

Agenda

Town of Seekonk, MA Planning Board

10/13/15
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 under Departments>Planning>Agenda Items

7:00 PM Public Hearing

Application of **Steve Najas-Najas Realty, LLC** for definitive plan approval for **Stone Ridge**, eleven lot subdivision of land located near the intersection of Newman Avenue and Walker Street, being AP 24, lot 625 located in the R-2 zoning district. Najas Realty

Regular Agenda

Application of **Bernard Mastropietro and Loretta Ferreira** requesting an 18 month extension of surety for definitive plan for **Farmland Estates**, located at 337 and 349 Lincoln Street, being AP 16, lots 52 & 53 in a R-2 Zoning District. Bernie Mastropietro

Request for waiver for **Brigham Farm Section III**, located off Burnside Ave, being AP 35, lot 20 & AP 36, lots 2 & 11 located in the R-4 zoning district Gary Sagar

Application of **George Charbaji**, for site plan approval to allow the sale of used automobiles located at 550 Central Ave, AP 34, lots 62, 64, 65, 92A, and 94A in the LB zoning district. George Charbaji

Application of **CDM Smith on behalf of the City of Attleboro**, for site plan approval for **Pond Street Phase III Sludge Landfill and Garage**, located at 0 Pond Street, being AP 32, lot 2 in the Industrial zoning district. CDM Smith/
City of Attleboro

Motion to authorize formation of the Seekonk Technical Review Committee Planning Board

Presentation by Parks & Recreation Commission for proposed parking plan for Howland St Ballfield. Neal Rapp,
Chairman

Correspondence: Monthly Report, A.G.'s Request for Extension
Approval of Minutes: 4/14/15, 5/12/15, 6/9/15, 6/23/15, 9/8/15

Planning Board

Adjournment



Agenda Item: 1

Date: October 13, 2015

Planning Board

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

TO: Planning Board
FROM: John J. Aubin III, Town Planner
RE: Application of **Steve Najas-Najas Realty, LLC** for definitive plan approval for **Stone Ridge**, eleven lot subdivision of land located near the intersection of Newman Avenue and Walker Street, being AP 24, lot 625 located in the R-2 zoning district.

APPLICANT: Steve Najas, Najas Realty LLC

OWNER: Douglas Johnson

LOCATION: Walker Street, AP 24, lot 625

REQUESTED ACTION: Public hearing on definitive plan for a proposed 11 lot subdivision.

APPLICABLE REGULATIONS:

1. SECTION V DEFINITIVE PLAN
2. SECTION VI PERFORMACE GUARANTEE
3. SECTION VII DESIGN STANDARDS
 - Section 7.1 General
4. SECTION VIII CONSTRUCTION OF WAYS AND INSTALLATION OF UTILITIES
5. SECTION IX ADMINISTRATION

ANALYSIS:

The applicant is before the Planning Board for a public hearing on a requested definitive plan review of Stone Ridge, comprising an eleven (11) lot conventional subdivision, submitted in accordance with **Section V Definitive Plan**. Preliminary Plan approval for the subdivision was granted on February 10, 2015 for a 12 lot subdivision. During the preliminary review by the Planning Board discussion focused on the following points:

- The provision of public water to the development via extension of the water-main in Newman Avenue;
- The potential need for a waiver of the road cutting moratorium for the water line as Newman Avenue has been paved in the last five years;

- Potential confusion of the proposed roadway name Pheasant Run Drive with the existing Pheasant Ridge Road; and
- Potential impact of traffic from the proposed development on the functioning of the Walker Street and Newman Avenue intersection.

A copy of the minutes of the Board's discussion of the Preliminary Plan is attached for your review together with a copy of the request by the applicant's attorney to the Board of Selectmen for a waiver of the road cut moratorium to allow for the water-main extension. The Planning Board may wish to inquire as to the status of this request as the existing record is silent as to a response. No additional information has been provided to date regarding impacts on the functioning of the Newman Avenue/Walker Street intersection resulting from additional traffic generated by the development.

The subject parcel is comprised of 8.476 acres of land and is currently developed with a single family dwelling on the eastern half of the parcel. The remainder of the parcel is forested with a mix of mature coniferous and deciduous trees. The land is generally flat with small rises associated with the existing dwelling and a boulder strewn area in the western portion of the lot, identified as ledge on the plan. A small depression lies along the southern lot line which appears to be a natural swale associated with a wetland complex located off the subject parcel to the south. The surrounding area is comprised of primarily residential development with the Town Library, The Meadows passive recreation area and some commercial development located across Newman Avenue to the west. Residential development in the area is mixed with existing houses located on lots ranging from a quarter to a half acre in size along Hoover St., Washington St., Coolidge St., Harris Ct. and Papino Ln., as well as, the lots directly abutting the subject parcel which front on Walker Street and Newman Avenue; up to residential development on 1-2 acre lots located to the south and west particularly along Woodward Avenue. Two aerials of the existing conditions are attached.

Access to the proposed lots from Walker Street will be via a proposed roadway, identified on the plans as Pheasant Drive/Pheasant Run Road. A second subdivision road, Brady Lane, provides frontage for development lots 6 through 10. Both roadways terminate in "hammerheads" designed to provide emergency vehicles and snow plows adequate area to accomplish turn around movements. The Department of Public Works and Chief Healy were consulted by the applicant during the design of the roadway and the Town Planner has confirmed with those departments the adequacy of the proposed termini. The development is proposed to be served by the Seekonk Water District via an extension of the existing 8" water main in Newman Avenue. Individual onsite wastewater treatment systems are proposed for septic wastewater and stormwater is proposed to be handled via the installation of 3 detention basins with sedimentation fore-bays. A basin is shown on the rear portions of subdivision lot 3 and the other two are proposed on the lot lines between development lots 7 and 8 and lots 10 and 11, respectively. Sidewalks are proposed

in several locations throughout the development generally on one side of the proposed roadways. The submitted plans provide a detail for shade tree installation but no planting or tree preservation plan has been provided.

No waivers are specifically requested however this office would note that the peer review by DiPrete Engineering has identified a number of areas which may require issuance of a waiver. The Planning Board may wish to solicit testimony from the project engineer as to the conformance of the proposed lots with the general and public Improvement standards set forth in **Sections VII and VIII of the Rules and Regulation Governing the Subdivision of Land**.

During the staff and peer reviews concerns were raised with regard to the proposed stormwater management system and a number of comments regarding the submitted plans were generated and provided to the project engineer. The consulting engineer and project engineer are working to resolve all outstanding issues regarding the drainage design. The review of the plans by Town staff and this office noted the following.

1. The Conservation agent confirmed with the project engineer that the proposed disturbances resulting from the development are outside the buffers associated with a wetlands complex located to the south of the subject parcel.
2. The Board of Health has requested additional percolation testing for some of the proposed lots in the development. This appears to be a result of relocation of the proposed lot lines associated with the reduction of the development from twelve lots to eleven. The Health Agent, in light of the soil types in the area and general percolation results for the rest of the development, is confident that the results of these additional percolation tests will be more than adequate and therefore has no objection should the Planning Board choose to grant approval of the definitive subdivision subject to the additional testing.
3. No natural features or trees with a diameter of 10 inches or greater are identified for preservation as called for in **Sections 7.8 and 8.12** on the existing or proposed conditions plan.

A number of minor typographical corrections to the plans were also provided to the project engineer.

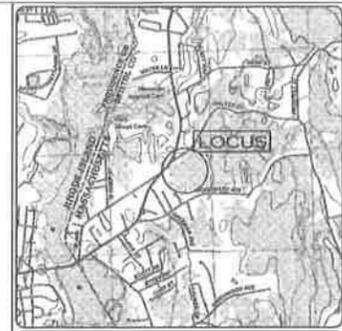
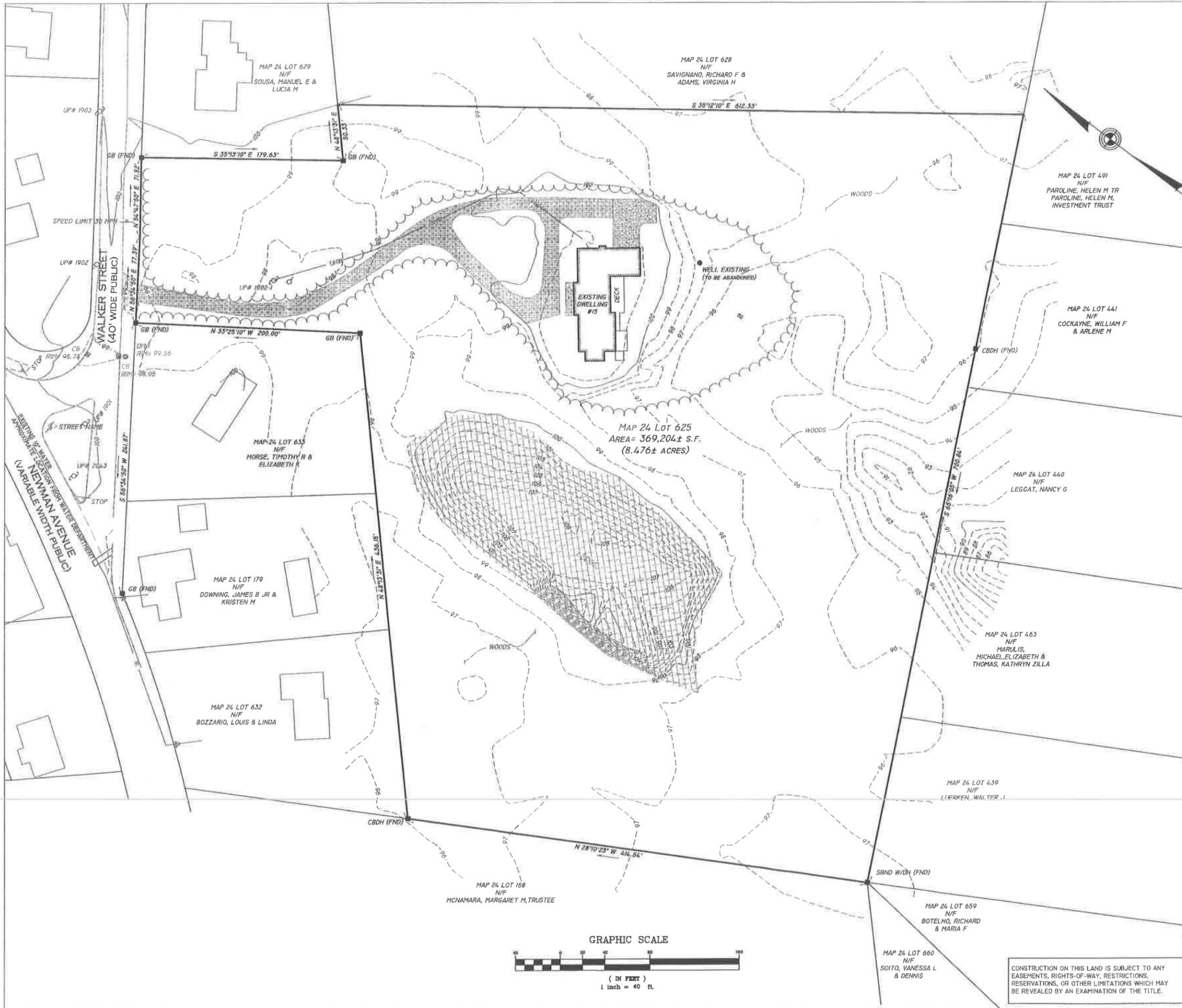
It is respectfully requested that the Planning Board make the follow findings of facts with regard to the proposed development based on the evidence presented by the applicant:

- Pursuant to **Section V** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Definitive Plan.

- Pursuant to **Section 7.1 General**, that the proposed development, as designed and laid out, meets the requirements of public safety including:
 1. Safe vehicular travel;
 2. Adequate storm drainage;
 3. Sewage disposal;
 4. Water supply;
 5. Utilities; and
 6. Precautions against natural disaster
- That the proposed Definitive Plan otherwise meets the requirements of the **Rules and Regulations Governing the Subdivision of Land in Seekonk Massachusetts and Sections 81k through 81GG of Chapter 41 of the General Law**

The following conditions are recommended by the Town Planner should the Planning Board deem approval of the application appropriate:

1. Submission by the applicant to the Office of Planning and Zoning of documentation of the requested additional percolation tests requested by the Health Agent.
2. Submission of a tree preservation or planting plan for the proposed development. The applicant shall confer with the Conservation Agent and Town Planner in preparation of the plan.
3. Final resolution of any outstanding comments on the design of the stormwater management system between the Planning Board's consulting engineer and the project engineer.



LOCATION MAP (1"=2500')

REGISTRY USE ONLY

GENERAL NOTES:

1. LOTS SHOWN ARE A DIVISION OF LOT 625 ON ASSESSORS MAP 24.
2. OWNER OF RECORD - DOUGLAS JOHNSON
15 WALKER STREET
SEEKONK, MA 02771
DEED BOOK LC 34 PAGE 128
3. THERE ARE NO WETLANDS ON THE PROPERTY.
4. THE PROPOSED SUBDIVISION WOULD BE SERVED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS AND ARE SUBJECT ALL APPLICABLE REGULATIONS.
5. ELEVATIONS BASED ON AN ASSUMED DATUM.
6. SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 25005C0202G DATED JULY 16, 2015.
7. COMPLAINT & NOTICE OF VOLUNTARY WITHDRAWAL (GENERAL LAW CHAPTER 185 SECTION 52) IS CURRENTLY BEING PURSUED.

PLAN REFERENCE:

1. LAND COURT PLAN 38542D; DATED JUNE 16, 1980; BY R.L. WOODBURY ENGINEER; CERT #7284

ZONING DISTRICT:

RESIDENTIAL R-2*	
MINIMUM FRONTAGE	= 150'
MINIMUM AREA	= 22,500 S.F.
MINIMUM SETBACKS - FRONT	= 35'
MINIMUM SETBACKS - SIDE	= 25' (2-STY)
MINIMUM SETBACKS - REAR	= 50'

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.
 [Signature] 08-24-2015
 PROFESSIONAL LAND SURVEYOR DATE

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

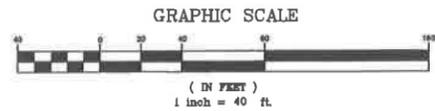
I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.
 DATE: _____ TOWN CLERK, TOWN OF SEEKONK

SEEKONK PLANNING BOARD APPROVED UNDER SUBDIVISION CONTROL LAW	
PRELIM. PLAN FILED	_____
DEF. PLAN FILED	_____
PUBLIC HEARING	_____
DEF. PLAN APPROVED	_____
DEF. PLAN ENDORSED	_____

EXISTING CONDITIONS - BOUNDARY PLAN

"STONE RIDGE" SEEKONK, MASSACHUSETTS 02771 ASSESSORS MAP 24 LOT 625			
CLIENT: DOUGLAS JOHNSON 15 WALKER STREET, SEEKONK, MA 02771			
JOB # 14-044	SCALE: 1" = 40'	DRAWN BY: SCA	DATE: AUGUST 24, 2015
REVISED:			

 PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4000 Fax: (508) 336-4558 Web Address: insiteengineers.com	SHEET 2 OF 9
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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

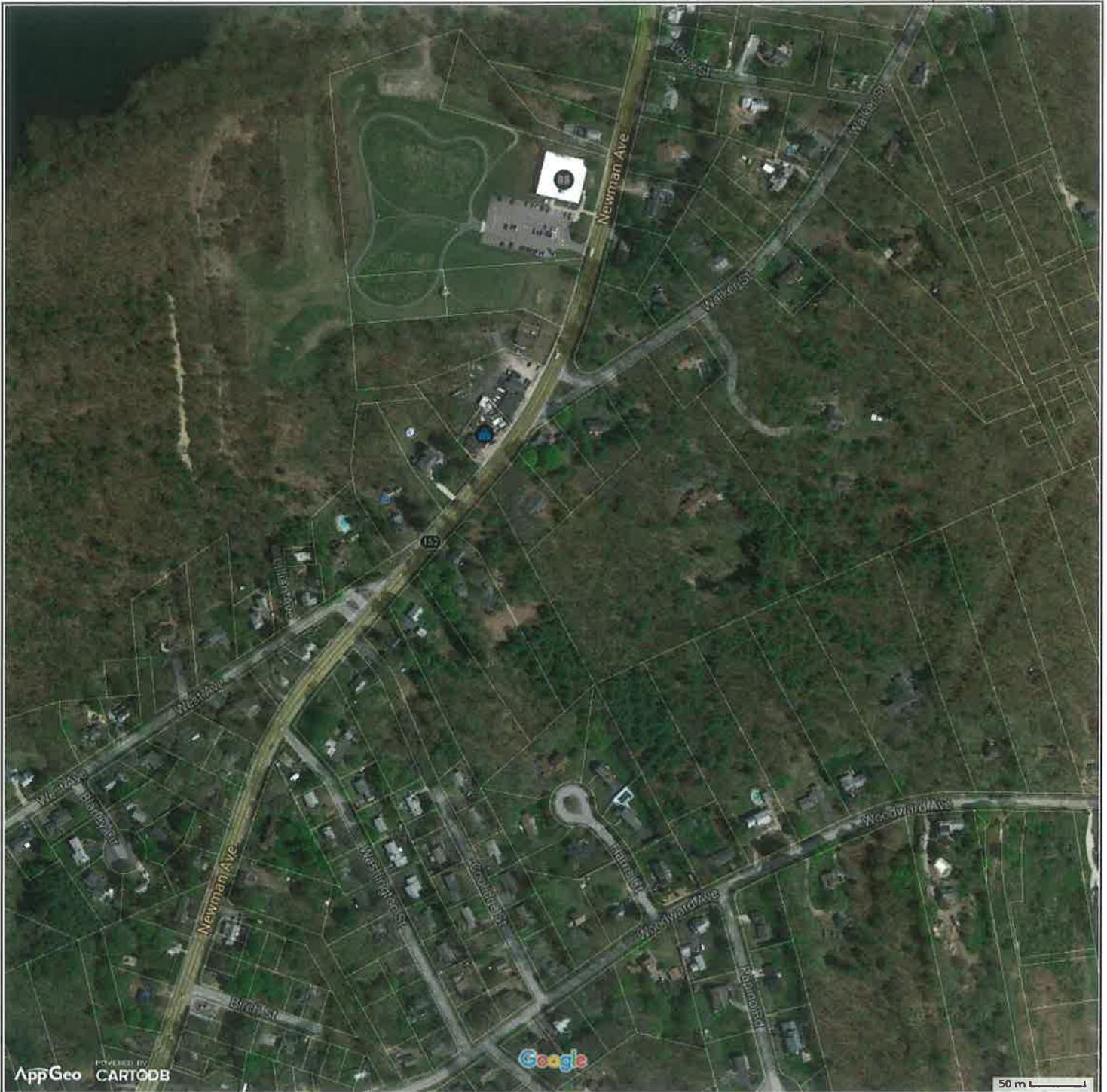


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Parcels updated December 31, 2012





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

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: October 13, 2015

Re: Application of **Bernard Mastropietro and Loretta Ferreira** requesting an 18 month extension of surety for definitive plan for **Farmland Estates**, located off 337 and 349 Lincoln Street, being AP 16, lots 52 & 53 in a R-2 Zoning District.

The applicant has requested an 18 month extension of the time complete the public improvement associated with the above referenced development in accordance with **Section 6.4 and 6.7 of the Rules and Regulations Governing the Subdivision of Land in Seekonk**. Construction has been initiated and the 18 month term co-insides with the applicant construction loan. Attached is a copy of the extension request. The Town Planner has conferred with the Department of Public Works and the Planning Board's inspecting engineer and there is no objection to the grant of the extension.

September 23, 2015

To the Members of the Planning Board:

We are formally requesting an extension pursuant to Sections 6.4 and 6.7 of the Rule and Regulations Governing the Subdivision of Land in the Town of Seekonk, Massachusetts. The subdivision requesting the extension is Farmland Estates located on Lincoln Street.

Owners of Farmland Estates subdivision are requesting an extension of an 18-month time period. The request for an 18-month extension is to work in accordance with the 18-month banking loan for Farmland Estates.

We greatly appreciate your time and consideration with our request.

Sincerely,

Bernard Mastropietro



Loretta Ferriera



CAPUTO AND WICK LTD.

Civil Engineering and Surveying
Environmental Permitting
Traffic Engineering

1150 PAWTUCKET AVENUE
RUMFORD, RI 02916-1897

PHONE 401-434-8880
FAX 401-434-1615
mail@cwLtd.net

October 5, 2015

Seekonk Planning Board
100 Peck Street
Seekonk, MA 02771

Re: Brigham Farm Section 3
Assessors Plat 36 – Lots 2, 11, 20 and a portion of 156
Burnside Avenue

Dear Board Members:

In conjunction with the subject subdivision, we are hereby requesting a waiver from the Planning Board Rules and Regulations Governing the Subdivision of Land in Seekonk. Most particularly, at this time, we are requesting that we be granted a waiver from **Section 5.3.17.7 which states** *“Elevations shall be based on the Massachusetts Coordinate System, North American Datum 1983 (NAD83), with units in Survey Feet. The vertical datum must be North American Datum 1988 (NAVD88)...”*.

The original boundary and topographic survey for the subdivision was performed and prepared in 2004. At that time, the Planning Board Rules and Regulations Governing the Subdivision of Land in Seekonk required *“Elevations shall be based on the Town of Seekonk datum...”*. The subdivision plans are based on the Seekonk datum, which at the time was the National Geodetic Vertical Datum of 1929 (NGVD29) and are harmonious with the previous subdivision sections. The current plans are in accordance with the Massachusetts State Plane Coordinate System (NAD83), and the only portion of Section 5.3.17.7 that we are requesting a waiver from is the Vertical requirement.

No portion of the proposed subdivision lies within a special flood hazard zone, which would be the major concern to have the subdivision conform to the NAVD88 vertical system. Therefore, we request that the subdivision be granted a waiver from the current rule and be allowed to remain on the previous Town of Seekonk vertical datum (NGVD29).

Very truly yours,

CAPUTO AND WICK LTD.



David T. Bray, RIPLS
President



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

MEMORANDUM

To: The Planning Board

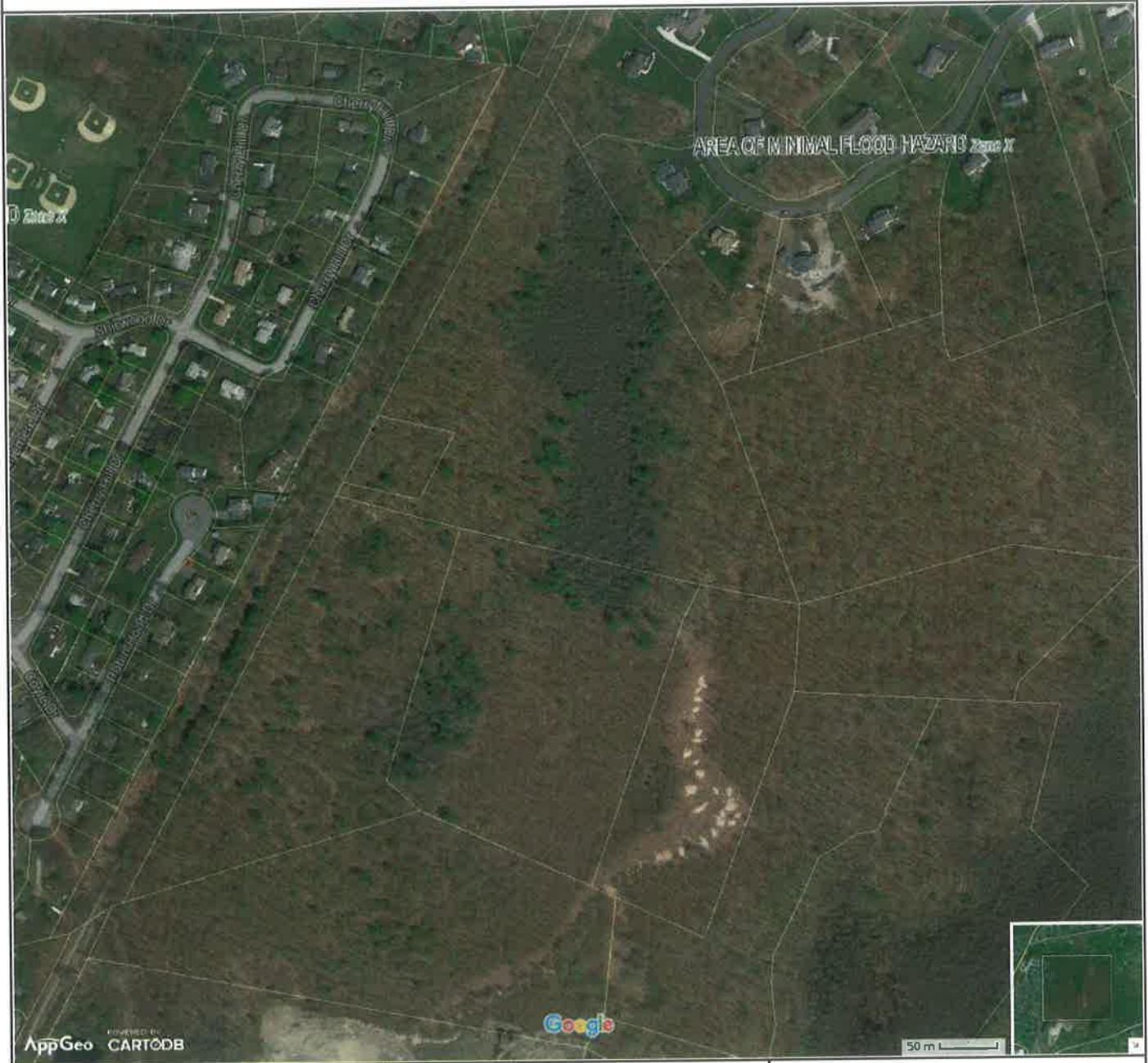
From: John J. Aubin III, Town Planner

Date: October 13, 2015

Re: Discussion of amended preliminary plan and request for waiver for **Brigham Farm Section III**, located off Burnside Ave, being AP 35, lot 20 & AP 36, lots 2 & 11 located in the R-4 zoning district

The applicant has submitted the attached waiver request related to the above referenced 9 lot conservation subdivision located off Burnside Avenue. The applicant is seeking a waiver of the vertical elevation datum baseline (North American Datum 1988) as required per **Section 5.3.17.7** as the original survey was conducted under an earlier baseline standard (National Geodetic Vertical Datum of 1929). The proposed baseline is consistent with that used for the preliminary and definitive plans for the already constructed **Brigham Farm Section I and II** and as such the waiver would be consistent with the baseline for those sections. The waiver request notes, and a review of the applicable FEMA floodplain map indicates; that the subject area is in an area of minimal flood hazard. The request was forwarded to the Department of Public Works and any comments will be forwarded upon receipt. Attached please find a copy of an aerial photo of the subject property which includes the floodplain.

Brigham Farm Section III



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Agenda Item: 4

Date: October 13, 2015

Planning Board

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

TO: Planning Board
FROM: John J. Aubin III, Town Planner
RE: Application of **George Charbaji**, for site plan approval to allow the sale of used automobiles located at 550 Central Ave, AP 34, lots 62, 64, 65, 92A, and 94A in the LB zoning district.

APPLICANT: George Charbaji

OWNER: Bill Bowness

LOCATION: 550 Central Avenue, AP 34, lot 62, 64, 92A and 94A

REQUESTED ACTION: Site plan review to allow used automobile sales

APPLICABLE ZONING BY-LAW PROVISIONS:

1. **Section 2.8 Site Plan Review**
2. **Section 8 Development and Design Standards**

ANALYSIS:

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-Laws** in order to establish a used automobile sales operation on the subject property. The property owner sought and obtained the attached Zoning Determination from the Zoning Enforcement Officer documenting that the proposed use is permitted in the local business zoning district under **Section 4.2 Use Table**. It should be noted that while the automobile sales use was found to be permitted auto repair is prohibited in the local business district. No new construction or site improvements are proposed as the building and parking areas are existing and thus the primary focus for the site plan review would appear to be the provision of parking for the existing and proposed uses on the property and mitigation of adverse impacts on residentially developed properties in the area via appropriate conditions and limitations on the proposed use. To that end the Office of Planning and Zoning requested that the applicant provide documentation of the proposed parking and use layout and did not request a fully engineered site plan as the proposal is a change in commercial tenancy for a use permitted by right under the **Zoning BY-Laws**.

The subject parcel is comprised of .38 acres of land (16,537 square feet) and is currently developed with a single mixed use building containing two commercial units and two 1-bedroom apartments within the two story portion of the building; and two garages and an office in the rear, one story portion. An aerial, a portion of AP 34, and photos depicting the existing site conditions are attached. Current tenants in the building are a tattoo studio, Nu INK, and the occupants of the residential units.

The site contains paved parking along the whole of the Newman Avenue frontage and to the office located along Border Avenue. Gravel parking continues from the end of the pavement on lot 94A and continues along lot 62's frontage on Border Ave. Surrounding uses are

comprised of a mix of primarily commercial uses and some residences along Newman Avenue with predominantly single family residential uses located to the north and west along Border Avenue. A used automobile sales and service operation is located on the abutting parcel to the south.

A review of the Office of Planning and Zoning records shows no previously approved site plan for the parcel; however a 1971 Zoning Board of Appeals decision allowing an addition to the then existing building within the Border Avenue setback and noting a 30 vehicle parking capacity was found. A copy of the 1971 decision and plan are attached.

The applicant has submitted a site sketch, photo of the commercial store front, and parking calculation by use documenting a need for 27 spaces as follows:

- 2 Residential dwelling units:	2
- Tattoo studio	4
- Office	2
- Landlord	1
- Auto sales	18
- Total	27

As the applicant appears to be under the 30 parking spaces recognized by the Zoning Board of Appeals, it would seem there is adequate, albeit most likely nonconforming, parking for the existing and proposed uses. The Planning Board may wish to ask the applicant and property owner to identify specific areas for each of the uses on site including:

- Areas for vehicle display,
- Vehicle reconditioning,
- Customer and employee parking; and
- Resident parking.

The board may also wish to consider limitations on the number of vehicles to be displayed for sale and or stored on the property, as well as, where such storage occurs relative to the residential uses abutting along Border Avenue.

It is respectfully requested that the Planning Board make the follow findings of facts with regard to the proposed development based on the evidence presented by the applicant:

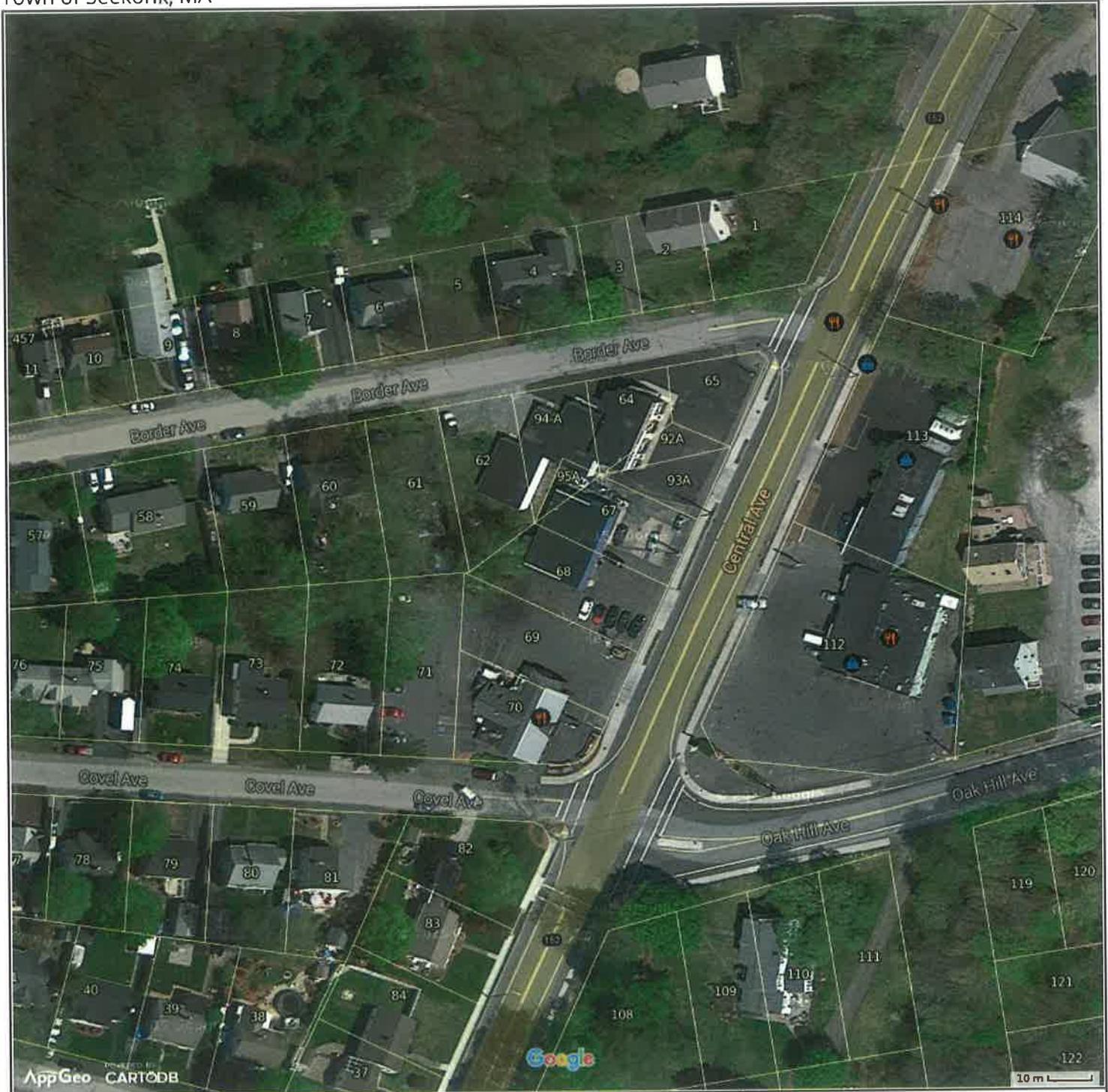
- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-Laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-Laws**

550 Central Ave, AP 34, lots 62, 64, 65, 92A, and 94A
Newman Ave frontage



550 Central Ave, AP 34, lots 62, 64, 65, 92A, and 94A
Border Ave frontage





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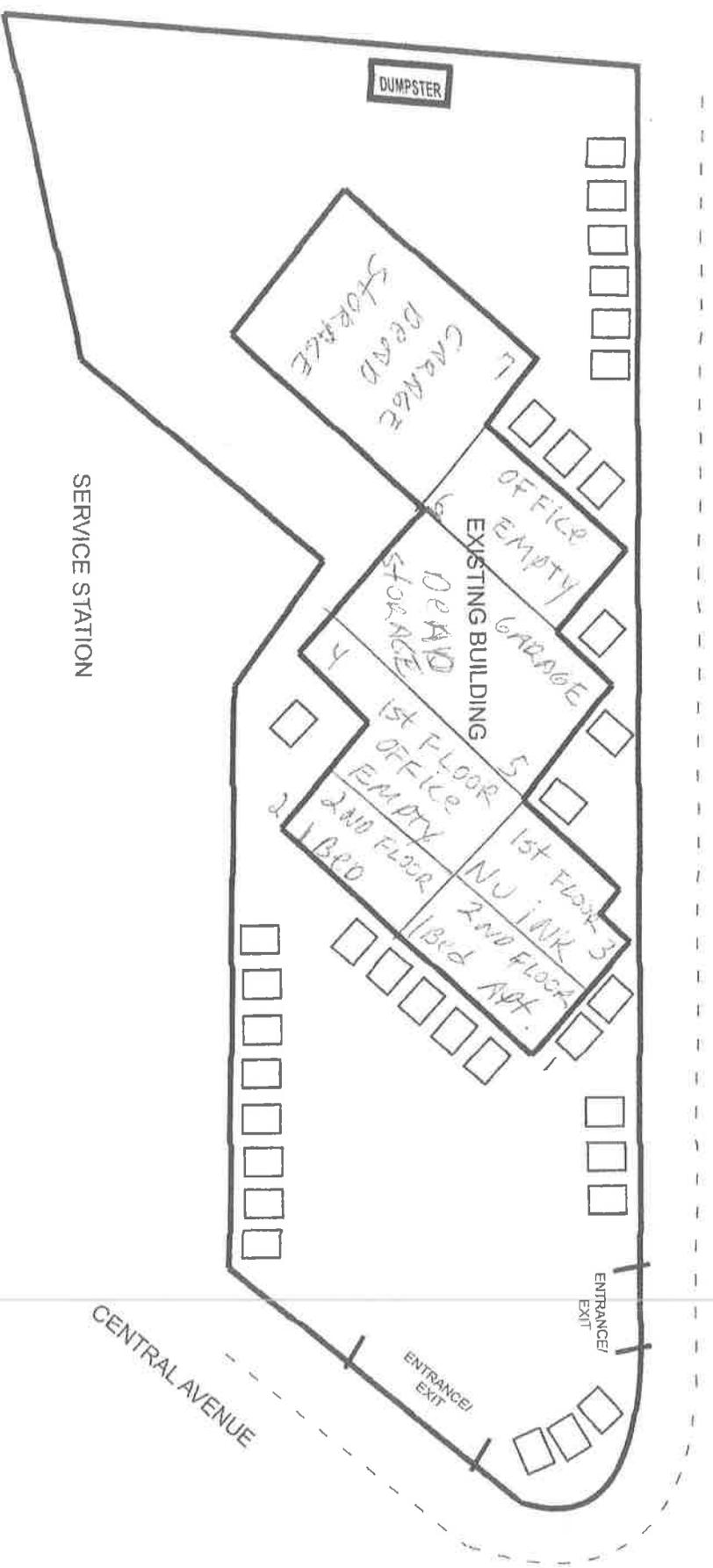
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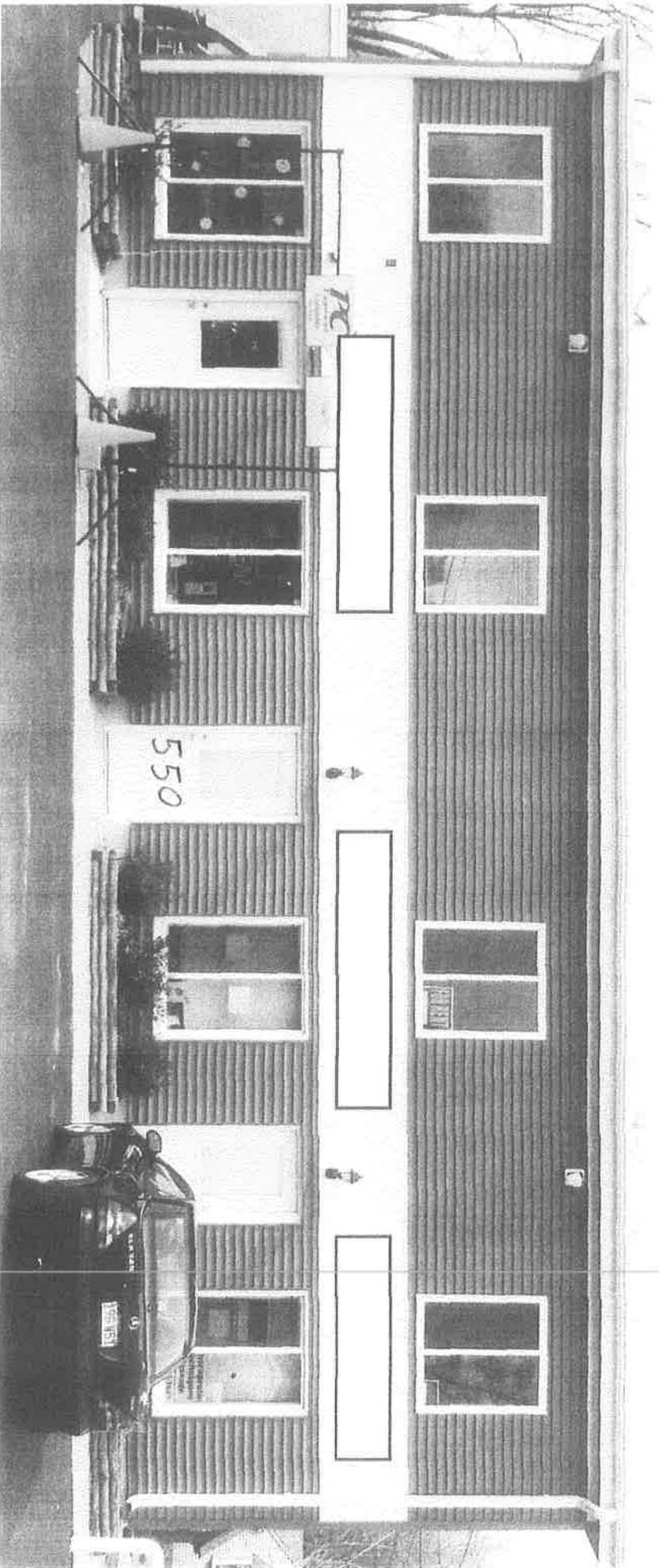
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Bowness Realty
 Bill Bowness 508-344-9500
 550 CENTRAL AVE



ENVIRONMENTAL RESOURCE ASSOCIATES, INC
 WARWICK, R.I. (401) 781-7422



Bowness Realty 550 CENTRAL AVE SEEKONK

Bill Bowness 508-344-9500

Bowness Realty Inc.

550 Central Ave., Seekonk, MA

	<u>Name of Tenant</u>	<u># of Vehicles allotted</u>
Apt 1	Residential	1
Apt 2	Residential	1
Unit 3	Nu Ink	4
Unit 4	Reliable Auto (Pending)	18 (Pending Approval)
Garage 5	Dead Storage	0
Unit 6	Former Massage Therapist	2
Garage 7	Dead Storage	0
	Landlord parking about 1 hour a week	1



Planning Board

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

TO: Planning Board
FROM: John J. Aubin III, Town Planner
RE: Application of **CDM Smith on behalf of the City of Attleboro**, for site plan approval for **Pond Street Phase III Sludge Landfill and Garage**, located at 0 Pond Street, being AP 32, lot 2 in the Industrial zoning district.

APPLICANT: CDM Smith for the City of Attleboro

OWNER: City of Attleboro

LOCATION: 0 Pond Street, AP 32, lot 2

REQUESTED ACTION: Site plan review to allow a wastewater sludge landfill, garage, and fueling station at an existing Wastewater Treatment Facility

APPLICABLE ZONING BY-LAW PROVISIONS:

1. **Section 2.8 Site Plan Review**
2. **Section 8 Development and Design Standards**

As an initial matter, the applicant has indicated that they will be requesting a waiver of the peer review of the storm water management plan from the Planning Board. It is recommended that the Planning Board address this matter and proceed with the review of the remaining elements of the site plan in the interest of efficiency.

ANALYSIS:

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-Laws** in order to construct a wastewater sludge landfill, fueling station, garage and associated site improvements on the subject parcel. The applicant sought and obtained the attached Zoning Determination from the Zoning Enforcement Officer documenting that the proposed uses are permitted in the industrial zoning district under **Section 4.2 Use Table**.

The subject parcel is comprised of 58.33 acres of land and is currently developed with a portion of the City of Attleboro wastewater treatment facility and the Attleboro dog park. The remainder of the parcel including the site proposed for the wastewater sludge basin is forested with a mix of mature deciduous and coniferous trees and is

bordered by the Ten Mile River to the south. The "cart path", as identified on the plan, appears to be a well compacted trail which runs roughly south and then ties in to a path which runs along the top of the embankment above the Ten Mile River. This would seem to be a missed opportunity in the original design and layout of the facility to provide a recreational amenity and access to the Ten Mile River.

Aerials of the subject lot and area proposed for development, and site visit photos depicting the existing site conditions are attached. A review of the Office of Planning and Zoning records shows a previously approved site plan for the parcel dated 1978.

The area proposed for development is approximately 5.5 acres of land located off Pond Street, to the south of the power line easement noted on the plans, and west of the industrial complex located at 102 Pond Street. The site is adjacent to the existing Attleboro dog park and an access road serving the Attleboro waste water treatment facility. The applicant proposes to clear and grub the area as shown in the submitted plans; retaining 300' long a roughly triangular strip approximately 60' wide at power line easement and terminating in a point near the small group of trees to the west of the dog park. Proposed site improvements include:

- 5 acre wastewater sludge detention basin with associated leachate and storm water collection systems;
- An approximately 120' X 30' garage building and associated paving and lighting for the storage and maintenance of vehicles and heavy equipment associated with the wastewater treatment facility; and
- A 4,000 gallon diesel fuel storage and fueling facility and associated containment and security lighting

The proposed sludge basin is comprised of an impermeable liner covered by clay located approximately seven feet below existing grade. As the sludge is placed in the basin it is covered daily with material. Any subsurface leachate from the wastewater sludge is collected and pumped back to the wastewater treatment facility. At the end of the basin's lifespan (estimated at 8 years) the basin will be capped with loam placed over sand and an HDPE membrane over an additional sand layer. The final elevation of the capped sludge basin will be approximately 15' above grade. Stormwater drainage is proposed to be handled via two proposed catch basins.

The proposed garage is comprised of a 3,600 s.f. one story garage structure and associated site improvements including the provision of bituminous paving and security lighting. The proposed diesel fuel storage facility includes a 4,000 gallon storage tank, fueling station, curbed and bermed concrete paving apron/ containment area, and security lighting. An electrical detail sheet and architectural elevations are attached.

Regarding the compliance of the site plan application with the design standards set forth in **Section 8** of the **Seekonk Zoning By-Laws**, the application appears to be generally consistent with the standards, however, this office notes the following:

1. No peer review of the submitted drainage report has been completed;
2. No provision for the 10' landscape buffer around the perimeter of the site (here the area of disturbance along the eastern lot line) has been made nor has a waiver from the requirements of **Section 8.4.5.2** been requested.
3. The Planning Board may wish to determine whether the provisions of **Section 8.4.5.6** apply with regard to screening of "outside storage areas" on three sides by a planted buffer strip.
4. The applicant should confirm that the proposed lighting will be located and appropriate shielded in accordance with **Section 8.5.2.1**; requiring lighting in the industrial district not shine directly on properties beyond the property line and **Section 8.5.3** with regard to maximum spillover illumination.
5. The applicant should confirm compliance of the proposed facilities with **Section 8.12 Construction and Operation Standards and Limitations**.

Should the Planning Board deem it appropriate to grant the requested site plan approval; it is respectfully requested that the Board make specific findings of facts, with regard to the proposed development, and based on the evidence presented by the applicant or otherwise before the Board; that:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-Laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- The submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-Laws**

The Office of Planning and Zoning would respectfully recommend the Planning Board consider the following condition as part of any approval it may deem appropriate to grant relative to the subject application:

1. In light of the historic use of the area by both pre-contact and colonial inhabitants of the region; the applicant will conform to all applicable Massachusetts General Law provisions (9 MG L § 27C Paragraphs 2 and 6), or similar Code of Massachusetts Regulations citations or other applicable rules, regulations or standards pertaining to the discovery of archeological resources and unmarked human burial or skeletal remains during construction activities.

0 Pond Street, being AP 32, lot 2
Cart Path and Clearing



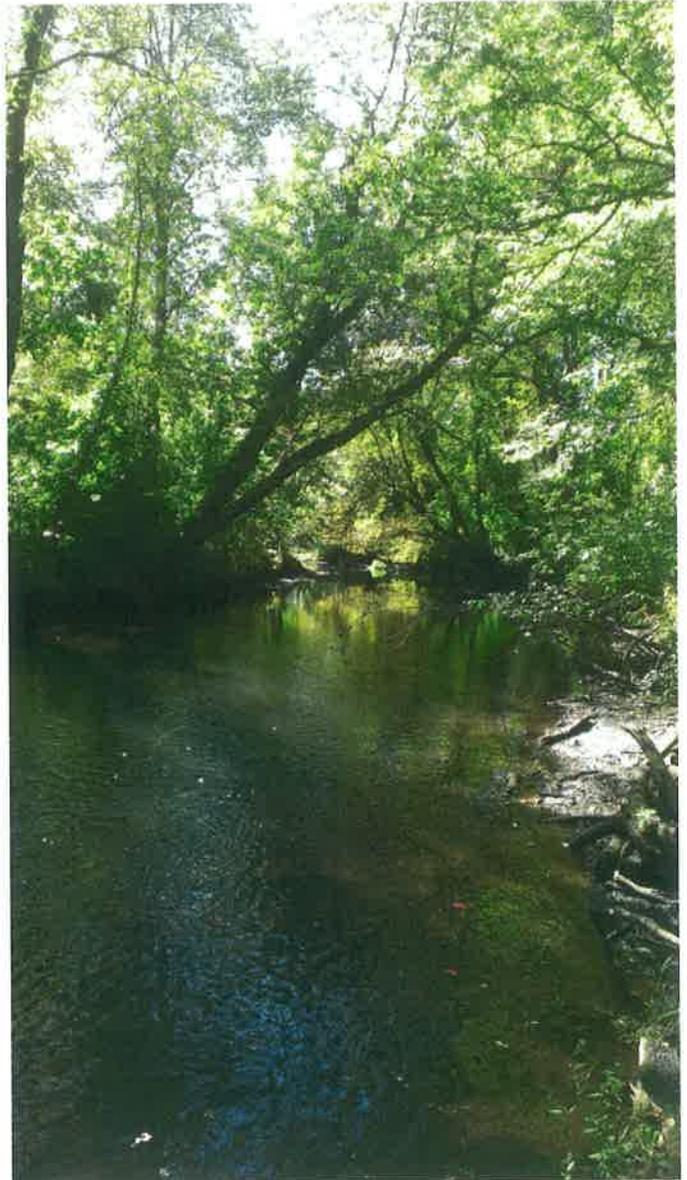
0 Pond Street, being AP 32, lot 2
Cart Path and Clearing



0 Pond Street, being AP 32, lot 2
Existing conditions



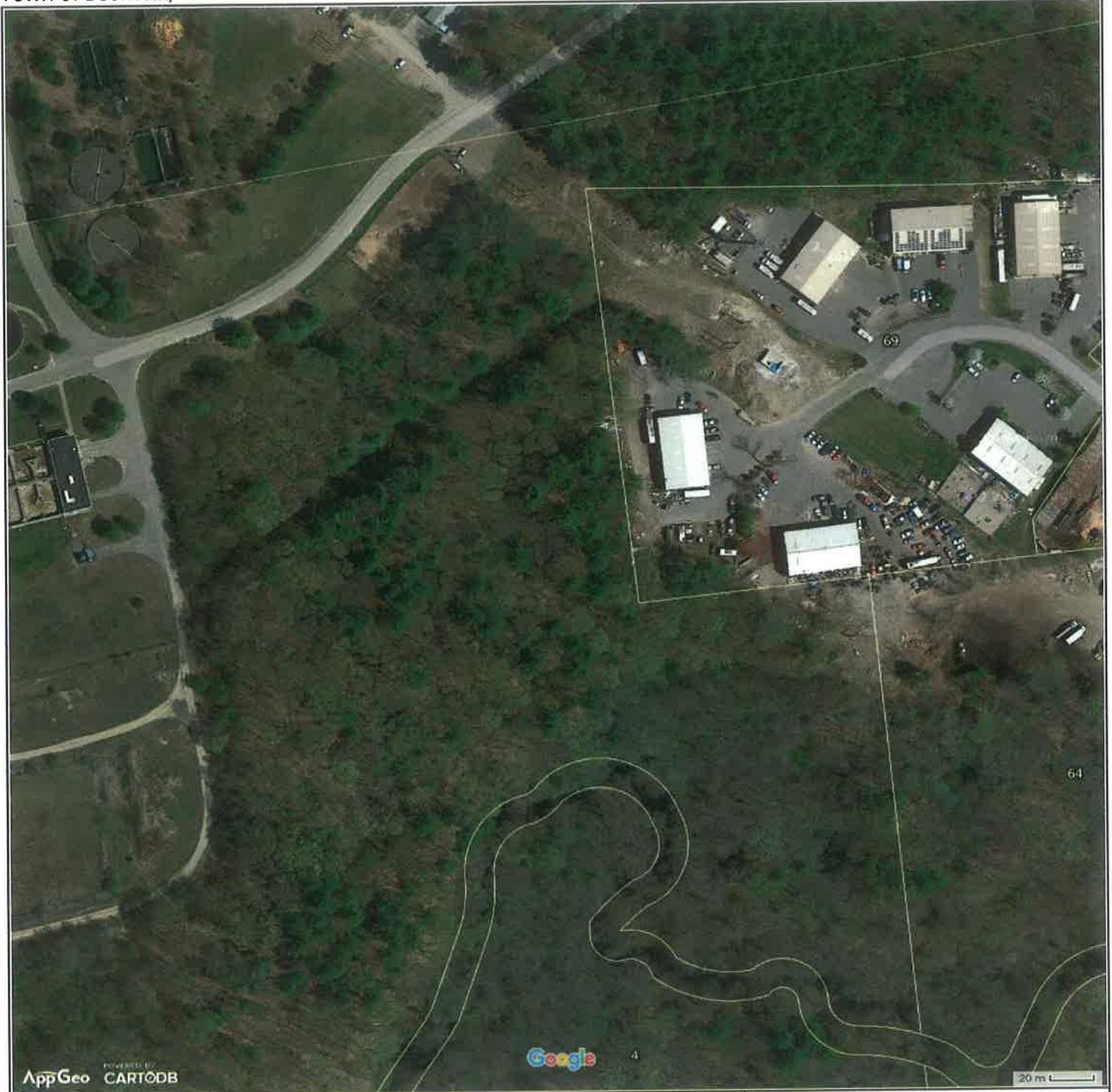
0 Pond Street, being AP 32, lot 2
Ten Mile River





**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



**MAP FOR REFERENCE ONLY
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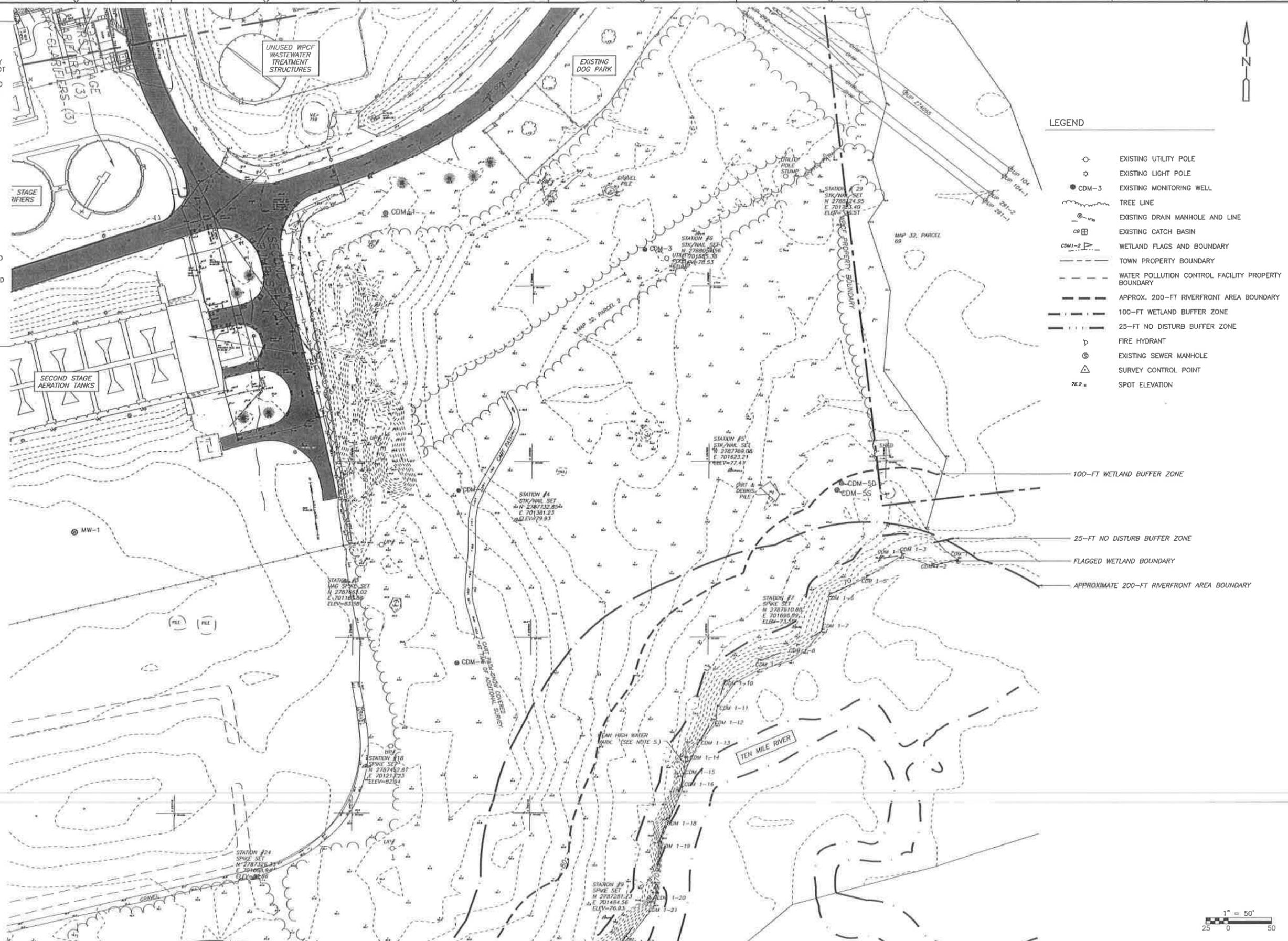
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GENERAL NOTES

1. THIS SURVEY WAS CONDUCTED ON JANUARY 29, 2014.
2. NO SUBSURFACE UTILITY LINES HAVE BEEN COMPILED FOR THIS PLAN, AND SMC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES NOT SHOWN. SMC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED.
3. THE COORDINATES, IN FEET, ARE BASED UPON PLANIMETRIC FEATURES SHOWN IN REFERENCE NO. 1. THIS COORDINATE SYSTEM APPROXIMATES THE NORTH AMERICAN DATUM OF 1983 (NAD83/CORS) AS DETERMINED BY SMC'S GPS OBSERVATIONS CONDUCTED ON JANUARY 19, 2011.
4. ELEVATIONS, IN FEET, ARE REFERRED BENCHMARKS (TBM-2 AND TBM-3) IDENTIFIED IN REFERENCE NO. 2.
5. WETLANDS WERE DELINEATED BY CAMP DRESSER & McKEE, INC. AND FLAGS CDM 1-1 TO CDM 1-35 WERE LOCATED AS PART OF THIS SURVEY. THE REMAINING FLAGS ARE BASED UPON COORDINATE VALUES PROVIDED BY CDM.
6. PROPERTY LINES SHOWN ON THIS SURVEY ARE COMPILED FROM THE TOWN OF SEEKONK ASSESSORS MAPS AND ARE APPROXIMATE ONLY.

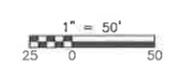
REFERENCES

1. ATTLEBORO W.W.T.P., ATTLEBORO, MA PREPARED BY: CHAS. H. SELLS, INC. SCALE: 1" = 40' CHS # 99-516
2. ELECTRONIC FILE (EXISTING SURVEY(3).PDF PROVIDED BY: CAMP DRESSER AND McKEE, INC.
3. TOWN OF SEEKONK ASSESSOR'S MAPS 31 & 32.
4. SURVEYING AND MAPPING CONSULTANT PLAN V10100WS.DWG DATED JANUARY 26, 2011.
5. COMCAST PLAN FOR POND ST IN SEEKONK.
6. NGID PLAN FOR ATTLEBORO WASTE WATER PLANT.
7. HOMPSON-FARLAND PLAN FOR ANIMAL SHELTER ON POND STREET.
8. BAY STATE GAS CO. PLANS 643,560-326,880; 644,880-326,880 AND 644,880-327,760.



LEGEND

	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MONITORING WELL
	TREE LINE
	EXISTING DRAIN MANHOLE AND LINE
	EXISTING CATCH BASIN
	WETLAND FLAGS AND BOUNDARY
	TOWN PROPERTY BOUNDARY
	WATER POLLUTION CONTROL FACILITY PROPERTY BOUNDARY
	APPROX. 200-FT RIVERFRONT AREA BOUNDARY
	100-FT WETLAND BUFFER ZONE
	25-FT NO DISTURB BUFFER ZONE
	FIRE HYDRANT
	EXISTING SEWER MANHOLE
	SURVEY CONTROL POINT
	SPOT ELEVATION



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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: M. MANCINI
 DRAWN BY: C. KREIK
 SHEET CHK'D BY: X
 CROSS CHK'D BY: X
 APPROVED BY: X
 DATE: JULY 2015

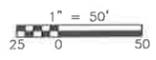
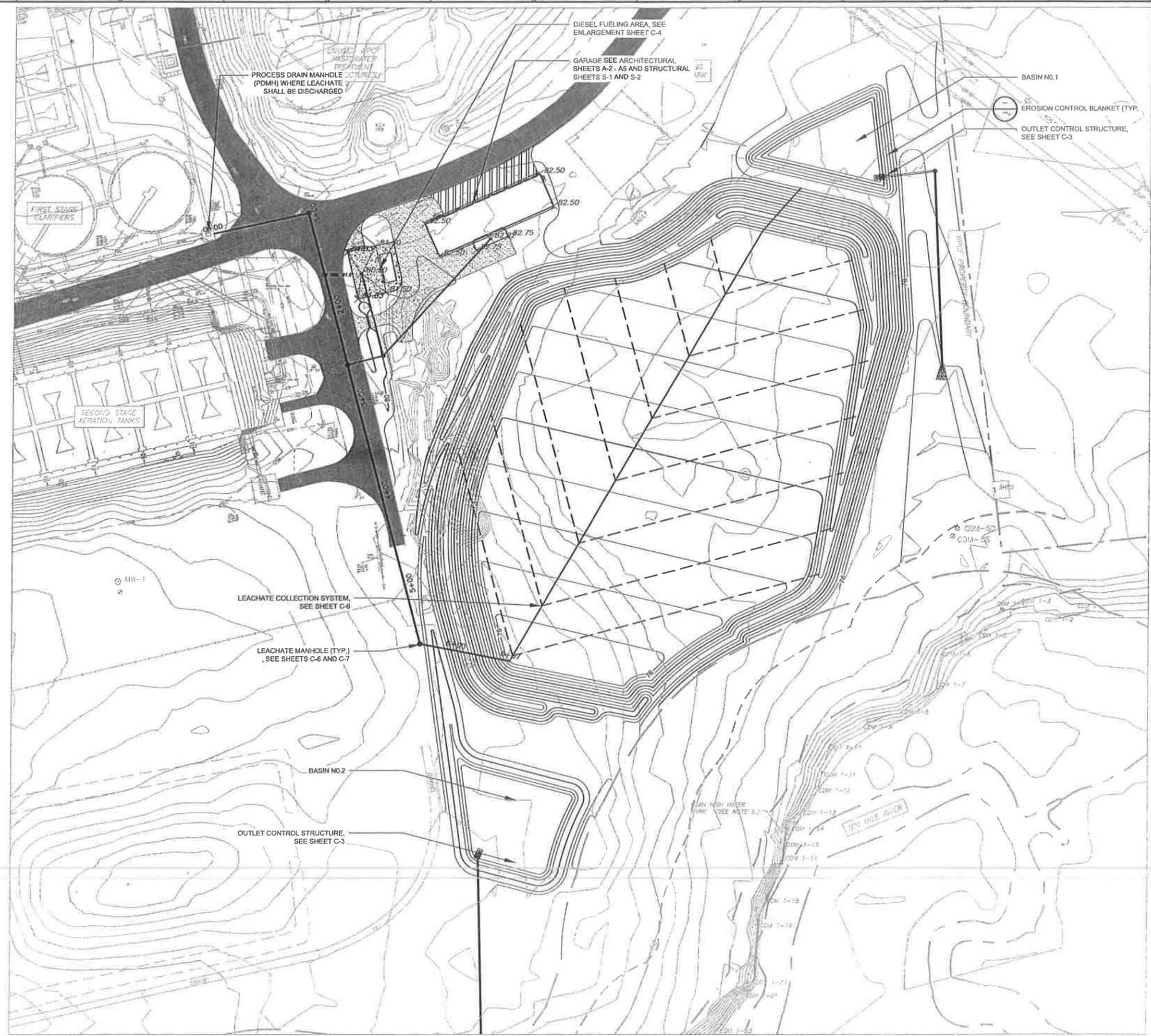


DEPARTMENT OF WATER AND WASTEWATER
 ATTLEBORO, MASSACHUSETTS
POND STREET PHASE III
SLUDGE LANDFILL AND GARAGE

EXISTING CONDITIONS PLAN
 SHEET NO. C-1

PROJECT NO. 0725-94058
 FILE NAME: C001EXPL.DWG
 SHEET NO. C-1
 0725-78660

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: M. MANCINI
 DRAWN BY: J. COROAU
 SHEET CHK'D BY: X
 CROSS CHK'D BY: X
 APPROVED BY: X
 DATE: JULY 2015

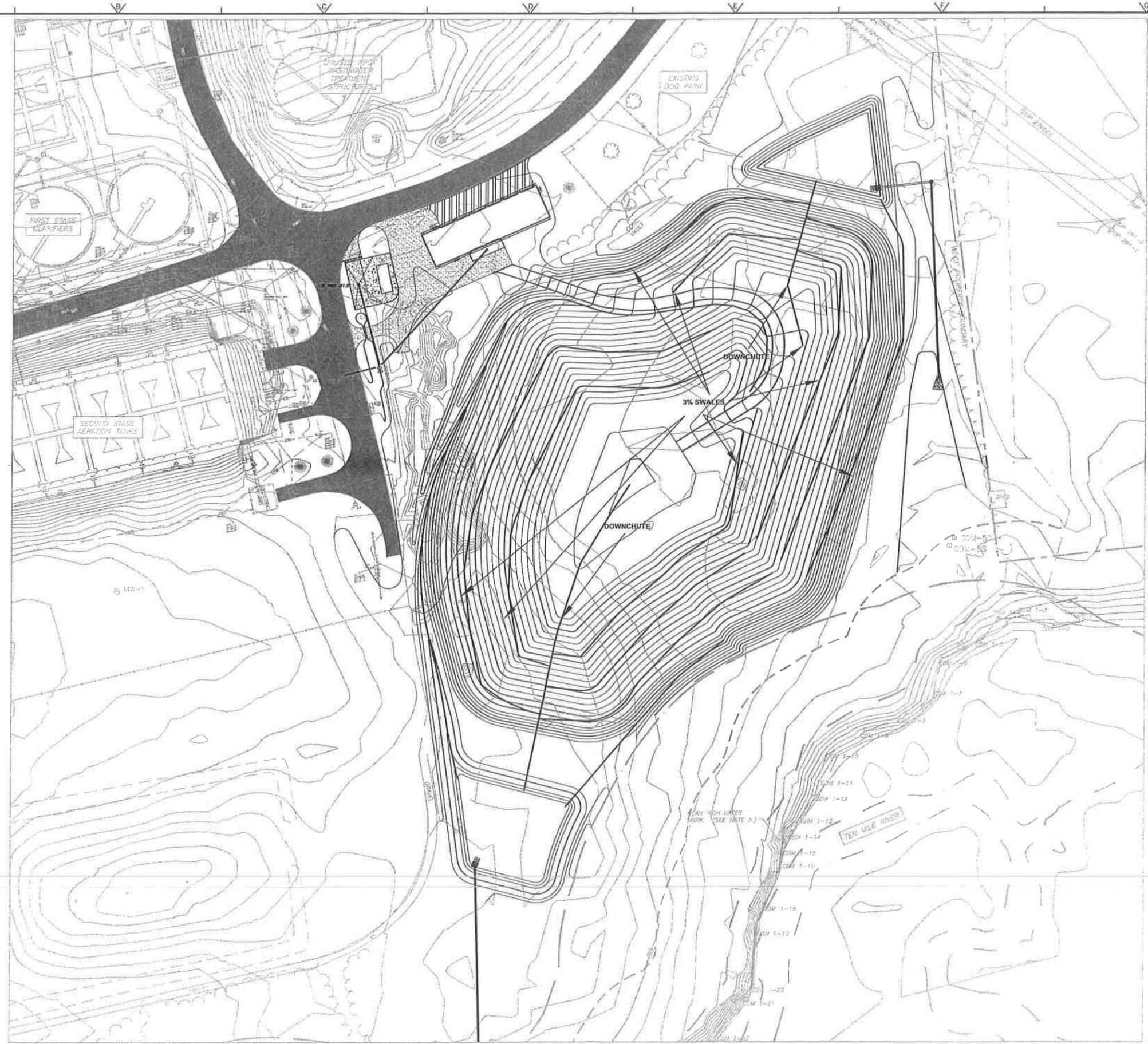


DEPARTMENT OF WATER AND WASTEWATER
 ATTLEBORO, MASSACHUSETTS
 POND STREET PHASE III
 SLUDGE LANDFILL AND GARAGE

LINER GRADING PLAN
 SHEET NO. C-5
 0725-78664

PROJECT NO. 0725-94058
 FILE NAME: C005STPL.DWG
 SHEET NO. C-5
 0725-78664

XREFS: [CDMS_2436, C001SBPL, C002SBPL, C001STWP, Z4001AG, C001STWP] Images:
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REV. NO.	DATE	DRWN	CHKD	REMARKS

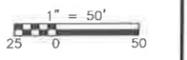
DESIGNED BY: M. MANCINI
 DRAWN BY: J. COROAJJ
 SHEET CHK'D BY: X
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 APPROVED BY: X
 DATE: JULY 2015

CDM Smith
 75 State Street, Suite 701
 Boston, MA 02501
 Tel: (617) 452-6000

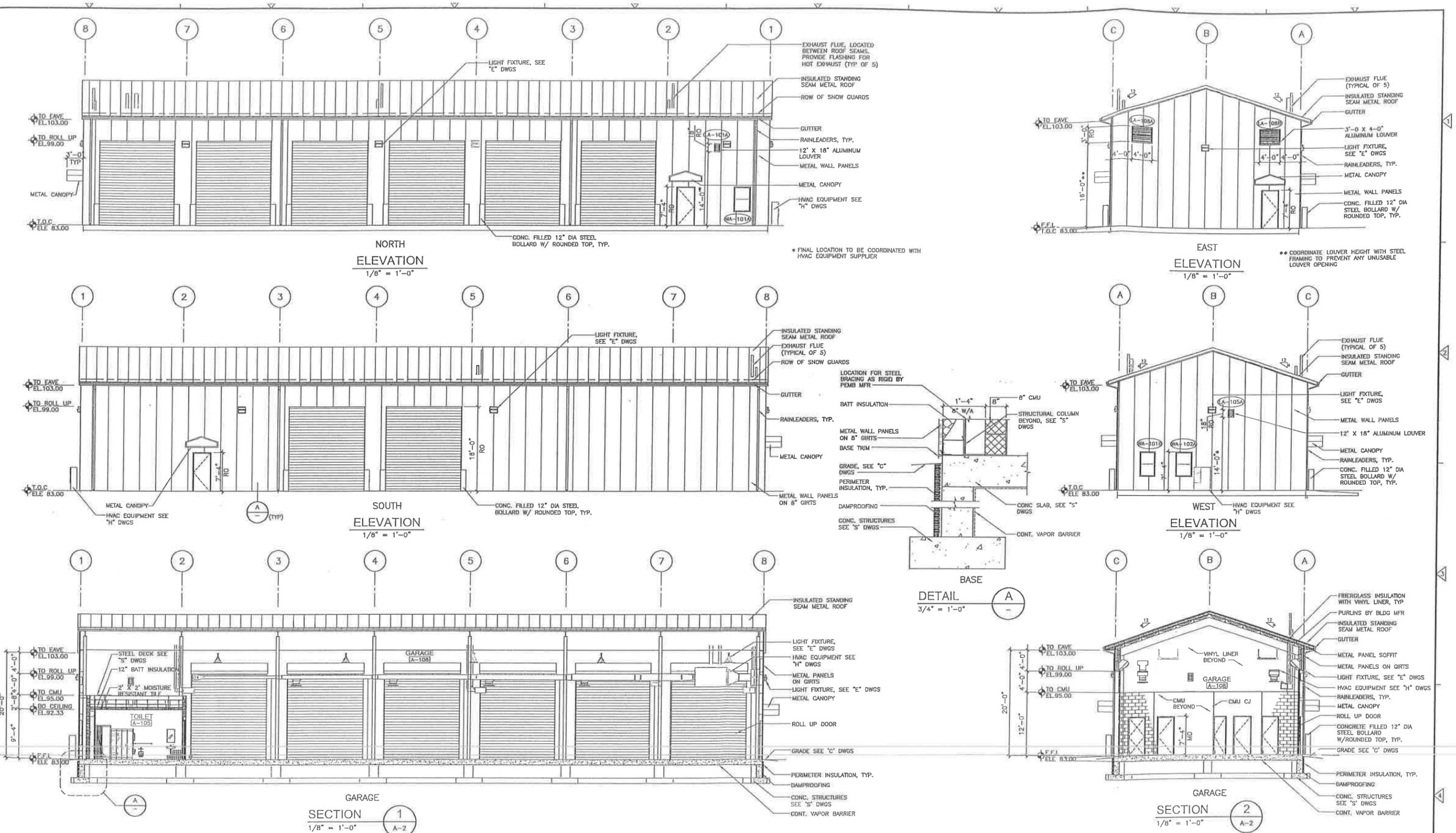
DEPARTMENT OF WATER AND WASTEWATER
 ATTLEBORO, MASSACHUSETTS
**POND STREET PHASE III
 SLUDGE LANDFILL AND GARAGE**

FINAL GRADING PLAN (NOT IN CONTRACT)

PROJECT NO. 0725-94058
 FILE NAME: C008STPL.DWG
 SHEET NO.
C-8
 0725-78667



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* FINAL LOCATION TO BE COORDINATED WITH HVAC EQUIPMENT SUPPLIER

** COORDINATE LOUVER HEIGHT WITH STEEL FRAMING TO PREVENT ANY UNUSABLE LOUVER OPENING

NOTE:
1. SEE "H" DWGS FOR SECONDARY FRAMING FOR UNIT HEATERS AND DUCTS

DESIGNED BY: B. GIORGI
 DRAWN BY: T. PRASATH
 SHEET CHK'D BY: B. GIORGI
 CROSS CHK'D BY: M. MANCINI
 APPROVED BY: B. GIORGI



75 State Street, Suite 701
 Boston, MA 02901

DEPARTMENT OF WATER AND WASTEWATER
 ATTLEBORO, MASSACHUSETTS
 POND STREET PHASE III
 SLUDGE LANDFILL AND GARAGE

ELEVATIONS AND BUILDING SECTIONS

PROJECT NO. 0725-94058
 FILE NAME: A003AGPL.DWG
 SHEET NO. A-3



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

MEMORANDUM

Date: October 13, 2015

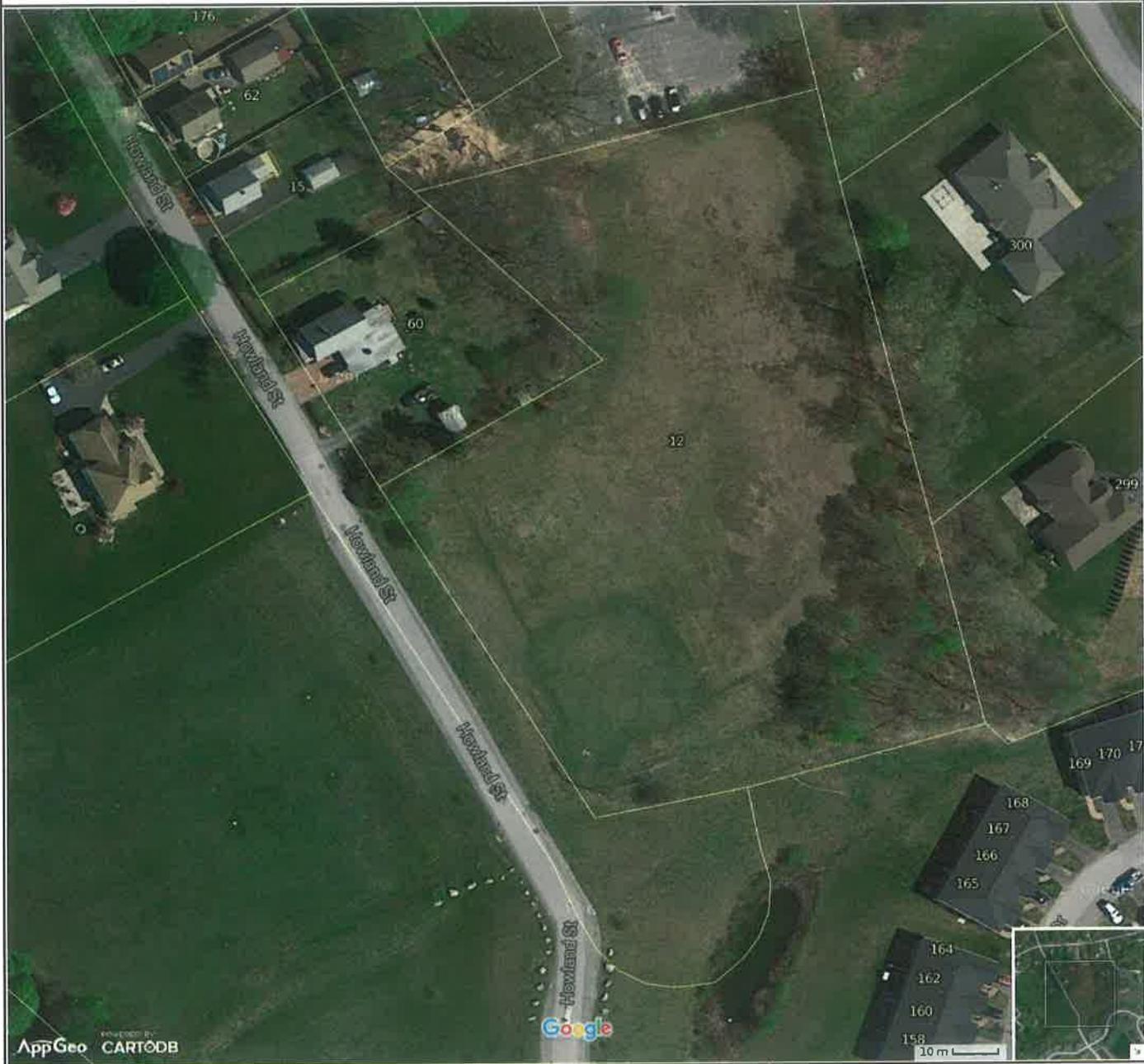
To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Site plan proposal by the Seekonk Parks and recreation Committee for proposed municipal soccer field and associated site improvements at 0 Howland Street, AP 10, lot 12 located in a r-3 zoning district

The attached site plan has been presented by the Seekonk Parks and Recreation Committee at the request of the Office of Planning and Zoning pursuant to **Section 2.8 Site Plan Review**. Before the Planning Board is a proposed plan for the establishment of a community garden, playground, a soccer field, and associated parking on the subject property. The subject parcel is located on Howland Street off County Road and directly to the north of the Greenbriar residential development and is within an R-3 zoning district. The recreational use was established on the property in association with the former Anne C. Green Elementary School located on an abutting lot and now a private nursery school and has been continuous since the Town accepted the received title to the property in the 1940's. The proposed parking is comprised of 28 spaces within a gravel parking area. No drainage is proposed and as the field is existing disturbance would be limited to grading and clearing related to the establishment of the parking area, playground and community garden. The primary concern of the Office of Planning and Zoning would be impacts or encroachment onto abutting residential property. The Planning Board may wish to inquire as to whether the intended primary use of the soccer field would be for practice or games as use of the field for games would create more of a chance for negative impacts on the surrounding properties. It is respectfully requested that the Board make specific findings of facts, with regard to the proposed improvements, and based on the evidence presented by the applicant or otherwise before the Board; that:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-Laws** that the plan meets the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- The submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-Laws**



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Planning Board

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

The attached documentation is a highlight of what is on this agenda. Please note there are additional documents that can be viewed in the Planning Board Office.