled on the plans to show how site distance requirements are being met. Based on field observations the site distance to the southeast is impacted by existing vegetation.

*InSite Response: InSite concurs that the site distance to the southeast is impacted by the existing vegetation. It is proposed to remove this vegetation which will greatly improve the site distance.*

**DE recommends that the applicant coordinate the removal of vegetation with the Town during construction to ensure that adequate site distance is provided.**

- d. 7.2.2 – DE recommends that the width of Rights of Way, streets, sidewalks, driveways and cul-de-sac travel lanes be labeled to show that minimum requirements are met. The applicant has requested a waiver to reduce the proposed sidewalk width from five feet to four feet.

*InSite Response: The typical Roadway Cross Section on Sheet 7 shows the right of way width, travelled way, sidewalks and grass strips.*

**Additional dimensions are also provided on sheet 5. No further comment.**

### 3. Sheet 4

- a. The drainage easements on the proposed residential lots are taken up by the proposed sediment forebay and grass swale. How is access for maintenance of the proposed infiltration ponds being provided? DE recommends that a gravel access road or roads be provided to access the proposed infiltration ponds for inspections and maintenance.

*InSite Response: A 10' Access Easement is proposed for each of the infiltration basins.*

**A 10' access easement is provided between Lot 2 and Lot 3. This easement will provide access to the open space and the two infiltration basins from the Right of Way. No further comment.**

- b. It is DE's understanding that the purpose of this application is to permit the proposed roadway, drainage and subdivision and that the design of the individual lots will be finalized at a later date. A general observation is that driveway locations are not shown. DE requests that the applicant confirm that driveway areas are included in the drainage calculations.

*InSite Response: Driveway areas were included in the drainage calculations. Proposed driveways have been added to the "Topographic & Grading Plan" sheet 4 of 8.*

**No further comment.**

- c. DE recommends that the grading of the cul-de-sac be reviewed and updated as necessary to provide positive drainage to the paved waterway. Spot grades should be added within the proposed cul-de-sac to aid in construction and ensure that stormwater runoff from the cul-de-sac flows to the proposed paved waterway.

*InSite Response: Additional spot elevations have been added in the cul-de-sac.*

**No further comment.**

- d. DE recommends that the rip rap be shown from the paved waterways into the sediment forebays.

*InSite Response: Rip rap has been added from the paved waterways into the sediment forebays.*

**No further comment.**

- e. DE recommends that grading be reviewed to ensure that the proposed grading ties into existing grades as necessary. Specifically, the 27 contour on Lot 7/8 and the 26 and 27 contours adjacent to Lot 1/Infiltration Pond A should be looked at. It is also hard to see how the roadway contours tie into the proposed lot grading.

*InSite Response: Proposed grading has been revised to address the discrepancies.*

**No further comment.**

#### 4. Sheet 6

- a. The majority of the existing site is used for agriculture. DE recommends that the applicant provide notation regarding how the site will be re-vegetated as part of this development. Specifically, what vegetative treatments will be used for the open space lot?

*InSite Response: A notation has been added to the Erosion and Sedimentation Control Notes regarding the Open Space.*

**Notation has been added which indicates that the open space is to be maintained as agricultural use or in accordance with Erosion & Sediment Control Notes No. 6 which provides direction for seeding with perennial rye grass. No further comment.**

- b. DE recommends that a row of erosion control barriers be proposed around the infiltration basins to mark their location and to prevent construction traffic from travelling across these areas.

*InSite Response: Additional erosion control barriers have been added around the infiltration basins on "Erosion Control Plan" sheet 6 of 8.*

**No further comment.**

#### 5. Sheet 7

- a. DE recommends that the outlet weirs for Infiltration Basin 1A and 1C be detailed on the plans.

*InSite Response: A detail has been added to sheet 7 of 8*

**No further comment.**

- b. For the Infiltration Basin Section Detail the storm elevations do not match the HydroCAD analysis.

*InSite Response: The Infiltration Basin Section, shown on "Details" sheet 7 of 8, has been revised to match the HydroCAD report.*

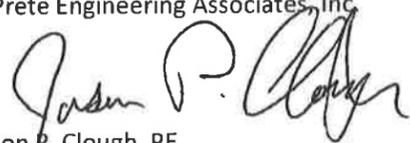
**The top of basin elevation for Infiltration basin C is noted as elevation 27.8 on the plans (Infiltration Basin Section detail on sheet 7) and 27.5 on the HydroCAD analysis. The elevation shown on the plans is conservative compared to the elevation used in the analysis. No further comment.**

Winterfell Definitive Subdivision  
316 Warren Avenue  
Assessors Map 1 Lot 24  
Seekonk, Massachusetts  
DE Project #: 1631-009  
November 3, 2014  
Page 10 of 10

**Conclusion**

We appreciate the opportunity to provide technical review services for this project. DiPrete Engineering is available to review or discuss any of our recommendations/suggestions with the Town or the Applicant as the Town deems appropriate.

Sincerely,  
DiPrete Engineering Associates, Inc.



Jason P. Clough, PE  
Senior Project Engineer



**TOWN OF SEEKONK  
PUBLIC WORKS DEPARTMENT**

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**MEMORANDUM**

**TO:** John Hansen, Town Planner  
**FROM:** Robert Lamoureux, Superintendent  
**DATE:** September 30, 2014  
**RE:** Winterfell Estates Plan Review

I have reviewed the definitive plans for Winterfell Estates and have found no issues with the subdivision plans.

The roadway, which is super elevated on one side, allows for sheet flow runoff to enter into an open swale trench that collects the runoff and then carries it to adequately designed infiltration basins.

The roadway and drainage design are beneficial to the Town due to minimal maintenance required for this type of drainage system.

**From:** [Healy, Michael](#)  
**To:** [John Hansen](#)  
**Subject:** FW: Winterfell Subdivision  
**Date:** Thursday, October 02, 2014 11:17:50 AM

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**From:** Healy, Michael  
**Sent:** Friday, September 26, 2014 11:34 AM  
**To:** [jhansen@seekonk-ma.gov](mailto:jhansen@seekonk-ma.gov)  
**Subject:** Winterfell Subdivision

John:

I have reviewed the definitive plan for Winterfell subdivision and I have a few comments I would like to share with you.

- 1) I would like to see some documentation or layout that would show the cul-de-sac's radius and that it would handle are largest piece of fire apparatus, currently 40' long
  
- 2) I see that this subdivision is outside the town's water district and is not feasible to connect to the town's system, so according to the Planning Boards Rules and Regulations regarding subdivision of land, section 8.3 Fire Protection there are three choices to provide this provision.

I am requesting that section 8.3.3 Tanker Truck be followed, so in lieu of providing either section 8.3.2 Sprinklers or section 8.3.4 Water Tanks I would prefer the fee of \$5,000 ( five thousand) dollars per residential unit to be used according to the Rules and Regulations of the Planning Board.

- 3) Section 8.3.1 Fire Alarm Box also will be adhered to.

If you have any questions please feel free to contact me

Thanks

Chief Michael P. Healy

Date: October 31, 2014

To: Mr. Michael Healy, Fire Chief  
Seekonk Fire Department  
Peck Street  
Seekonk, MA 02771

CC: Mr. John P. Hansen Jr., AICP  
Town Planner

From: Paul Carlson, PE

Re: Winterfell Definitive Subdivision, Seekonk, MA  
Vehicle Turning Radii on Cul De Sac

Dear Chief Healy:

In regards to your email of September 26 – item #1 requesting turning radii on the Winterfell cul de sac, we offer these following responses.

The Seekonk Fire Department's largest truck is Ladder 1 with the applicable dimensions as follows:

**Ladder 1**

Overall length = 35'-3"  
Wheel base (axel to axel) = 18'  
Width = 7'-10"  
Front O/H (axel to bumper) = 7'-6"  
Rear O/H (axel to bumper) = 9'-9"

The nearest Design Vehicle available in MHD Design Manual is the S-Bus-40 (large school bus) which is approximately 5' longer than Ladder 1.

**S-Bus-40**

Overall length = 40'  
Minimum inner turning radius = 25.4'  
Minimum outer overhang tracking radius = 42.8'

The Winterfell Cul De Sac has the following pertinent dimensions proposed:

Inner pavement radius (landscape island) = 30' (Dia=60')  
Outer pavement radius = 52.5' (Dia=105')  
Layout (ROW) radius = 62.5' (Dia=125')

Please note that the turning radius provided for the landscape island (R=30') is easily navigated by the Ladder 1 vehicle (Rmin= 25.4'). Also note that the minimum overhang tracking radius (Rmin=42.8') falls well inside the outer pavement radius of 52.5'.

Please refer to the attached graphics showing these applicable turning movements and design vehicle.

Please contact me if you have any further questions in this regard.

Very Truly Yours,  
Paul Carlson, PE

attachments



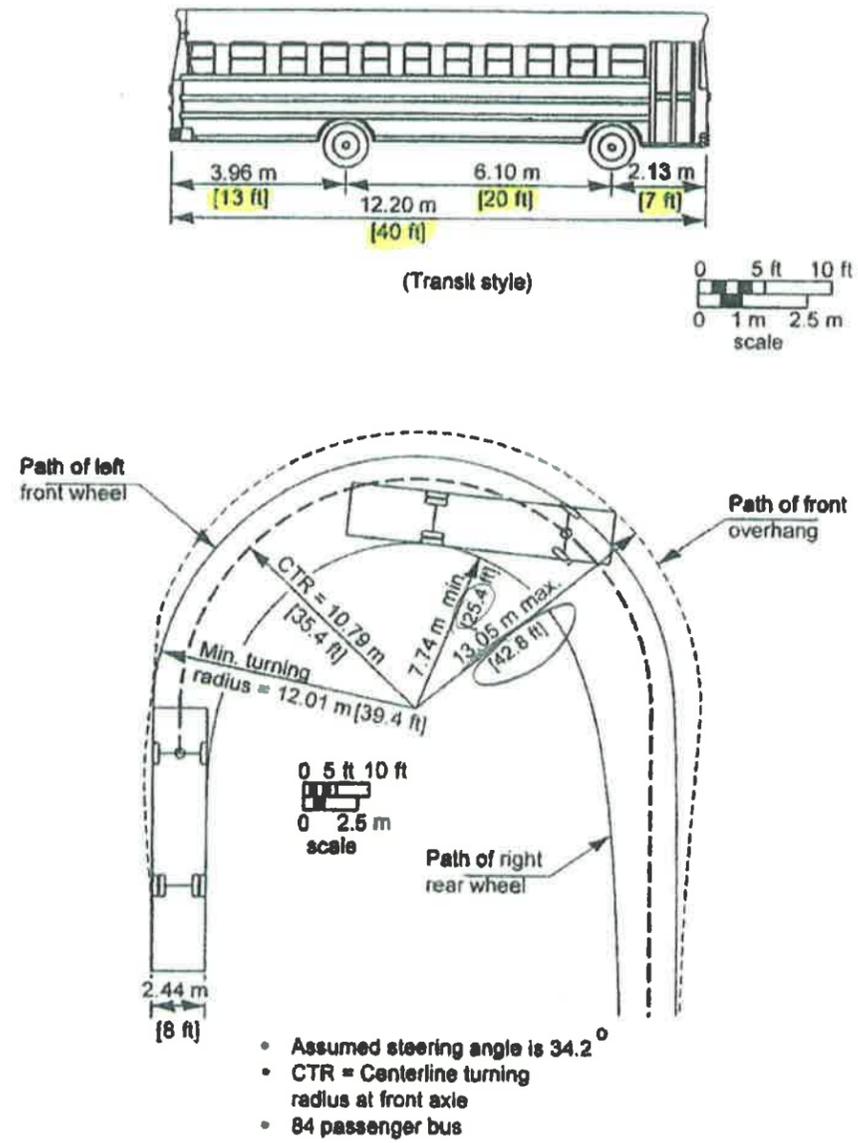


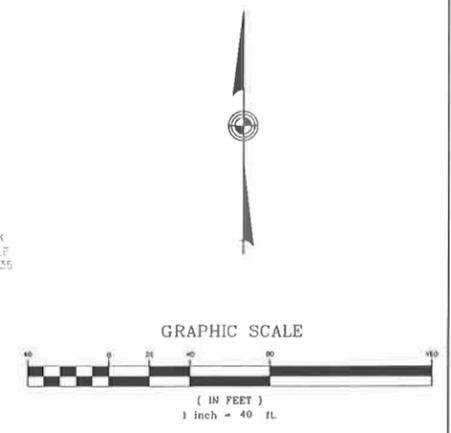
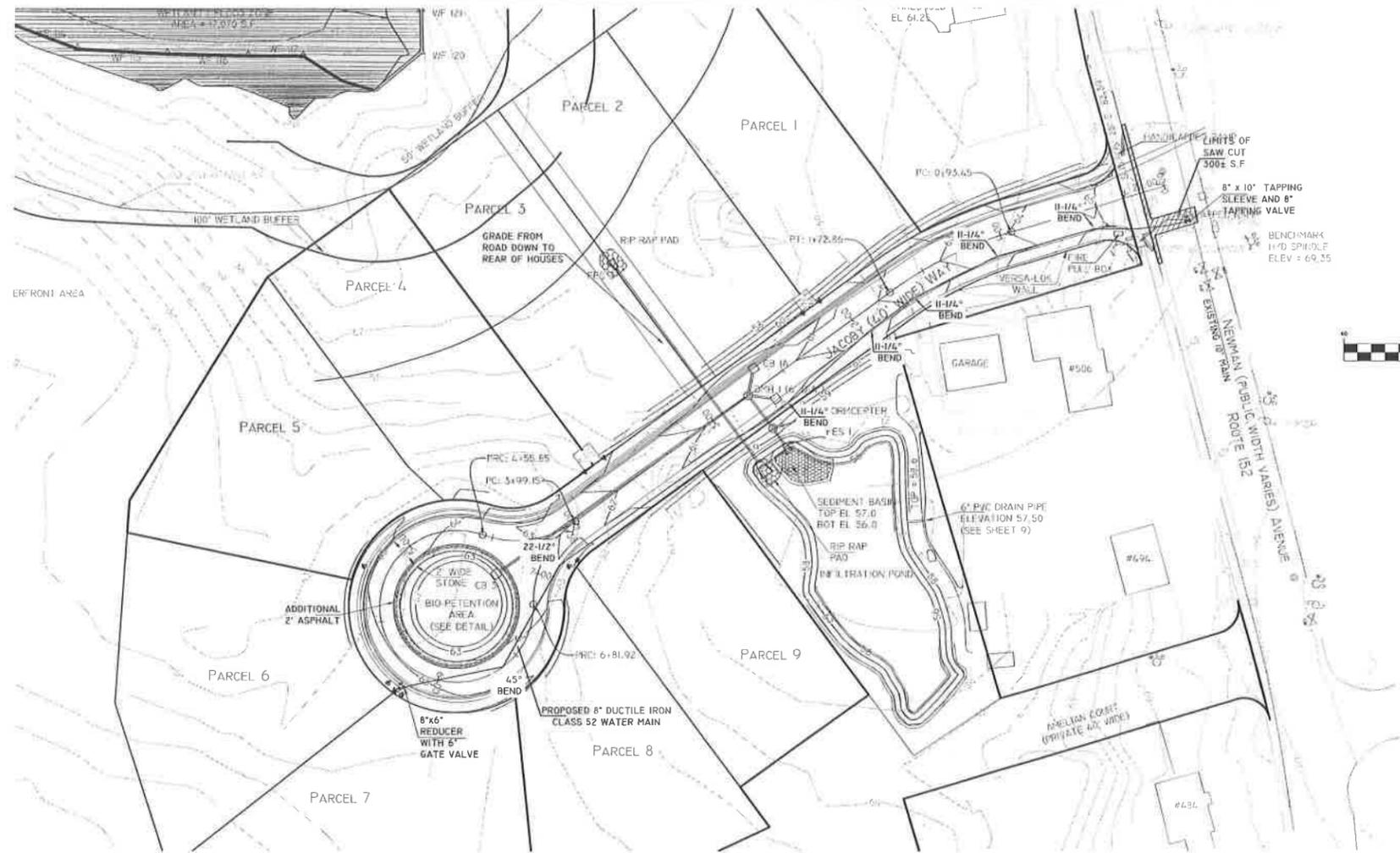
Exhibit 2-9. Minimum Turning Path for Large School Bus (S-BUS-12 [S-BUS-40]) Design Vehicle

**John Hansen**

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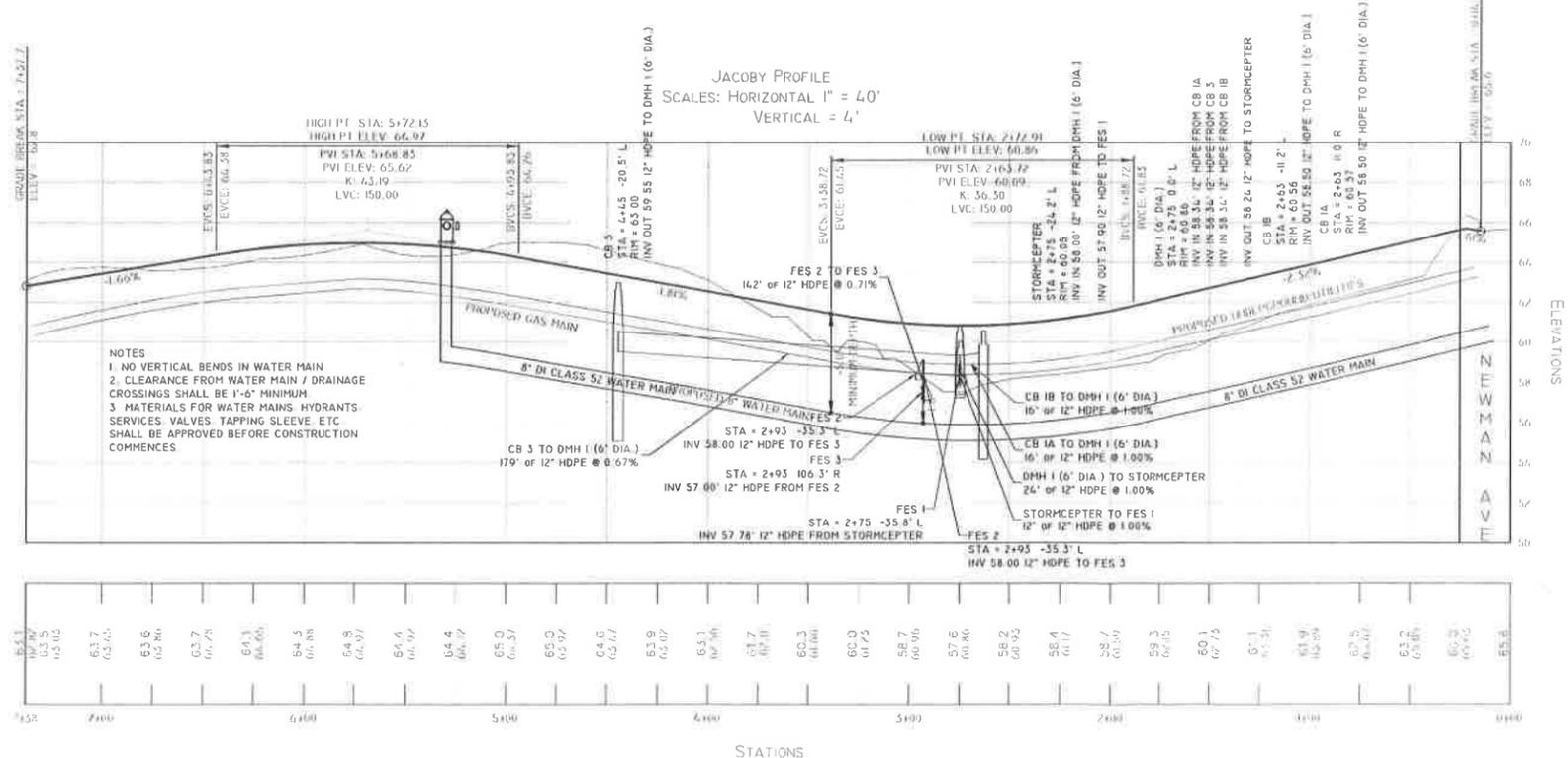
**From:** Healy, Michael [chief@seekonkfd.com]  
**Sent:** Monday, November 03, 2014 12:20 PM  
**To:** John Hansen  
**Subject:** Winterfell

John;  
I have reviewed In Site Engineering submittal for the Cul De Sac for the Winterfell subdivision and I have no issue with it.  
Chief Healy



**LEGEND**

(PROPOSED BOUND)	□	WATER VALVE
IRON ROD	○	WATER SHUTOFF
DRILL HOLE	●	EXISTING CONTOURS
RR SPIKE	●	WATER LINE
DRAIN MANHOLE	⊕	GAS LINE
CATCH BASIN	⊞	OVERHEAD WIRES
SEWER MANHOLE	⊞	GAS VALVE
STONE WALL	⊞	SEWER MAIN
UTILITY POLE	⊞	WETLANDS LINE
HYDRANT	⊞	MEAN ANNUAL HIGH WATER
CHAIN LINK FENCE	⊞	100' WETLANDS BUFFER ZONE
		50' WETLANDS BUFFER ZONE



**PLAN & PROFILE JACOBY WAY**

"PINE HILL ESTATES"  
 524 NEWMAN AVENUE, SEEKONK MA, 02771  
 ASSESSORS MAP 24 LOTS 73 & 394

PREPARED FOR: NAJAS REALTY LLC  
 111 MILES AVENUE, EAST PROVIDENCE, RI 02914

JOB # 12-002 SCALE: 1" = 40' DRAWN BY: SCA DATE: AUGUST 30, 2012

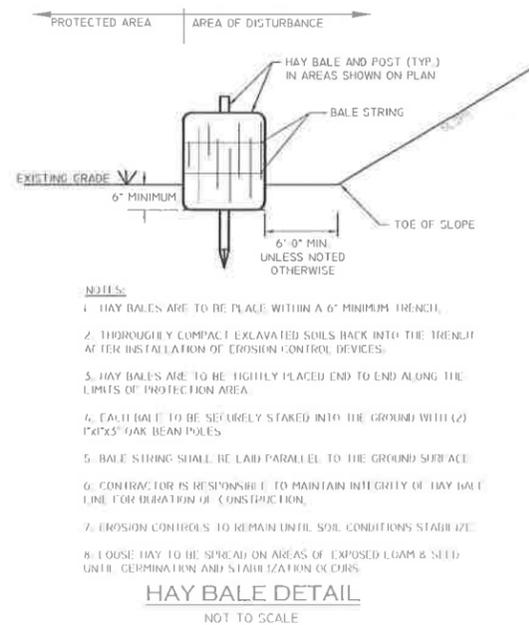
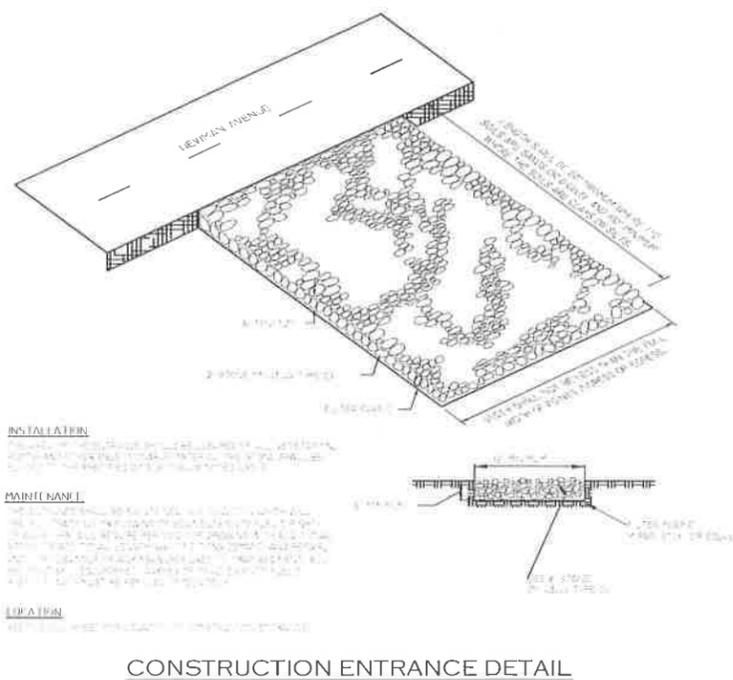
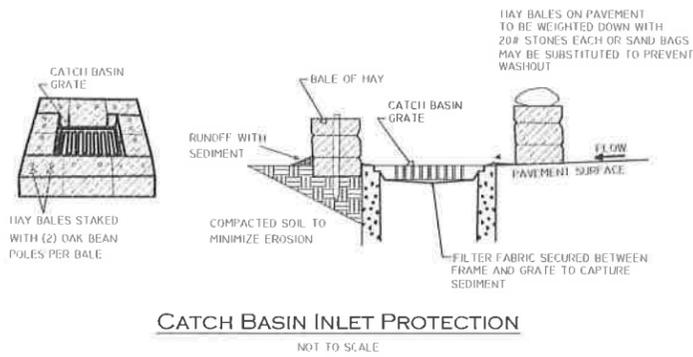
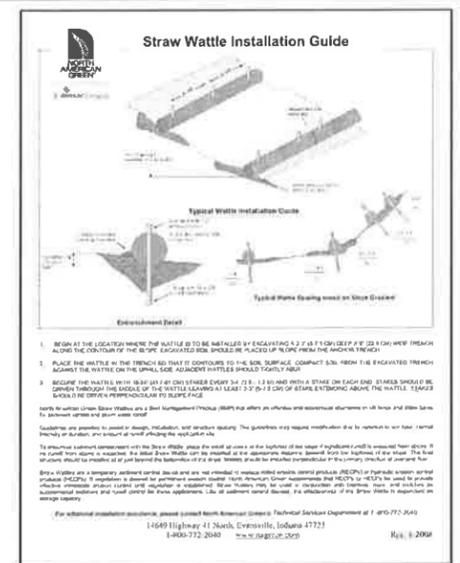
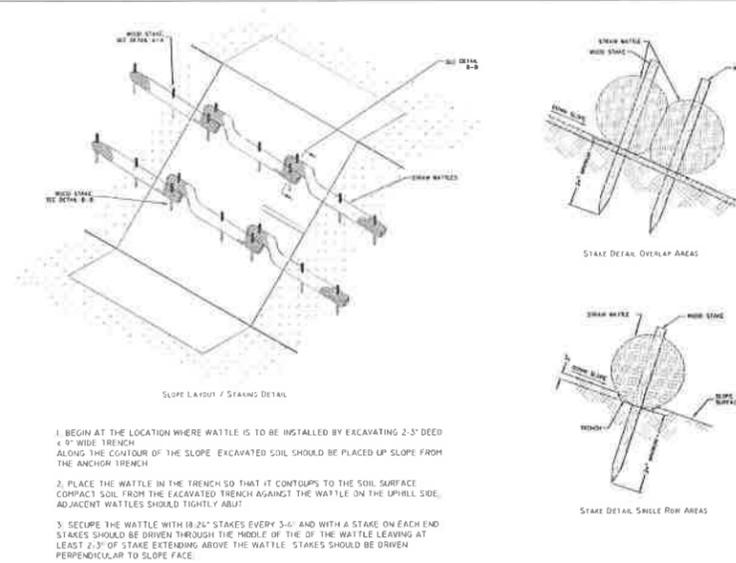
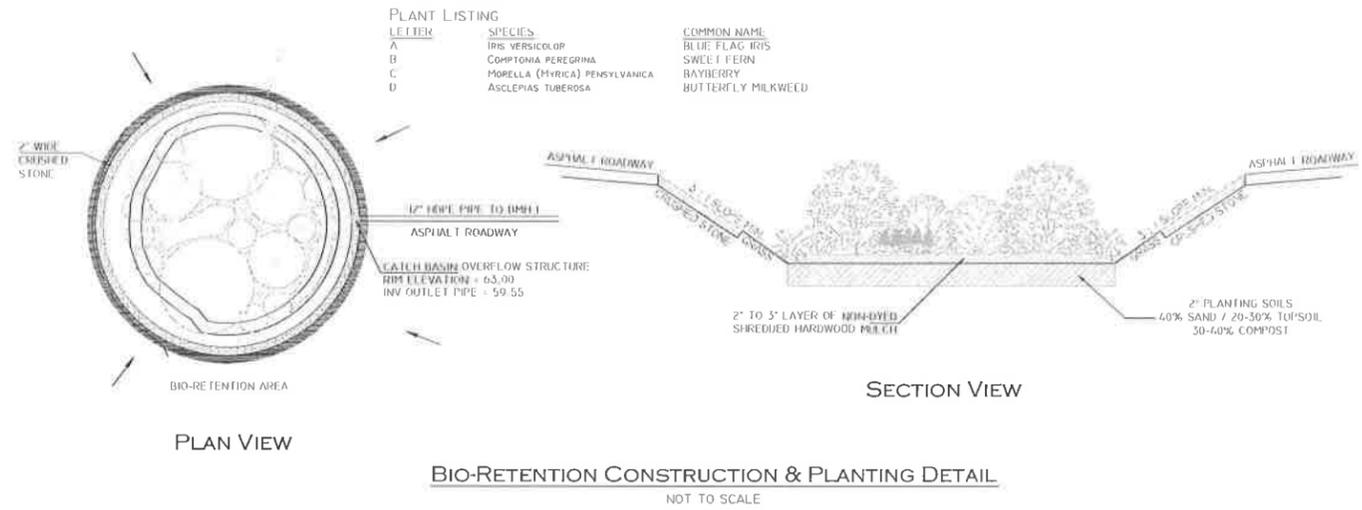
REVISED: JULY 10, 2014 CDS ISLAND RADIUS / BIO-RETENTION DEPTH

PROFESSIONAL SEAL

PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 INSITE PROFESSIONAL COMPLEX SUITE 1  
 1539 FALL RIVER AVENUE  
 SEEKONK MA 02771  
 PHONE: (508) 336-4500  
 FAX: (508) 336-4558

**SHEET 6 OF 11**

I:\2012\Newman Avenue Seekonk\_Najas\CD\Drawings\12-002\_Drainage\12-002\_Drainage.dwg Modified with pond, drainage, utility, etc. 08/30/2012 12:08:32 PM DWG TO PDF PLOT



- NOTES:**
- HAY BALES ARE TO BE PLACED WITHIN A 6' MINIMUM TRENCH.
  - THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO THE TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICES.
  - HAY BALES ARE TO BE TIGHTLY PLACED END TO END ALONG THE LIMITS OF PROTECTION AREA.
  - EACH BALE TO BE SECURELY STAKED INTO THE GROUND WITH (2) 1"x1"x5' OAK BEAN POLES.
  - BALE STRING SHALL BE LAID PARALLEL TO THE GROUND SURFACE.
  - CONTRACTOR IS RESPONSIBLE TO MAINTAIN INTEGRITY OF HAY BALE LINE FOR DURATION OF CONSTRUCTION.
  - EROSION CONTROLS TO REMAIN UNTIL SOIL CONDITIONS STABILIZE.
  - LOOSE HAY TO BE SPREAD ON AREAS OF EXPOSED LOAM & SILEX UNTIL CERMINATION AND STABILIZATION OCCURS.

DETAIL SHEET			
<b>" PINE HILL ESTATES "</b>			
524 NEWMAN AVENUE SEEKONK, MASSACHUSETTS 02771 ASSESSORS MAP 24 LOTS 73 & 394			
PREPARED FOR: NAJAS REALTY LLC 111 MILES AVENUE, EAST PROVIDENCE, RI 02914			
JOB # <b>12-002</b>	SCALE <b>NTS</b>	DRAWN BY: <b>SCA</b>	DATE: <b>AUGUST 30, 2012</b>
REVISED: JULY 10, 2014 CDS ISLAND RADIUS / BIO-RETENTION DEPTH			
		PROFESSIONAL ENGINEERS AND LAND SURVEYORS INSITE PROFESSIONAL COMPLEX, SUITE 1 1530 FALL RIVER AVENUE SEEKONK, MA 02771 PHONE: (508) 336-4500 FAX: (508) 336-4558	
			<b>SHEET</b> <b>10</b> OF 11

I:\12\_002 Newman Avenue Seekonk Najas\CAD\Drawings\12\_002 Detail 3 Mod\16/2014/12/28/16 PM DWG TO PDF.dwg



July 23, 2014

David Nyman, PE  
CEI  
225 Cedar Hill Street  
Marlborough, MA 01752

Re: Pine Hill Estates Subdivision.  
Cul-de-sac Modifications

Dear Dave,

InSite Engineering Services (IES) has been requested by the owner of Pine Hill Estates subdivision, Steven Najas, to review and modify the recently constructed cul-de-sac. The cul-de-sac and bioretention area was designed by this office and constructed earlier this year.

There have been a few concerns raised by the abutting homeowners, the fire chief and DPW about the narrowness of the road and depth of the bioretention basin. All parties have requested that the pavement width be expanded an additional 2' and reduce the depth of the bioretention area by 1.5'.

As you are aware the subdivision was reduced from ten to nine lots. In addition the roadway length was reduced by 75'. However the drainage facility (infiltration pond) was constructed per the design of the 10 lot - 75' longer roadway system. It is our belief that the additional pavement of 590 s.f. and the reduction in capacity of the bioretention will have no impact on the existing system.

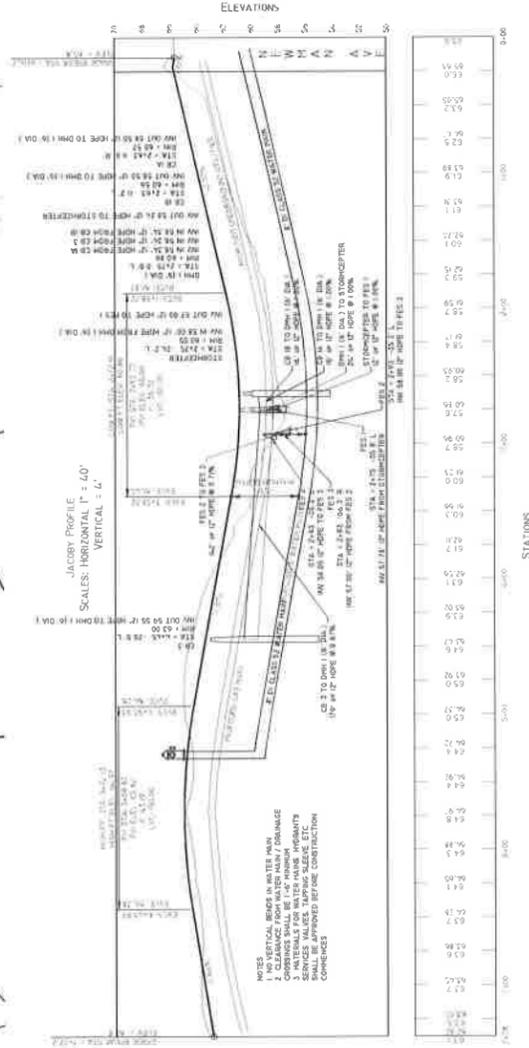
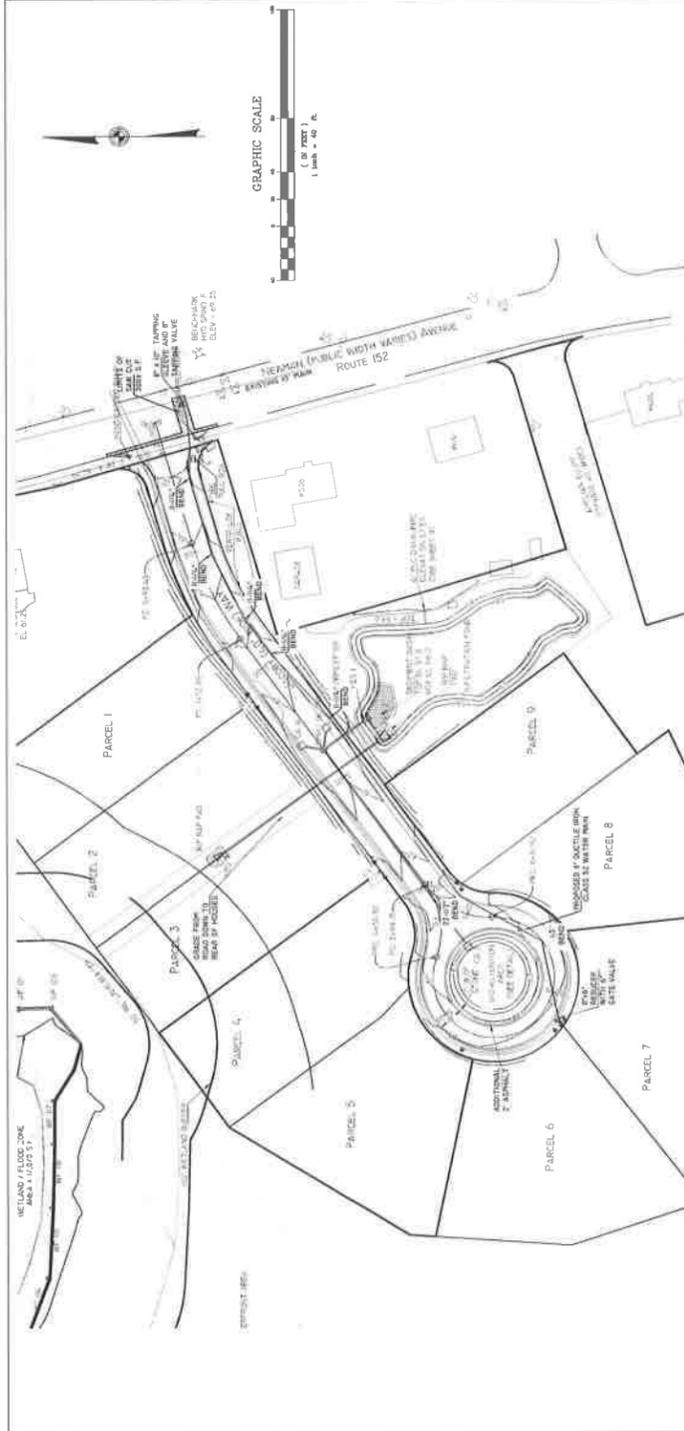
IES ran a Hydrocad model which reflects the reduced bioretention capacity and additional pavement. The Hydrocad model utilizes the original design parameters. As you can see there is no impact and the 100-year storm event still does not reach the outlet pipe.

Therefore, we kindly request that you review this letter and attached plans and provide the Seekonk Planning Board with a letter of approval. If you have any questions regarding this information please do not hesitate to call me.

Sincerely,  
InSite Engineering Services, LLC

Paul D. Carlson, PE  
Project Manager

Cc: John Hanson, Seekonk Town Planner



**PLAN & PROFILE JACOBY WAY**

"PINE HILL ESTATES"  
524 NEWMAN AVENUE, SEASCONK MA 02771  
ASSESSORS MAP DIST. LOPR 73 & 254

PREPARED BY: NADAS REALTY LLC  
111 MILES AVENUE EAST PROVIDENCE, RI 02914

DATE: 12/2008  
SCALE: 1" = 40'

PROFESSIONAL SEAL: [Blank]

REVISED: JULY 01, 2014, CDR. RYAN RAGNE / SUBMITTAL DEPTH

**INSITE**  
Engineering Services, LLC

PROFESSIONAL ENGINEER  
AND LAND SURVEYOR  
STATE OF MASSACHUSETTS  
LICENSE NO. 12010  
PUBLIC: 0208 13342500  
FAX: 0208 338 8358

SHEET **6**  
OF 11



## John Hansen

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**From:** Dave Nyman [dnyman@ceiengineers.com]  
**Sent:** Thursday, October 16, 2014 3:39 PM  
**To:** John Hansen  
**Cc:** Paul Carlson  
**Subject:** FW: Pine Hills Revised Sheets  
**Attachments:** PINE-HILL-REV-POND-SHEETS.pdf; Pine Hills - 100 yr storm.pdf; RE: Pine Hill Estates - Cul-de-sac changes

Hello John,

As documented in the email correspondence below and in the attachment, InSite Engineering Services (IES) has provided documentation of the proposed change in design of the pavement width and raingarden configuration at the cul-de-sac turnaround for Jacoby Way, Pine Hill Estates.

The plan revisions and calculations furnished by IES satisfactorily addresses CEI's comments presented in the email correspondence. The latest calculations (attached) document that the design results in a peak rate of discharge to the ultimate discharge point, which is less than the peak discharge estimated for pre-development conditions, for the 100-year frequency storm.

CEI has no further comment on the proposed design change.

Please contact me if you have any questions regarding the proposed change or CEI's review.

Thank you.

Regards,  
Dave

David C. Nyman, P.E.  
Senior Engineer  
Comprehensive Environmental Inc.  
225 Cedar Hill Street  
Marlborough, MA 01752

Phone (508) 281-5160 X320  
Fax (508) 281-5136  
[www.ceiengineers.com](http://www.ceiengineers.com)  
[dnyman@ceiengineers.com](mailto:dnyman@ceiengineers.com)



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**From:** Paul Carlson [<mailto:p Carlson@insiteengineers.com>]  
**Sent:** Thursday, October 16, 2014 12:59 PM

**To:** Dave Nyman  
**Cc:** John Hansen  
**Subject:** FW: Pine Hills Revised Sheets

Dave,

1. The revised modeling for the Bioretention area includes storage at elevation 62. The plans you previously forwarded do not show this contour. Is there an updated plan?

I have attached the updated plan which had reflected those previous changes.

2. The contributing area to the bioretention area and the infiltration basin have been reduced from the previous modeling. This implies that the uncontrolled drainage area has increased. Is the overall discharge to the wetland still controlled to pre-development peak rates?

yes It did change the uncontrolled contributing area. As was the original design, the flow in the 100-yr and other storms is less than pre-construction flows.

I have attached the 100 yr storm Hydrocad run to show the revised flows along with the plan sheets.

If you have any questions please do not hesitate to call.

Thank you. Paul

---

**From:** Shawn Ainsworth  
**Sent:** Thursday, October 16, 2014 12:20 PM  
**To:** Paul Carlson  
**Subject:** Pine Hills Revised Sheets

Shawn Ainsworth  
Project Manager  
Insite Engineering Services LLC  
1539 Fall River Avenue  
Seekonk MA. 02771  
Phone 508-336-4500  
Fax 508-336-4558  
Web site: Insiteengineers.com

## John Hansen

---

**From:** Healy, Michael [chief@seekonkfd.com]  
**Sent:** Wednesday, October 29, 2014 1:10 PM  
**To:** John Hansen  
**Subject:** RE: pine hill amendment

John:

I have reviewed all the information and have no issue with what is being presented.

Chief Healy

---

**From:** John Hansen [<mailto:jhansen@seekonk-ma.gov>]  
**Sent:** Wednesday, October 29, 2014 12:35 PM  
**To:** Lamoureux, Robert; Healy, Michael  
**Subject:** pine hill amendment

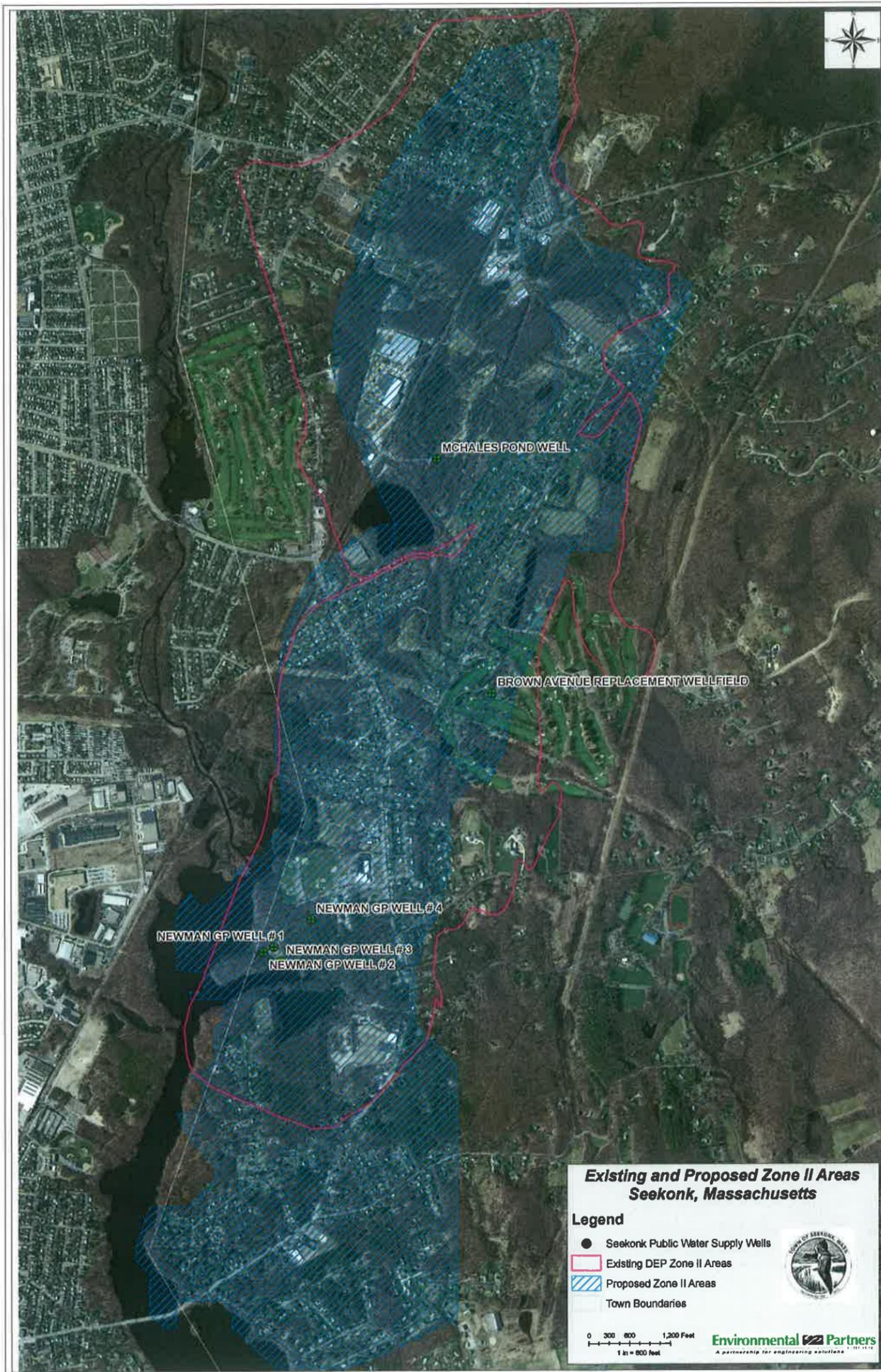
Gentlemen,

As you are aware, the developer for Pine Hill Estates has proposed to increase the width around the cul-de-sac by 2' and decrease the depth of the bio-retention area (see attached request and revised plans). You will also find attached our consultant's review, CEI, that indicates the revisions are acceptable for stormwater management purposes. Can you please respond to this email by Nov 6th indicating if these changes are acceptable to your departments? Thank you.

John P. Hansen Jr., AICP

Town Planner | Town of Seekonk | ☎: 508.336.2962 fax:: 508.336.0764 | 📧: [jhansen@seekonk-ma.gov](mailto:jhansen@seekonk-ma.gov) | [www.seekonk-ma.gov/](http://www.seekonk-ma.gov/) | 📍: 100 Peck Street, Seekonk, MA 02771

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**9.4 WATER RESOURCE PROTECTION DISTRICT**

**9.4.1 PURPOSE and INTENT**

- 9.4.1.1 To protect, preserve, and maintain the existing and potential wells, groundwater supply and groundwater recharge areas and aquifers within the Town of Seekonk, and adjoining cities and towns, so as to promote the health, safety, and general welfare of the community;
- 9.4.1.2 To ensure an adequate quality and quantity of drinking water for the residents, institutions and businesses of the Town of Seekonk;
- 9.4.1.3 To preserve and protect present and potential water resources;
- 9.4.1.4 To conserve the natural resources of the town;
- 9.4.1.5 To prevent blight and pollution of the environment.

**9.4.2 DEFINITION OF TERMS**

**Aquifer:** A geologic formation composed of rock, sand, or gravel, capable of yielding over eighty gallons per minute of potentially usable, or recoverable, amounts of water.

**Groundwater:** Water in the surface zone beneath the water table in which most or all pore spaces are filled with water.

**Hazardous substance:** Any hazardous substance or mixture of such physical, chemical, or infectious characteristics as to pose significant actual or potential hazard to water supplies, or to human or animal health, if such substance or mixture were discharged to land or waters of this town. These would include organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalies, and other products such as pesticides, herbicides, solvents, and thinners, as also defined by M.G.L., Chapter 21E and Chapter 111.

**Impervious surface:** Material above or on the surface of, or immediately occurring within 12" of the surface of, the ground that does not allow water to penetrate into the soil below.

**Leachable wastes:** Waste materials, be they directly relatable or by-products of surface or subsurface generators including solids, sewage, sludge, and agricultural wastes that are capable of releasing waterborne contaminants to the surrounding environment.

**Mining of land:** Removal or relocation of geologic materials, including topsoil, for the purpose of extracting sand and gravel, metallic ores, or bedrock.

**Recharge area:** That area composed of permeable stratified sand and gravel, and certain wetlands that collect surface water and carry it to aquifers. Primary recharge area lies directly over the designated aquifer, and adjacent areas of strata, from which groundwater flows directly into the aquifer. Secondary recharge area lies adjacent to the primary area, and from which groundwater moves downgradient into the aquifer. Tertiary recharge area is the upstream drainage area of streams that traverse the primary and/or secondary recharge areas.

**Septage:** Sludge produced by domestic waste that is pumped from septic tanks.

**Solid waste:** Discarded solid material, decomposing or not, which may contain other liquid or gaseous materials, but with insufficient liquid content to be free flowing. This includes, but is not limited to, rubbish, garbage, scrap materials, junk, refuse, inert fill material.

**Well:** A water source owned and operated by the Seekonk Water District.

#### 9.4.3 DEFINITION OF THE WATER RESOURCE PROTECTION DISTRICT

The Water Resource Protection District (hereinafter called "WRPD" in this section) shall be considered as overlying other zoning districts established by these Zoning By-Laws, as it may be revised from time to time.

9.4.3.1 The WRPD shall be defined as all lands in the Town of Seekonk as shown on a map entitled "Town of Seekonk Zoning Map" comprising the following elements and which also lie within said WRPD:

- 1. WRPD Well Protection Zone (WPZ):** The 400 foot protective radius around a public water system well or wellfield. WRPD WPZ is Zone 1 as defined in 310 CMR 22.00.
- 2. WRPD Groundwater Protection Zone (GPZ):** The groundwater capture zone of average-day water withdrawals.
- 3. WRPD Aquifer Protection Zone (APZ):** The area of an aquifer which contributes water to a public well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at a safe yield with no recharge from precipitation as defined in 310 CMR 22.00. WRPD APZ is Zone II as defined in 310 CMR 22.00. For the purposes of this By-Law, WRPD APZ also includes Interim

Wellhead Protection Areas as defined by 310 CMR 22.00, where a definitive Zone II has not been approved by DEP. Unless otherwise specified by 310 CMR 22.00, an Interim Wellhead Protection Area is defined as a one-half mile radius measured from the well or well field.

9.4.3.2 The WRPD shall also include the entire length of shorelines(s), to the seasonal high water line(s), plus an additional twenty (20) horizontal feet, of any stream or river, or other body of water, flowing into said WRPD.

9.4.3.3 The WRPD has been superimposed onto a map, which is hereby made a permanent part of this By-Law, and may be amended from time to time by a vote of Town Meeting, in accordance with Chapter 40A of the Massachusetts General Laws.

#### 9.4.4 USES REGULATED

This WRPD shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses.

##### 9.4.4.1 WRPD WELL PROTECTION ZONE (WPZ) USE REGULATIONS:

Public water supply uses are permitted in WRPD WPZ as defined in 310 Code of Massachusetts Regulations 22.00. No other uses are allowed in this Zone.

##### 9.4.4.2 WRPD GROUNDWATER PROTECTION ZONE (GPZ) USE REGULATIONS:

1. *WRPD GPZ – PERMITTED USES:* The following uses are permitted within WRPD GPZ, provided that all necessary permits, orders or approvals required by local, state or federal law are also obtained:
  - a. Any use allowed in the underlying zoning districts, except those specifically prohibited in 9.4.4.2 (2) below.
2. *WRPD GPZ – PROHIBITED USES:* The following uses are prohibited in WRPD GPZ:
  - a. Any use prohibited in the underlying zoning districts.
  - b. All uses prohibited in 9.4.4.3 below.
  - c. Parking and/or storage of transport vehicles for fuel, including, but not limited to oil, coal and gas.

- d. Parking and/or storage of transport vehicles for toxic and/or hazardous substance.
- e. Any use which uses, generates or stores, including racking for resale, toxic or hazardous substances, totaling at any one time more than 50 gallons liquid volume or 25 pounds dry weight.
- f. Lot Coverage. Unless the applicant demonstrates that all runoff is recharged on site, no more than 15% or 2,500 square feet, whichever is greater, of the total area of any lot shall be rendered impervious by the installation of buildings, structures and paved surfaces. If all recharge is disposed of on site, no more than 50% of the total upland area of any lot shall be made impervious by the installation of buildings, structures, and paved surfaces.
- g. Site Clearing. A minimum of 30% of the total upland area of any lot shall be retained in its natural state. This shall not prevent the removal of dead, diseased or damaged trees.

9.4.4.3 *WRPD AQUIFER PROTECTION ZONE (APZ) USE REGULATIONS:*

- 1. *WRPD APZ – PERMITTED USES:* The following uses are permitted within WRPD APZ, provided that all necessary permits, orders or approvals required by local, state or federal law are also obtained:
  - a. Conservation of soil, water, plants, and wildlife.
  - b. Foot, bicycle, and/or horse paths and bridges.
  - c. Outdoor recreation, nature study, fishing, and hunting where otherwise legally permitted.
  - d. Normal operation and maintenance of existing water bodies and dams, splash boards and other water control, supply and conservation devices.
  - e. Maintenance repair and reconstruction of any existing structure, except uses subject to Section 9.4.4.3.2 (Prohibited Uses) or Section 9.4.4.3.3 (Special Permit Uses).

- f. Residential development, except uses subject to Section 9.4.4.3.2 (Prohibited Uses) or Section 9.4.4.3.3 (Special Permit Uses).
- g. Farming, gardening, nursery, conservation, forestry, harvesting, and grazing, except uses subject to Section 9.4.4.3.3 (Prohibited Uses) or Section 9.4.4.3.3 (Special Permit Uses).
- h. Construction, maintenance, repair, and enlargement of drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts, and tunnels. Underground storage tanks related to these activities are not categorically permitted.
- i. Storage of petroleum products within a freestanding container or above ground tank either of which must be on an impervious surface within buildings it will heat.

2. *WRPD APZ – PROHIBITED USES* – The following uses are prohibited in WRPD APZ:

- a. Landfills and open dumps as defined in 310 CMR 19.006 – *Solid Waste Management* and disposal of solid wastes as defined herein.
- b. Landfills receiving wastewater residuals and/or septage (wastewater residuals “monofills”) pursuant to MGL c.21 §26-53 – *Hazardous Waste*; MGL c.111 §17 – *Public Health*; and, MGL c.83 §6-7 – *Sewers, Drains and Sidewalks* and regulations promulgated thereunder.
- c. The removal of soil, loam, sand, gravel, or any other mineral substance to within four (4’) feet of historical high groundwater as determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey, or by Title V Soil Evaluation, defined by 310 CMR 15.00, except for excavations necessary for building foundations or utility works.
- d. Facilities that generate, treat, store, or dispose of hazardous waste subject to MGL 21C and 310 CMR 30.000 – *Hazardous Waste Regulations*, as amended, except for:

- i. very small quantity generators as defined under 310 CMR 30.000 – *Hazardous Waste Regulations*;
  - ii. household hazardous waste centers and events under 310 CMR 30.390 – *Hazardous Waste Regulations*;
  - iii. waste oil retention facilities required by MGL c.21, §52A – *Hazardous Waste*;
  - iv. water remediation treatment works approved by the DEP in accordance with 314 CMR 5.0 – *Ground Water Discharge Permits* for treatment of contaminated ground or surface waters.
- e. Automobile graveyards, junkyards, and salvage yards, as defined in MGL c. 140B, §1 – *Control of Certain Junkyards*.
  - f. Stockpiling and disposal of snow or ice removed from highways and streets and parking areas outside of WRPD APZ that contains sodium chloride, chemically treated abrasives or other chemicals used for snow and ice removal.
  - g. Individual sewage disposal systems that are designed in accordance with 310 CMR 15.00 to receive more than 110 gallons of sewage per quarter acre under one ownership per day, or 440 gallons of sewage on any one acre under one ownership per day, whichever is greater, except the replacement or repair of an existing system that will not result in an increase in design capacity above the original design.
  - h. Petroleum, fuel oil and heating oil bulk stations, and terminals such as gas stations, including but not limited to those listed under Standard Industrial Codes 5171 and 5983.
  - i. All lots in WRPD APZ shall have an area not less than 60,000 square feet.

3. *WRPD APZ – SPECIAL PERMIT USES* – Except as specified in Sections 9.4.4.3.1 and 9.4.4.3.2, those principal and accessory uses authorized in the underlying district are permitted in WRPD APZ upon issuance of a Special Permit by the Special Permit Granting Authority

(SPGA). The following uses and activities are prohibited in WRPD APZ, but may be allowed only upon the issuance of a Special Permit by the SPGA in conformance with the requirements stated below and under such other conditions as the SPGA may require:

- a. Enlargement or alteration of existing uses and structures that do not conform to the WRPD provided the enlargement or alteration of all uses and structures with the exception of single and two family uses and structures does not increase the non-conformity or create a new non-conformity. Enlargement of existing structures shall not be permitted by a Special Permit if a variance from Title V of the State Sanitary Code is necessary.
- b. Storage of sludge and septage, as defined by 310 CMR 32.05 – *Land Application of Sludge and Sewage*, unless such storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31.
- c. Storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.
- d. Storage of animal manure, unless such storage is covered or contained in accordance with the specifications of the Natural Resources Conservation Service.
- e. Storage of commercial fertilizers, as defined in MGL c.128, §64 – *Agriculture*, unless such storage is within a structure designated to prevent the generation and escape of contaminated runoff or leachate.
- f. Storage of liquid hazardous materials, as defined in MGL c.21E, or storage of liquid petroleum products except that specified in 9.4.4.3.1(i) above, unless such storage is above ground level and on an impervious surface; and either in:
  - i. a free standing container or above ground tank(s) within a building, or
  - ii. outdoors in covered container(s) or above ground tank(s) in an area that has a containment system designed and operated to hold either 10% of the total possible storage capacity of all containers, or 110% of the largest container's storage capacity, whichever is greater.

- g. Treatment or disposal works subject to 310 CMR 5.00 – *Groundwater Discharge Permits* for wastewater other than sanitary sewage. This prohibition includes, but is not limited to, treatment or disposal works related to activities under Standard Industrial Classification (SIC) codes set forth in 314 CMR 15.004(6) (Title V). The following uses only may be permitted with the issuance of a Special Permit from the SPGA:
  - i. The replacement or repair of an existing system(s) that will not result in a design capacity greater than the design capacity of the existing system(s);
  - ii. Treatment works approved by the Massachusetts Department of Environmental Protection designed for the treatment of contaminated groundwater or surface water and operated in compliance with 314 CMR 5.05(3) or 5.05(13);
  - iii. Publically owned treatment works.
- h. Automobile service and repair shops including those accessory to new and used car dealerships.
- i. Any building, structure, excavation or other land disturbing activities within one hundred (100) feet of a “fresh water wetland” as defined by MGL c.131, §40 – Massachusetts Wetland Protection Act, or as a “wetland” as defined by 33 CFR 328.3 and 40 CFR 230.3, the regulations promulgated under Section 404 of the Federal Clean Water Act. However, buildings, structures, excavation or other land disturbing activities that are necessary for:
  - i. Limited projects as defined by 310 CMR 10.53(3);
  - ii. Creation of wetland replacement or flood storage mitigation;
  - iii. Installation of drainage structures such as detention/retention basins, berms, water quality swales, where no practical alternative is available, and disturbs less than 15% of the 100 foot area;
  - iv. Maintenance and construction of trails, creation of public parks or resource improvement projects such as the cleaning of streams;

- v. A primary use or use necessary but incidental thereto, provided that the majority of the disturbed area is located outside of the 100' area and there are no reasonable alternative and disturbs less than 15% of the 100' area within that portion of any lot may be permitted upon issuance of a Special Permit by the SPGA which shall consider the report and recommendations of the Board of Health, Planning Board, Conservation Commission, and Seekonk Water District. Such Special Permit may be conditional upon safeguards and requirements to protect water resources, health, safety and welfare, and shall be in compliance with the provisions of Section "j" below. No part of a subsurface sewerage disposal system shall be located within one hundred (100) feet of any wetland as defined herein. There shall be no building, structure or land disturbing activity within twenty-five (25) feet of the wetland as defined herein except that necessary for the following with the issuance of a Special Permit by the SPGA;
- vi. Limited projects as defined by 310 CMR 10.53(3);
- vii. Creation of wetland replacement or flood storage mitigation;
- viii. Installation of drainage outfalls or outlet swales where no alternative is feasible due to elevation or hydraulic connection but not including primary drainage structures such as detention/retention basins, berms, water quality swales, etc.;
- ix. Maintenance and construction of trails, creation of public parks or resource improvement projects such as the cleaning of streams.
- j. Any use that will render impervious more than 15% but not more than 25% of any lot provided that a system for groundwater recharge is provided to recharge the amount of water that was naturally recharged prior to development from the land area made impervious greater than 15% and which does not degrade groundwater quality. Predevelopment runoff rates from a lot shall not exceed post-development runoff rates for storms up to and

including the 100 year storm. Except for single or two (2) family residential uses, all parking areas shall be impervious and be equipped with oil, grease, and sediment traps to facilitate removal of contamination and these devices shall precede any infiltration structures or drainage outfalls. Stormwater from parking areas required to be recharged shall be via infiltration basins or similar systems covered with natural vegetation and dry wells/leaching structures shall be used only where other methods are not feasible. The owner shall permanently maintain any and all recharge areas in full working order. Not less than 50% of any lot area shall be maintained as a Natural Vegetation Area.

#### 9.4.4.4 *SPLIT LOTS and DETERMINATION OF APPLICABILITY*

1. Where the boundary line of the WRPD divides a lot or parcel, the requirements established by this By-Law shall apply only to the portion of the lot or parcel located within the WRPD. The boundary line shall be shown on a site plan as required by this By-Law or through Site Plan Review and shall be acceptable to the reviewing authority in accordance with all applicable provisions of the Zoning By-Law and any associated Rules and Regulations;
2. The applicant shall demonstrate, through the use of site plans, that development activity outside of the boundary shall not be connected to land within the boundary through post-development grading, stormwater infrastructure, wastewater infrastructure or other potential connections that could lead to the contamination of groundwater within the WRPD. Where development practices create a hydrologic connection across the WRPD boundary, the applicant shall demonstrate that any water moving into or away from the WRPD is accounted for in any of the required pollutant loading calculations and meets all of the standards associated with the WRPD. Where a Special Permit may be required, the Zoning Board of Appeals may impose such conditions as are reasonably required to ensure that these standards are met.

9.4.5 *SPECIAL PERMITS and PROCEDURE* - After public notice and public hearing, and after due consideration of any reports and recommendations of other boards or agents, the Zoning Board of Appeals may grant a Special Permit provided only that the proposed use or work:

9.4.5.1 Upon receipt of the application, including plans, related information and calculations, the SPGA shall transmit one copy of all submitted materials to the Water District, Planning Board, Health Department, Building Department, Conservation Commission, and Department of Public Works for their written recommendations. Boards, Commissions, the Water District and Departments shall have 30 days to comment to the SPGA.

9.4.5.2 Where applicable, the following information shall be submitted with every application for a Special Permit:

- a. Site plan prepared specifically for a WRPD Special Permit stamped by both a Registered Land Surveyor and a Professional Engineer including but not limited to: existing and proposed topography, the extent of impervious areas, extent and area of natural vegetated areas, existing and proposed drainage facilities, layout and design of sewerage disposal facilities;
- b. Pre- and post-development drainage calculations for surface runoff and groundwater recharge, including calculations for all drainage designs;
- c. Location of and distance to the public supply wells affected by the subject site;
- d. Soil characteristics underlying the site and within the area between the site and the public supply wells;
- e. Provisions and conditions designed to prevent and correct conditions detrimental to public and private water supply, health, safety and welfare;
- f. A stormwater management plan as outlined by DEP Stormwater Management Standards and any additional requirements of the Town of Seekonk;
- g. A plan with calculations for any spill containment structures required herein;
- h. Evidence adequate to demonstrate that the project in no way, during construction or thereafter, will adversely affect the existing or potential quality or quantity of water that is available in the WRPD or otherwise impact the water resources of the Town;
- i. Evidence that the project has been designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site;

- j. Methods to prevent against loss of recharge such as preservation of ground cover, infiltration of pollution, alternative runoff, minimization of laws, making area of natural vegetative areas;
- k. The SPGA may require additional information including but not limited to calculations, on-site testing, groundwater monitoring, groundwater modeling, etc., necessary to evaluate impacts from the proposed project.

9.4.5.3 The SPGA shall not grant a Special Permit under this section unless the application materials include, in the SPGA's opinion, sufficiently detailed, definite, and credible information to show compliance with the requirements, purpose and intent of this By-Law and information to support positive findings in relation to the standards given in this section.

9.4.5.4 After notice and public hearings, and after due consideration of the reports and recommendations to the Town boards/departments, the SPGA may grant such a Special Permit provided that the proposed use meets the standards specified in this By-Law, and any regulations or guidelines adopted by the SPGA and provided that the SPGA finds that the proposed use:

- a. Is in harmony with the purpose and intent of the WRPD By-Law and will promote the purposes of this WRPD.
- b. Will not adversely affect an existing water supply.
- c. Is consistent with the Town's water supply needs, as expressed by the Seekonk Water District Board.
- d. Is appropriate to the natural topography, soils and other characteristics of the site to be developed.
- e. Will not, during construction or thereafter, have an adverse environmental impact on the aquifer, recharge areas or water resources of the Town.

#### 9.4.6 *PERFORMANCE and DESIGN STANDARDS FOR ALL ACTIVITIES*

Where applicable, the following performance and design standards shall apply to any activity that may be allowed by-right or through a Special Permit in the WRPD.

#### 9.4.6.1 *CONSTRUCTION ACTIVITIES*

Erosion and sediment control measures shall be taken to ensure that exposed earth and debris are not displaced by stormwater runoff or other conditions in accordance with the requirements for Site Plan Review or the Rules and Regulations associated with a WRPD Special Permit.

#### 9.4.6.2 *SAFEGUARDS*

Provision shall be made to adequately protect against toxic or hazardous substance discharge or loss through corrosion, accidental damage, spillage, or vandalism. Such measures may include provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor or outdoor storage for liquid petroleum products shall be in covered and secure container(s) in an area that has a containment system. Said containment system shall be designed and operated to hold the larger of the following two volumes:

- a. 10% of the cumulative storage capacity of all containers; or
- b. 110% of the single largest container's storage capacity.

#### 9.4.6.3 *PESTICIDES, FERTILIZER and MANURE*

Storage of pesticides, as defined in M.G.L. c. 132B, of commercial fertilizers and soil conditioners, as defined in M.G.L. c.128, s.64, and animal manure shall only be permitted within a structure with an impermeable cover and liner designed to prevent the generation of contaminated runoff or leachate.

#### 9.4.6.4 *DISPOSABLE*

No disposal of Hazardous Wastes within the WRPD shall occur. All provisions of M.G.L. Chapter 21C (the Massachusetts Hazardous Waste Management Act) shall be satisfied.

#### 9.4.6.5 *FILL*

Fill material used in the WRPD shall contain no solid waste, toxic or hazardous materials, or Hazardous Waste. Adequate documentation shall be provided to ensure proper condition of the fill. Where a Special Permit is required, the SPGA may require soils testing by a certified laboratory at the applicant's expense as part of the application process or during construction.

#### 9.4.6.6 SEPARATION FROM GROUNDWATER

Permanent removal, or regrading of the existing soil cover shall be prohibited where these activities shall result in a finished grade evaluation less than four (4) feet above the historical high groundwater level.

- a. Excavations for: 1) building foundations; 2) roads or utility work; or 3) the installation of Stormwater BMPs shall be exempt from this requirement.
- b. The high groundwater elevation may be determined by:
  - i. Soil color using the Munsell system, the abundance, size and contrast of redoximorphic features, if present;
  - ii. Observation of actual water table during times of annual high water table; or
  - iii. Use of USGS wells for correlating comparisons in water tables during times when the water table is not at the annual high range.
- c. Groundwater elevations depicted on plans shall be stamped by a Massachusetts Registered Professional Engineer.
- d. Where these requirements would severely limit the development potential of a particular parcel, an applicant may apply for permanent removal or regrading of the existing soil cover to a finished grade which is less than four (4) feet above the historical high groundwater elevation through a WRPD Special Permit application.

#### 9.4.6.7 STORMWATER MANAGEMENT

Stormwater runoff from impervious surfaces shall be recharged on-site in accordance with the standards and guidelines included in the latest version of the Massachusetts Stormwater Management Standards unless in conducting an application review it is determined that either recharge is not feasible because of site conditions or is undesirable because of uncontrollable risks to water quality from such recharge.

#### 9.4.7 PERFORMANCE and DESIGN STANDARDS FOR SPECIAL PERMIT APPLICATIONS

In addition to those performance and design standards listed in Section 9.4.6, the following performance and design standards shall apply to any activity that may be allowed through a Special Permit in the WRPD as applicable.

##### 9.4.7.1 NITROGEN LOADING

All applicants required to obtain a Special Permit, and all applicants for any permit for any use or structure to be located on land which is within the WRPD and which is shown on a definitive subdivision plan, filed on or after January 1, 2015, shall demonstrate by written report to the satisfaction of the SPGA that the concentration of nitrate or nitrogen resulting from wastewater disposal, animal waste, runoff and fertilizer application, when diluted by rainwater recharge on the lot or subject property as a whole, shall not exceed five (5) milligrams per liter (mg/L). Nitrogen loading, for the purpose of this requirement, shall be calculated in accordance with generally accepted engineering standards.

##### 9.4.7.2 EMERGENCY RESPONSE PLAN (ERP)

For industrial and commercial uses, an emergency response plan to prevent contamination of soil or water in the event of accidental spills or the release of toxic or hazardous materials shall be submitted to the SPGA, if deemed necessary by the SPGA, for approval prior to granting of a Special Permit. Recommendations from the Fire Department, Conservation Commission, Board of Health and the Seekonk Water District on said plan shall be sought. At a minimum, the ERP shall include:

- a. 24-hour contact information for a designated emergency response coordinator (typically the owner or facility manager), who can respond to the site within one hour of notification;
- b. 24-hour emergency contact information for the facilities designated hazardous waste transporter, if the facility is a licensed hazardous waste or regulated waste generator;
- c. A list of the hazardous products or hazardous wastes present at the facility, including volume and location of any aboveground or underground storage containers;
- d. A facility map showing hazardous waste accumulation areas, aboveground or underground storage containers, sinks and drains, emergency exits, fire extinguisher locations, and locations of spill

clean-up supplies. The facility map shall be posted in the building and shall include emergency contact numbers.

#### 9.4.7.3 *MONITORING*

Periodic monitoring shall be required when the site location and land use activities in the area indicate a significant risk of contamination to the water supply as determined by the SPGA based upon recommendation of the Department of Public Works, Board of Health, Conservation Commission, and Water District. Such monitoring may include analysis of water for chemical constituents determined by the SPGA to be appropriate and the installation of groundwater monitoring wells constructed and located by a registered professional engineer with expertise in hydrology, or by directly testing effluent. All testing and engineering costs shall be borne by the applicant for Special Permit.

#### 9.4.7.4 *WASTEWATER FLOWS THAT EXCEED 2,000 gpd*

For those uses that require a Special Permit where a previously developed site is being redeveloped, applicants shall demonstrate that there is no net increase in the concentration of nitrogen when nitrogen loading analyses are performed for both the previous and proposed use.

#### 9.4.8 *ADMINISTRATIVE PROCEDURES*

The Zoning Board of Appeals as the SPGA, may adopt Rules and Regulations relative to its role in governing activities within the WRPD, which may be amended from time to time and filed with the Town Clerk. Where a Special Permit application is being considered, the Board shall follow the procedural requirements for Special Permits as set forth in M.G.L. Chapter 40A, Section 9.

#### 9.4.9 *ADMINISTRATION*

This By-Law shall be administered by the Inspector of Buildings as follows:

- 9.4.9.1 Review proposed development within this WRPD to assure that all necessary permits have been received from all governmental agencies from which approval is required by local, state, and federal laws, prior to issuing a certificate of occupancy.
- 9.4.9.2 The development of each lot within this WRPD shall conform to the area, yard, and other regulations of the underlying zone, the more restrictive being applied. Where this section conflicts with the intent, purpose, or administration of other sections of these By-Laws, in particular Section 9.2, Wetland and Floodplains, the more restrictive regulation shall apply.

9.4.9.3 Submittal requirements of a site plan shall, at a minimum, be in accordance with Section 9.2.4.1 of these By-Laws, and Subdivision Rules and Regulations, when necessary.

**Water Resource Protection**

**A Working History and Development of Protection Efforts, Boundaries and Bylaw**

**Seekonk Water District**  
October 21, 2014

**Environmental Partners GROUP**  
A partnership for engineering solutions.  
www.environmentalpartners.com

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**Agenda**

- Introduction to Environmental Partners Group (EPG)
- Water District – Data and Background
- Current Water Resource Protection Efforts
- Newman Avenue Wellfield Groundwater Flow Study
- Zone II Re-delineation
- Water Resource Protection District Bylaw (Section 9.4)
- Questions

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**Introduction to EPG**

- Ryan J. Trahan, P.E. – Senior Project Manager
  - Working with the District since 1999
  - Drinking Water Specialist
- Ann Marie Petricca, C.P.G – Senior Hydrogeologist
  - Hydrogeological Studies, Zone II Analyses
  - New Source Approvals and Well Replacements
- McLane Environmental, LLC
  - Experts in Groundwater Modeling

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### Introduction to EPG (cont.)

- 3 Offices, Headquarters – Quincy, MA
- Founded in 1997
- Wide Range of Services: Civil/Site, Drinking Water, Storm Water, Wastewater, Hazardous and Solid Waste, Transportation, GIS, Water Resources, and Owner's Project Management
- Staff includes registered Civil and Environmental Professional Engineers, Licensed Site Professionals, Hydrogeologists and Scientists



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### Water District Background

- Currently Serves 85% of the Town's Land Area and 93% of the Town's Population
- Approximately 5,000 service connections
- 3 Water Storage Tanks (4 MG total storage)
  - Taunton Avenue, Newman Avenue and Pine Street



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### Water District Background

- 6 Groundwater Supplies
  - Gravel Pack (GP) 1, GP2, GP3, GP4 – Newman Avenue Wellfield
  - GP5 – McHale's Pond (End of Tower Road)
  - Brown Avenue Wellfield – Ledgemont Country Club (Shallow tubular wells)
- Water Treatment Plant on Water Lane



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**Current Water Resource Protection Efforts**

Daily Visits to Each Well Supply

Zone I

- 400-ft. Radius Around Each Well
- 250-ft. Radius around Each Wellfield (Brown Avenue Wellfield)
- Memorandum of Understanding with East Providence



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**Current Water Resource Protection Efforts**

Zone II

- Area of an aquifer that contributes to a well.
- 180 days of pumping with no recharge
- Historically delineated by till boundaries, drainage divides
- New technology available



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**Current Water Resource Protection Efforts**

Existing Town Groundwater Aquifer Protection District Bylaws

- Section 9.4 of Town Zoning Bylaws
- MassDEP Requirements Governed By 310 CMR 22.21
- Need to refine a Zone II with new technology and to fully understand the aquifer characteristics



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### Groundwater Flow Study

#### Goal

- Identify groundwater capture zones of each well
- Obtain understanding of aquifer to manage and protect water quality at the Newman Wells

#### Scope of Work

- Review historic reports and exploration efforts
- Install additional borings & piezometers to collect hydrogeological data
- Model groundwater flow utilizing MODFLOW



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### Groundwater Flow Study

#### Newman Avenue Wells – 80% of Total Supply Capacity

- GP1 (1953) – 600 gallons per minute (gpm)
- GP2 (1958) – 700 gpm
- GP3 (1972) – 700 gpm
- GP4 (1987) – 450 gpm



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### Groundwater Flow Study

#### Historic Reports

- Numerous groundwater exploration studies (1975, 1986)
- Geophysical survey (1984, 2000)

#### Recent GP2 Replacement Well and Prolonged Pump Test



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### Groundwater Flow Study

- Field location of past test wells
  - GPS location
  - Redevelopment of each test well
- Installation of new soil borings, test wells, soil cores and piezometers
- Installation of automatic data loggers



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### Groundwater Flow Study



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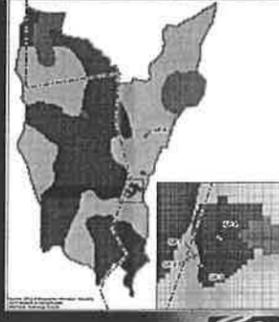
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### Groundwater Flow Study

**Geologic Summary**

- Stratified glacial drift and fluvial deposits of sand, gravel, silt and clay
- Three layers
  - Shallow sand layer
  - Intermediate layer of fine sand to silt or clay
  - Lower layer of coarse sand and gravel



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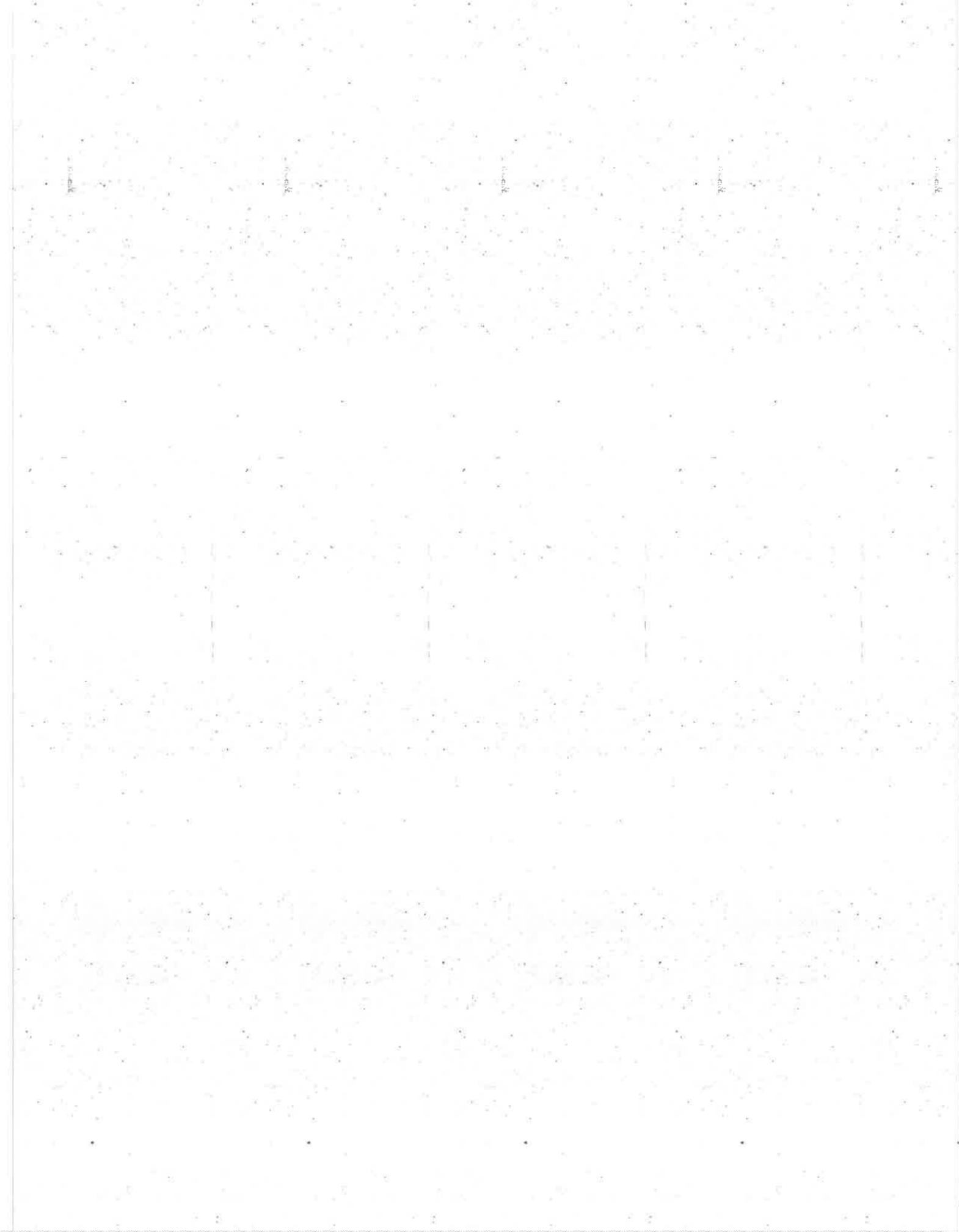
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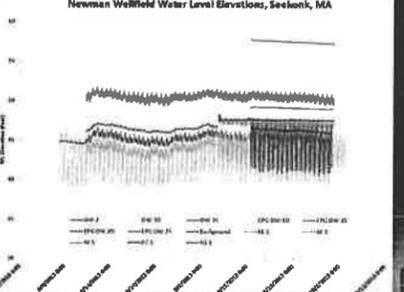
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### Groundwater Flow Study

Analysis of Well Pumping Cycles



Newman Wellfield Water Level Elevations, Seekonk, MA

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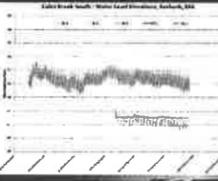
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### Groundwater Flow Study

Analysis of Well Pumping Cycles

- Cycles observed in both shallow and deep observation wells close to the Wells - they are hydraulically connected
- Further away, cycles only observed in deep zone of aquifer. Intermediate layer is confining.
- No pump cycles observed in the Coles Brook piezometer
- South of Coles Brook - Deep aquifer is hydraulically connected to the Wells



Coles Brook Piezometer Water Level Elevations, Seekonk, MA

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### Groundwater Flow Study

Groundwater MODFLOW Model

- Existing data collected was inputted into MODFLOW
- Groundwater flow patterns were developed
- Model was calibrated versus existing well pumping cycles
- Capture zones for each well were developed utilizing average daily pumping capacities



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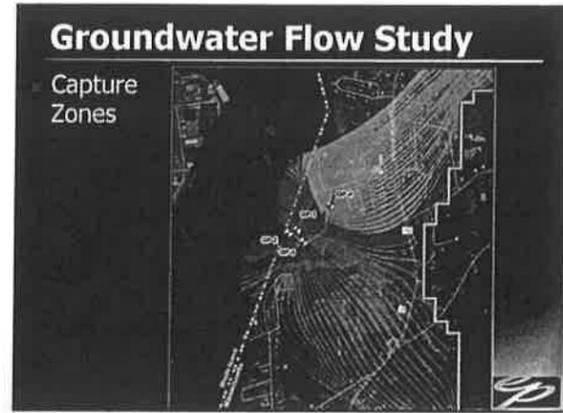
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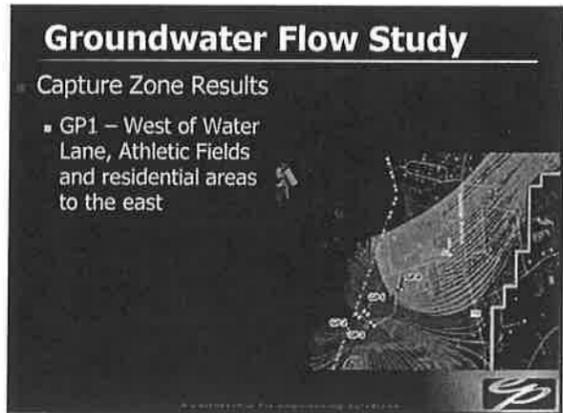
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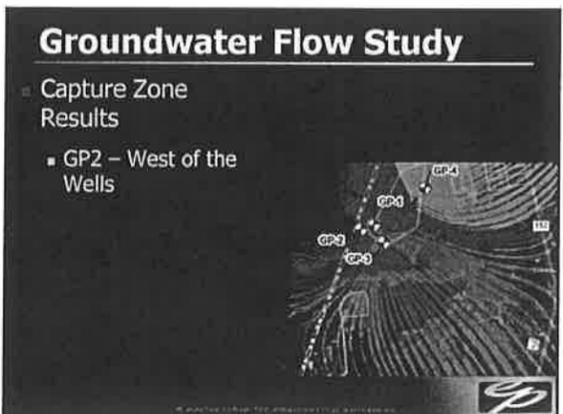
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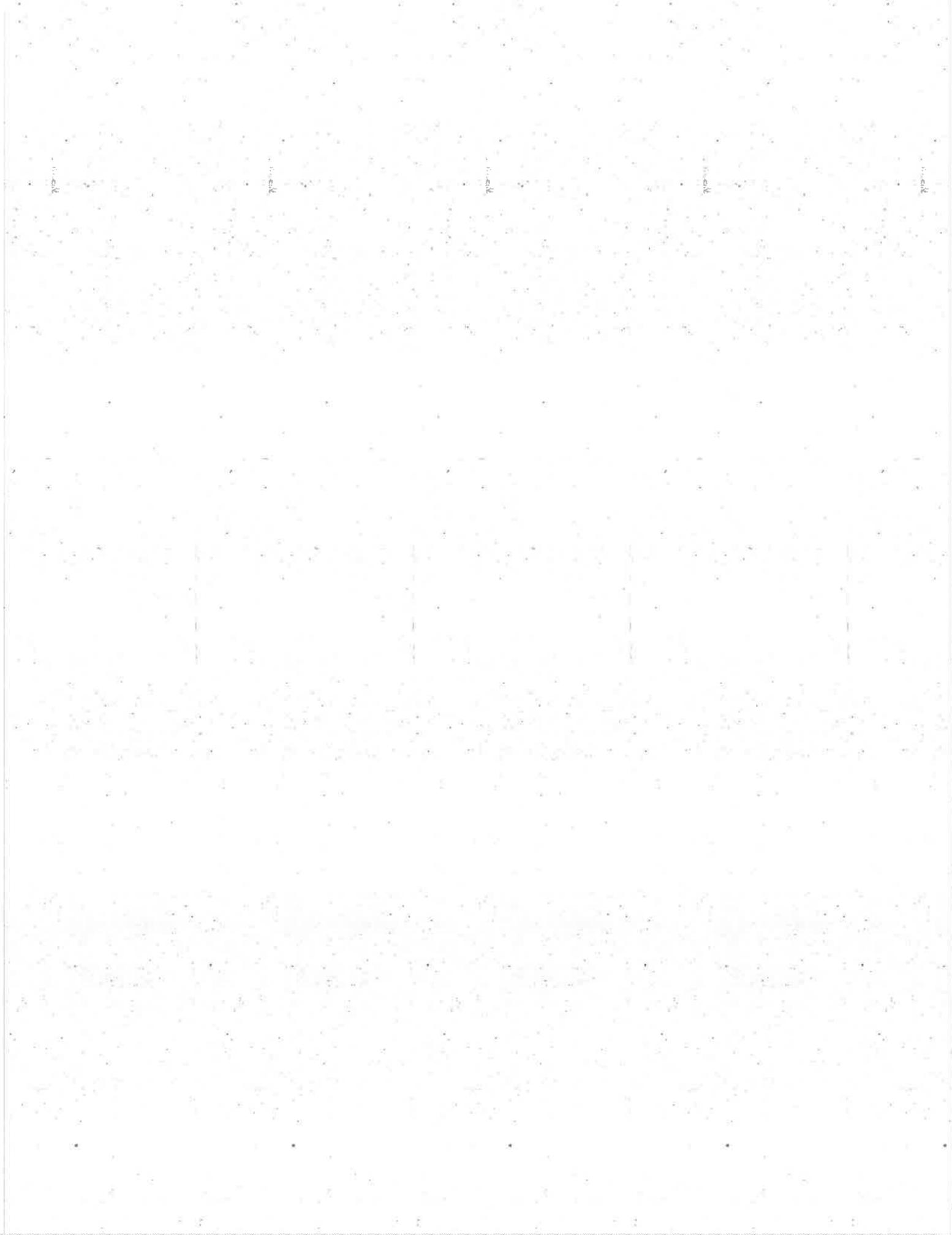
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**Groundwater Flow Study**

Capture Zone Results

- GP3 -- South of the Wells, residential areas, landfill



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**Groundwater Flow Study**

Capture Zone Results

- GP4 -- Athletic fields, cemetery, Hurley School, agricultural fields, residential areas to the northeast



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**Groundwater Flow Study**

Moving Forward...How to utilize the Model

- Well Placement
- Well Withdrawal Rates
- Zone II Delineations
- Management of Water Quality
- Protection of Future Land Uses



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### Groundwater Flow Study

- Summary
  - Results of Capture Zones
  - Water District proceeded with Zone II Re-Delineation
  - Need to further refine Groundwater Protection District Bylaws with new information



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### Zone II Re-Delineation

- Calibrated MODFLOW model utilized for Zone II Analysis
- Registered and Permitted pumping capacities utilized
  - 180 days of pumping with no recharge



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### Zone II Re-Delineation

- Old Zone II vs. New Zone II



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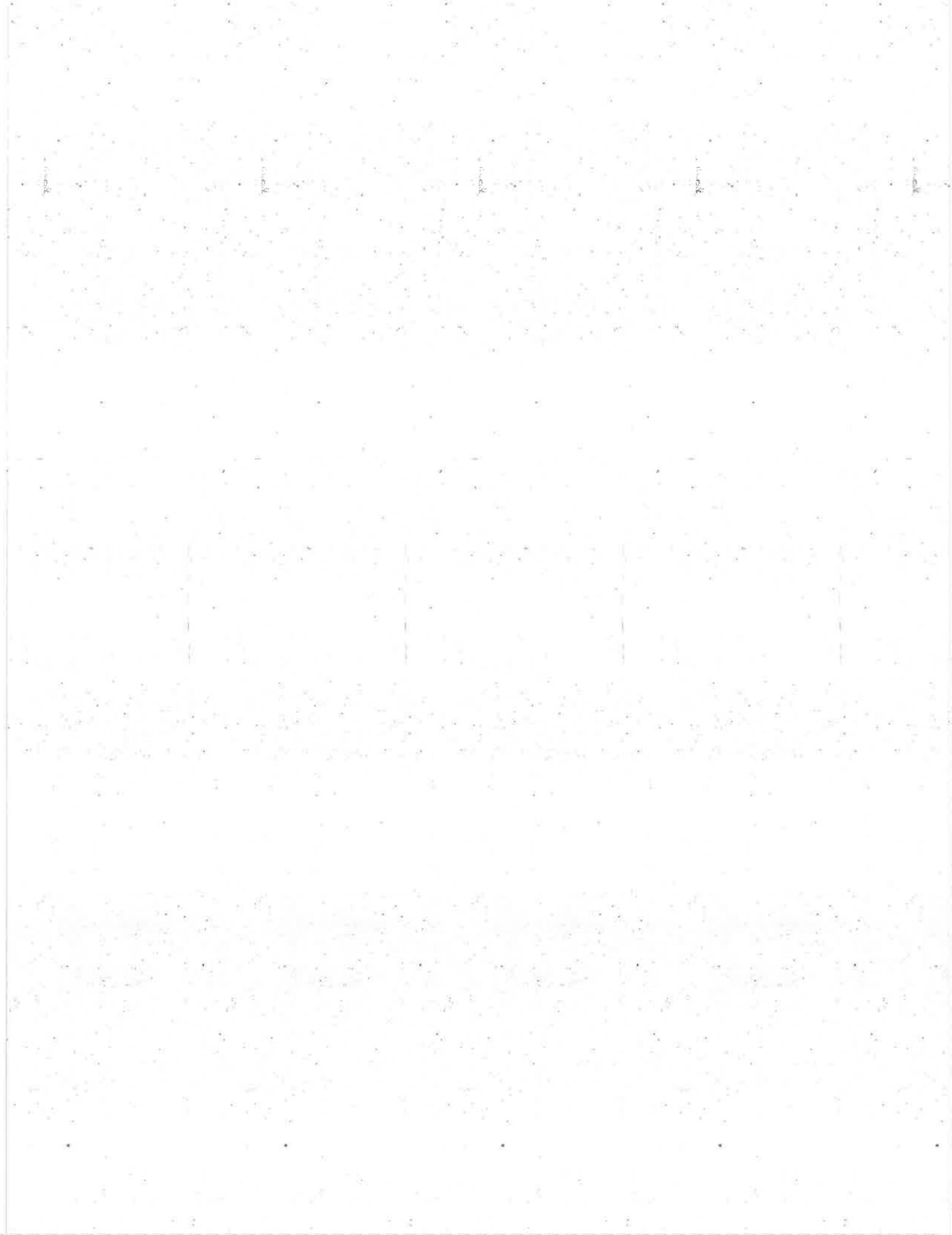
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**Water Resource Protection District -  
Revision to Existing Aquifer Bylaw**

- Water District working with Counsel and EPG to revise existing aquifer bylaw
- Development of new zones
  - Well Protection Zone (WPZ) – Zone I of each Well
  - Groundwater Protection Zone (GPZ) – Capture zone of each well under average-day pumping conditions (from flow study modeling)
  - Aquifer Protection Zone (APZ) – New Zone II



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**Water Resource Protection District -  
Revision to Existing Aquifer Bylaw**

- Most restrictive zone is WPZ
- Closer to a well, more restrictive the zoning
- Water District to be involved in Special Permit applications
- Need for public education and Town department cooperation
- GOAL - Spring 2015 Town Meeting Incorporation



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**QUESTIONS?**

Ryan J. Trahan, P.E.  
Senior Project Manager  
[rjt@envpartners.com](mailto:rjt@envpartners.com)  
617-657-0253

Ann Marie Petricca, C.P.G.  
Senior Hydrogeologist  
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## SEEKONK PLANNING BOARD

Regular Meeting  
October 14, 2014

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Present: Ch. Abelson, M. Bourque, R. Bennett, S. Foulkes, D. Sullivan, D. Viera,  
J. Hansen, Town Planner  
Absent: L. Dunn (with cause)  
7:00PM Ch. Abelson opened the meeting

### **Definitive Subdivision Amendment: Summer Meadows – Trebtor Properties, LLC**

Atty. E. Brainsky introduced himself and summarized the request for the minor modification to condition #3 of the Decision of the Definitive Plan. He said that condition # 3 requires individual sprinkler systems to be installed in the individual residences, pursuant to section 8.3 of the Subdivision Rules and Regulations. He went on to say the applicant spoke to the Fire Chief and he was in support of a \$5,000.00 per lot fee in lieu of sprinkler systems pursuant to Section 8.3.3.

D. Viera asked if the \$5,000.00 per lot would be enough to purchase a tanker.

M. Bourque noted in section 8.3.3 it says; *or related equipment*, and after a conversation he had with the Chief, their interpretation would be to purchase a new large diameter hose. It would be upgrading the current equipment to better supply those houses now and the money from future developments would go towards buying a tanker.

**A motion was made and voted unanimously to amend condition #3 of the December 16, 2013 decision for Summer Meadows for providing a \$5,000.00 per lot fee in lieu of individual sprinkler systems pursuant to Section 8.3.3 of the Subdivision Rules and Regulations.**

### **Definitive Subdivision Amendment/Surety Country Brook Estates – Watermellen, LLC**

P. Carlson of Insite Engineering introduced himself and went on to summarize he was there to request an approval of a modification to the approved Country Brooks Estates Definitive Subdivision. The proposed changes would be to subdivide 1.25 acres of 28.61 acres of open space. The new lot would be the nineteenth lot, non-buildable, and merge with an adjacent parcel of land. He went on to say it would still meet all the requirements under the Conservation Subdivision Bylaws. The proposed open space area would contain 27.4 acres or 75% of entire parcel versus the required 40%.

**A motion was made and voted unanimously to approve the amendment on the Definitive Subdivision Country Brook Estates dated July 9, 2013.**

**A motion was made and voted unanimously to approve the surety for the Country Brook Estates Subdivision in the amount of \$714,165.00 with a covenant on the entire development, with a time of performance set to expire in 12 months.**

**Surety Establishment: Farmland Estates – B. Mastropietro, L. Ferreira**

**A motion was made and voted unanimously to approve the surety for Farmland Estates Subdivision in the amount of \$339,666.95 with a covenant on the entire development, with a performance set to expire in 12 months.**

**Form A – 385 Jacob St. & 9 Philip Ct. - Ippolito**

**A motion was made and voted to endorse the Form A for 385 Jacob St. & 9 Philip Ct.**

**Discussion: Zoning Bylaw Amendment – Non Conformities Section**

J. Hansen summarized as part of the Zoning Bylaw update consultant Horsly Witten Group looked at the Non Conformities Section. He noted the reason being, looking at past and present ZBA agendas it was realized there were many items not typically heard by a ZBA and when heard almost all were always approved. He gave an example: if a person has a house that's 22 ft from a front set back and the required set back is 25 ft. it's considered non-conforming. If on that lot a person wanted to add a rear addition and conform to the rear set back, because of the front set back it's considered non-conforming and you are sent to the ZBA. He said the rear addition is not creating more of non-conformity but under the current regulations you are required to go to ZBA to get approval. He noted another example in that there used to be an allowance for 10,000 sq ft lots sizes, so now a resident may have a legal non conforming lot. Under present regulations the minimum lot size is 14,400 in an R-1 zone so, if you have this lot of 10,000 sq ft and you want to build a house conforming to front, side and rear setbacks you have to go to the ZBA because it is considered a non-conforming lot.

He noted the changes by Horsley Witten are trying to make the bylaw more user-friendly and eliminate unnecessary trips to the ZBA.

He noted the changes were forwarded to the ZBA two months ago and to date he has not received comments back.

R. Bennett asked when this would be presented.

J. Hansen said the earliest would be at Spring Town Meeting. The Board agreed to hold a public hearing in late winter or early spring.

**Discussion: Zoning Bylaw Amendment – Aquifer Protection District**

D. Viera summarized the disheartening part about The Seekonk Water District's Wellhead Protection Plan document was that it was done in 2002 and the PB was only seeing it and reading it for the first time in 2014. He noted that any time there's an issue with the aquifer protection district or wells it's always the PB that takes the criticism in that something was or was not done correctly to protect the Town's water supply. He went on to say if the PB had known about the Wellhead Protection Plan it might have helped in making recent decisions. He said he wanted to form a committee and get the Water District involved to come up with a new aquifer protection document.

N. Abelson said he had a letter from the Water District asking him to attend a meeting and presentation on the Water District's draft water resource protection district and other wellhead protection efforts at the Seekonk Library on Oct. 21, 2014 at 6:30pm.

D. Viera said that was a step in the right direction but again the buck stops at the PB as far as developing and having the public hearing for the bylaw. He thought developers should be involved.

D. Sullivan suggested if there are more than four PB members going then it should be posted as a PB meeting.

Ch. Abelson said to post it.

**Discussion: Chicken Bylaw**

D. Viera said he wanted to set the record straight in that the PB was not shrugging their duties in not wanting to write the Chicken Bylaw, but truly thought that it would be easier and better if the Animal Control Officer wrote the bylaw and the PB hold the Public Hearing.

Ch. Abelson noted that the Animal Control Officer said that if it becomes a Zoning Bylaw then the Zoning Enforcement Officer should do the enforcement and inspections. The ACO only does barn inspections two months out of the year per Mass General Law, therefore more places added would mean more inspections with limited staff making it impossible for all sites to be inspected properly.

S. Foulkes noted that in the PB packet she received copious amounts of information from other communities on how they dealt with the bylaw (i.e. in Watertown the BOH was instrumental in the writing of it). She went on to say she took issue with the BOS sending it back to the PB. She stated the PB didn't think it was in their purview and by the BOS sending it back it was obvious their opinion was irrelevant to them.

J. Hansen said the change had to do with the 5 acre minimum lot size.

Ch. Abelson said he would like to see the bylaw kept simple like Pawtucket's with stipulations.

J. Hansen suggested the bylaw from Pawtucket should be used as an example.

**A motion was made and voted to remand the writing of the Chicken Bylaw back to the BOS with a memo stating the reasons why with the backup paper work.**

**Vote: 5 -1 motion passes.**

### **Discussion: Plastic Bag Ban Policy**

R. Bennett summarized that the State of Massachusetts is looking at legislation to ban single use plastic bags from grocery and convenience stores statewide. He also noted that the State of Rhode Island was also debating this and Barrington RI has already banned single use plastic bags.

S. Foulkes thought it was a good idea and suggested contacting Representative Steve Howitt to see where the bill stands at the State level.

R. Bennett said his point in bringing this subject up was to hopefully show the public the PB is interested in the environment and endorsing the possibility of eliminating single use plastic bags in Seekonk. He noted he wanted to get the support of other Town Boards and then eventually have it as a warrant article for a future Town Meeting.

**A motion was made and voted to support a Plastic Bag Ban Policy for Seekonk**

**Vote: 5 -1 motion passes**

### **Discussion: Bike Paths**

R. Bennett summarized he attended a South Coast Bikeway committee meeting and felt strongly that there must be more attention paid to bike safety. He would like to see specific bike lanes designated on certain roads in Seekonk. He noted the first step would be to endorse the idea and map out some roads in Seekonk that could be lined for bike lane. He said he had spoken with DPW and they were familiar with how other towns do it. He also said there are funds that can be applied for from the State.

**A motion was made and voted unanimously to endorse R. Bennett's efforts to investigate and pursue the benefits and incorporation of bike lanes and bike paths in Seekonk.**

**Correspondence:**

**Discussion on the parcel of land at 1977 Fall River Ave. - Cuddigan Realty, Inc.**

PB asked J. Hansen to email the Assessor's Office letting them know they received the letter from Joseph Cuddigan and were not interest in the property.

**Discussion on Warrant Article about the reappointment process for the Town Planner.**

Ch. Abelson summarized that he went to the most recent BOS meeting to represent the PB. He said it was discussed that all four boards were in favor of having input for the hiring process. He went on to say that some of the boards did not seem to care if there was a three year reappointment process. He said he told the BOS the PB was unanimously not in favor of the three year reappointment process.

M. Bourque asked if it was discussed that they would exclude the current employees from the three year reappointment process.

Ch. Abelson said no, it was not discussed because the other boards didn't seem to have a problem with it.

J. Hansen addressed his concerns and said he would not have taken the job knowing in three years he could be let go. He also said it was being brought up on how the four department heads (Planning, Conservation, Health Agent, Assessor) were treated differently. He noted that the difference is that the four other department heads are all appointed per State statute.

Ch. Abelson said in conclusion that it will be discussed again at the next BOS meeting.

**Approval of Minutes: 9/9/14**

**A motion was made and voted to approve the Planning Board Minutes of 9/9/14.**

**Adjournment**

**A motion was made and voted unanimously to adjourn at 9:30PM.**

Respectfully Submitted by,

Florice Craig

**TOWN OF SEEKONK**  
**Planning Board**

**MEMORANDUM**

**To:** The Planning Board

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

**Date:** November 3, 2014

**Re:** October monthly report

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**BYLAWS**

Non-Conformities section rewrite

- Board reviewed and approved draft; Public hearing in spring '15 with June TM adoption

Chicken Bylaw

- Referred back to BOS for second time

Aquifer Protection Bylaw

- Reviewed Wellhead Protection Plan; Attended meeting of Water District, where new Water Resource Protection District unveiled

**PLANS**

Master Plan

- Economic Development Committee discussed truck signs and tax increment financing

**MISC**

Luthers Corners Safety Improvement Project

- Design on-going; To be constructed in 2017

Plastic Bag Ban

- PB supported

Bike Path

- PB supported exploring on-road possibilities

School Enrollment Projections

- School Dept asked for assistance with future projections; Will provide analysis once data received

**SUBDIVISIONS**

15 Walker St

- Pre-application meeting held for 12-lot conventional subdivision

Orchard Estates (off School St)

- Binder course of asphalt installed

Tall Pines (off Brook St)

- Binder course of asphalt installed

Madison Estates (off Read St)

- Binder course of asphalt installed

Caleb Estates (off Olney St)

- Binder course of asphalt installed

Ricard St. Extension

- Binder course of asphalt installed

Pine Hill Estates (off Newman Ave)

- Binder course of asphalt installed

Jacob Hill Estates (off Jacob St)

- Drainage installed; Gravel base installed

Country Brook Estates (off Arcade Ave)

- Definitive Plan approved; Surety established

Summer Meadows (off Warren Ave)

- Binder course of asphalt installed; Amendment to decision to allow fee-in-lieu of for fire protection

Winterfell (off Warren Ave)

- Review by consultant on-going; Public hearing in Nov

Farmland Estates (off Lincoln St)

- Surety established

**SITE PLANS**

Swan Brook Assisted Living (on Rt. 6)

- Review by consultant being performed

92 Pond St.

- Withdrawn

Unnamed Distribution Facility (1977 Fall River Ave)

- Pre-application meeting held; Large facility (225K sq ft/450 parking spaces) proposed; Site Plan review and ConCom approval necessary; If deemed feasible by prospective buyer, project to move forward