

Agenda

Town of Seekonk, MA Planning Board

12/8/15

7:00 PM

Seekonk Town Hall
Planning Board Meeting Room

Type of meeting:

Planning Board - Regular Meeting

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

7:00 PM

Form A – 45 Carpenter Street being AP 38, lots 63 and 173 located in an R-2 zoning district Mitchell O. and Erica Fisk

Application of **Joseph Vieira, JMV Realty, LLC** for definitive plan approval for **Curt Street Extension**, four lot subdivision of land located at the end of Curt St., being AP 21, lot 23 located in the R-2 zoning district. – status discussion Joseph Vieira

Site plan application for 1727 Fall River Avenue being AP 1 lot 20 located in an industrial zoning district PMI Realty, LLC

Request for surety release for Jane Howland Estates Phase E Todd Mello

Request for surety release and setting of maintenance bond for Tall Pines residential subdivision. Steve Dippolito

Request to set construction cost estimate and accept surety to ensure completion of public improvements related to the Stone Ridge residential subdivision Najas Realty

Site Plan applications for proposed Large Scale Solar Photovoltaic Facility at 50 Woodland Avenue being AP 35 lots 23, 24, and 26. TJA Solar

Correspondence:

Approval of Minutes:

Adjournment



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

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: December 8, 2015

APPROVAL NOT REQUIRED REVIEW (ANR)
Mitchel O. and Erica Fisk – Plat 38, Lots 63 and 173 – Carpenter Street

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

Findings of Fact:

Existing Conditions:

- Lot 63: 2.2 acres of area zoned R-2.
- Lot 173: 3.28 acres of area zoned R-2.

Both lots are currently used as one property by the owner. A 40' paper street (Norwood Avenue) runs between the lots. Attached please find a copy of the Town's GIS base map and an aerial of the subject lots and surrounding area.

Proposed Lot and dimension:

Lot 1: 5.483 acres of land with 133 feet of frontage on Carpenter Street and 114 feet of frontage on Linwood Avenue.

Recommendation:

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

45 Caprener Street Aerial



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015

45 Carpenter Area map



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015



TOWN OF SEEKONK

FORM A

PLANNING BOARD

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

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: November 24, 2015

Applicant Name Mitchel Fisk Phone No. 508-259-9953

Applicant Address 45 Carpenter Street, Seekonk, MA 02771

Address of Subject Property 45 Carpenter Street

Subject Property Plat No. 38 Subject Property Lot No. 63 and 173 Present Zoning R-2
18194 144

1. Deed of property recorded in Bristol County Registry, Book No. 17678 Page No. 48

2. Name of Engineer or Surveyor Ed OBrien Mass Lic. No. 40041

Address InSite Engineering, 1539 Fall River Ave, Seekonk, MA 02771

Brief Description of lots lines being changed and why: _____

The purpose of the this plan is to combine Lot 63 and Lot 173 into one lot.

- Application Form (2 x) Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk
- Application fee, ck# 5924
Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)
- Certificate of Good Standing, completed and signed by Tax Collector
- Plans received in CD or DVD format
- Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of rules & regs.)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board or Town Clerk:

Date: _____

Time: _____

*Signature: _____

*Signature of Applicant

Mitchell O. Furr

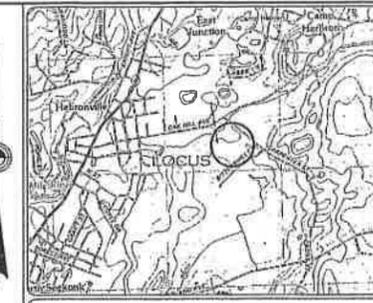
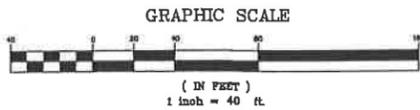
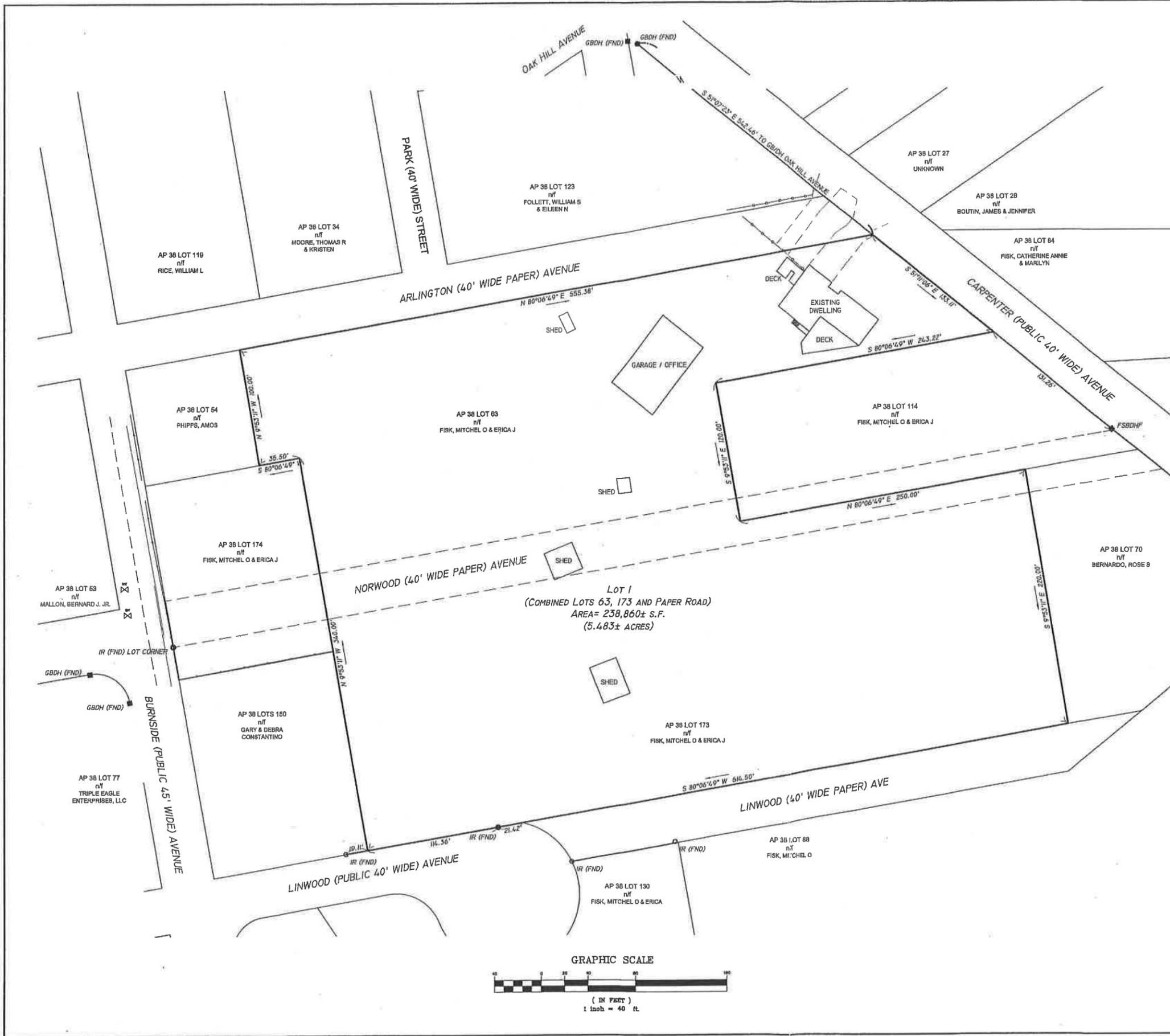
Address of Applicant *45 Carpenter St*

Seekonk MA 02771

*Signature of Owner or Notarized letter (if applicable)

Address of Owner _____

***Please use blue pen to sign**



REGISTRY USE ONLY

NOTES:

- OWNER OF LOCUS: MITCHEL O. & ERICA J. FISK
45 CARPENTER STREET
SEEKONK MA.
BOOK 17678 PAGE 48 AND BOOK 18194 PAGE 144
- PARCELS SHOWN ARE LOCATED IN ZONING DISTRICT "R-2"

LEGEND

BOUND	—
IRON ROD / MAG NAIL	○
DRILL HOLE	⊙
RR SPIKE	⊙
STONE WALL	— — — — —

CERTIFICATIONS:

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

[Signature] 11-03-2015
 PROFESSIONAL LAND SURVEYOR DATE

SEEKONK PLANNING BOARD
 APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW

CHAIRMAN _____
 CLERK _____

APPROVAL NOT REQUIRED PLAN

	"FISK PROPERTY" 45 CARPENTER STREET, SEEKONK MA. ASSESSORS MAP 38 LOTS 63 & 173		
	Prepared for: MITCHEL & ERICA FISK 45 CARPENTER STREET, SEEKONK MA.		
Job # 15-065	Scale: 1" = 40'	Drawn By: SCA	Date: AUGUST 13, 2015
Revised: _____			



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

Date: November 24, 2015

Mr. Joseph Vieira
299 Providence Street
Rehoboth, MA 02769

Re: Application of **Joseph Vieira** for definitive plan approval for **Curt Street Extension**, four lot subdivision of land located at the intersection of Curt Street and Sykes Road, being AP 21, lot 23 located in the R-2 zoning district.

Dear Mr. Vieira,

I am writing regarding the above referenced definitive subdivision plan application in order to request that you execute the enclosed continuance form to allow you further time to address the previously provided comments and concerns relative to the application. No further submissions have been received by this office, the Conservation Commission, or the Board of Health in response to those previously provided comments and thus, as there is inadequate information upon which for the Planning Board to convene and conduct a public hearing on the matter I am recommending a continuance to the regularly scheduled meeting of the Planning Board of March 8, 2016. If your application is ready for a hearing prior to that date nothing would prevent us from advertising, noticing, and convening a public hearing at that time. Also should you wish to discuss the application or any of the comments with the reviewing departments please let Kristen L'Heureux, Planning Board Secretary or myself know and we can schedule you on the next agenda of the staff's technical review committee. Thank you in advance for your assistance.

Sincerely,

John J. Aubin III
Town Planner
Town of Seekonk

Cc Beth Hallal
Conservation Commission



Agenda Item: 1
Date: December 8, 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 **PMI Realty LLC**, for site plan approval for proposed commercial industrial development, located at 1727 Fall River Avenue, being AP 1, lot 20 located in the Industrial zoning district.

APPLICANT: PMI Realty LLC

OWNER: Same

LOCATION: 1727 Fall River Avenue, AP 1, Lot 20

REQUESTED ACTION: Site plan review to allow three commercial buildings and associated site improvements

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 construct three commercial buildings and associated site improvements on the subject parcel. The applicant intends to utilize the site for a granite processing and sales operation. The applicant's engineer has indicated that the primary use of the site will be for the storage, preparation and sale of granite for use in construction projects. The uses associated with the granite operation would include:

- indoor and outdoor storage of granite stock,
- the operation of the cutting equipment used to prepare the stone,
- the operation of equipment to deliver and relocate the granite stock on site, and
- customer and employee parking

Proposed site improvements include lighting, landscaping, and pervious and impervious parking and material storage areas.

The subject parcel is comprised of 4.3 acres of land and is currently developed with a residential structure near the Route 6 frontage and a commercial garage structure to the rear of the residence. The remainder of the parcel is cleared, with the exception of a bordering vegetated wetland along the rear lot line existing vegetation between the subject and adjoining lots. The property was formerly the site of an auto salvage yard. The lot lies on the boundary line between the Industrial R-3/Mixed Use Zoning district with the abutting lot to the west being zoned R-3/Mixed Use. Aerials are attached showing the prior use and existing conditions of the site as well as the uses in the area are attached.

The applicant is proposing to construct 3 commercial buildings and associated site improvements on the site. The proposed buildings are a 12,600 sq. ft. Showroom/Office/Manufacturing Shop and two 6,000 sq. ft. warehouse structures. The initial use of the other two buildings is for warehousing; however, there is a potential for future use by tenants other than the applicant, and thus, the Planning Board may wish to include a condition on any approval it may deem appropriate to grant that any future uses introduced to the site be established or changed only in accordance with the applicable provisions of the Seekonk Zoning By-Laws. Access to the site is provided via an existing curb cut onto Fall River Avenue. The applicant has provided the attached traffic generation analysis documenting less than the 100 trips per day to be generated by the proposed use of the site.

The submitted plans depict proposed parking, landscaping, drainage structures, an onsite sewage disposal system and lighting as additional improvements to the site. As the proposal will require a public hearing before the Conservation Commission, the proposed stormwater management system is under review by a CEI on behalf of the Planning Board and Conservation Commission. The Sewage disposal system will require approval by the Board of Health. It is recommended that any approval the Planning Board may deem appropriate to grant be subject of completion of the joint stormwater wetlands review by CEI and approvals by the Conservation Commission and Board of Health. Landscaping in conformance with the parking area shading requirements has been provided and the applicant is proposing to retain or install plantings to comply with the minimum 6' high 10' deep vegetated buffer requirement set forth in **Section 8.4.4.1** along the western lot line which abuts the R-3 residential zoning district. Sheet "light -01" of the submitted plan set shows the proposed lighting and anticipated light levels in conformance with the applicable design standard for lighting in the Industrial District.

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. Additionally staff review noted the following with regard to the application.

1. The applicant should confirm compliance of the proposed facilities with **Section 8.12 Construction and Operation Standards and Limitations.**

2. Address and building signage for the site should clearly identify each building either by individual street address or use of alphabetic designation (Building "A", "B", and "C"), at the entrance from Fall River Avenue, within the site via directional signs and on each building.

The application will be reviewed by the Technical Review Committee on December 3, 2015 and any additional staff comments or material issues generated by that review will be shared with the Planning Board by the Town Planner.

Should the Planning Board deem it appropriate to grant the requested site plan approval, it is respectfully requested that the 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**

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

1. Approval of the proposed waste water treatment system by the Seekonk Board of Health;
2. Authorization for the notice of Intent or such other approvals as may be required by the Seekonk Conservation Commission;
3. Address and building signage for the site should clearly identify each building either by individual street addresses for each building or use of alphabetic designation (Building "A", "B", and "C"), at the entrance from Fall River Avenue, within the site via directional signs, and on each building to facilitate emergency response.
4. Resolution of any outstanding comments generated by the peer review of the stormwater management plan and submission of a final plan.
5. Any future uses introduced to the site shall only be established or changed in accordance with the applicable provisions of the Seekonk Zoning By-Laws.
6. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning by-Laws**.



TOWN OF SEEKONK

FORM D

PLANNING BOARD

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

APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: NOVEMBER 9, 2015

Applicant Name PMI REALTY LLC Phone No. 508-509-8232

Applicant Address 1960 FALL RIVER AVENUE SEEKONK, MA 02771

Address of Subject Property 1727 FALL RIVER AVENUE SEEKONK, MA

Subject Property Plat No. 1 Subject Property Lot No. 20 Present Zoning INDUSTRIAL

Checklist Form D:

- Application Form (2 x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk.
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # 1041 made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by applicant
- Certificate of Good Standing, completed and signed by Tax Collector ATTACHED
- Applicant responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers. (Planning office will advise who the Engineers are for the project).
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of sec. 5.3 in the rules & regs. Governing subdivision of land in Seekonk. (5) Plans after approval. ATTACHED
- Site Plan Received (1) copy CD or DVD ATTACHED
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws. SEE SHEET 10P 5
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws SEE ATTACHED REPORT
- Landscaping Plan SEE SHEET LAYOUT -01 DEPILTING REQUIRED SHADE TREES.

- Lighting Plan *SEE SHEET LIGHT-101*
- Traffic study or documentation that sec. 10.6.1.20 does not apply *SEE ATTACHED ASSESSEMENT, LESS THAN 100 VEHICLE TRIPS AT PEAK.*
- Architectural Plan *(WILL BE METAL BUILDING NOT DESIGNED)*

Received by:

Date: 11/18/15

Time: 1:13 pm

*Signature: *Monte L. Heunens*

*Signature of Applicant

[Handwritten Signature]

Address of Applicant 1960 FALL RIVER AVE.
SEEKONK, MA 02771

*Signature of Owner or Notarized letter (if applicable)

[Handwritten Signature]

Address of Owner 1960 FALL RIVER AVE
SEEKONK, MA 02771

***Please use blue pen to sign**

NOV 18 '15 PM 1:13

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@cwltld.net

November 11, 2015
Page 1 of 2

Traffic Assessment

Project Location: 1727 Fall River Avenue, Seekonk, MA

Proposed Development: New 12,600 sq. ft. manufacturing building with accessory office and showroom; and (2) new 6,000 sq. ft. warehouse buildings with accessory offices.

Previous Site Use: 1,600 sq. ft. Office – Single Tenant (ITE Land Use Code 715)*
4,400 sq. ft. Warehousing (ITE Land Use Code 150)*

* Note: Existing Site is vacant

Proposed Site Use: 24,600 sq. ft. Manufacturing (ITE Land Use Code 140)
Please note that manufacturing facilities generally also have office, warehouse, research and associated functions

Existing Conditions:

Since the site is vacant we can only estimate the previous site trip generation.

Office & Warehouse:

Total Weekday vehicle trips	=	112 trips	(56) entering	(56) exiting	
AM Peak of Adjacent Street	=	34 trips	(29) entering	(5) exiting	
PM Peak of Adjacent Street	=	42 trips	(7) entering	(35) exiting	
AM Peak of Generator	=	30 trips	(25) entering	(5) exiting	
PM Peak of Generator	=	40 trips	(7) entering	(33) exiting	
Total Saturday vehicle trips	=	2 trips	(1) entering	(1) exiting	[Negligible]

Proposed Conditions - Estimated Site Trip Generation:

Manufacturing Facilities:

Total Weekday vehicle trips	=	94 trips	(47) entering	(47) exiting	
-----------------------------	---	----------	---------------	--------------	--

AM Peak of Adjacent Street	=	18 trips	(14) entering	(4) exiting
PM Peak of Adjacent Street	=	18 trips	(6) entering	(12) exiting
AM Peak of Generator	=	20 trips	(14) entering	(6) exiting
PM Peak of Generator	=	19 trips	(10) entering	(9) exiting
Total Saturday vehicle trips	=	38 trips	(19) entering	(19) exiting

Resulting Site Traffic:

Weekday vehicle trips	=	18 less trips		
AM Peak of Adjacent Street	=	16 less trips		
PM Peak of Adjacent Street	=	24 less trips		
AM Peak of Generator	=	10 less trips		
PM Peak of Generator	=	21 less trips		
Saturday vehicle trips	=	36 more trips	(18) entering	(18) exiting



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

MEMORANDUM

Date: December 8, 2015

To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Request for final cash surety release for **Jane Howland Estates Phase E, Jane Howland Place**

The applicant is before the Planning Board upon a request for final release of the cash surety for the above referenced subdivision. Jane Howland Estates Phase E was approved in 1995; however, the roadway was never put forward for acceptance by the Town. A review of the file indicates that in 2009, an attempt was made to finalize the development and address some minor drainage issues with regard to the roadway; however, the issues were never resolved. The Office of Planning and Zoning were recently contacted regarding acceptance of the roadway and conducted a number of site visits to the site with the applicant's representative and the Department of Public Works. It is the position of the Town Planner and acting Superintendent of Public Works that, in light of the age of the roadway and diminimus nature of the drainage issues observed on the roadway, even after significant rain events, to require any corrective work to the roadway at this point in time would result in greater degradation of the integrity of the overall roadway than the benefits of any corrective action could justify. For that reason it is respectfully requested that the Planning Board vote to authorize the release of the remaining cash surety in the amount of \$28,605.87. Said surety to be released upon acceptance of the roadway by the town in accordance with the **Section 6.8.1 of the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk.**



TOWN OF SEEKONK PLANNING BOARD

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

ESTABLISHMENT OF CASH SURETY OR BOND

Date: 10 NOV 15

Applicant Name MARK DORMAN & ROY LaCROIX Phone No. 508-567-0000
D/B/A HOWLAND ASSOCIATES, INC.

Address 30 KEEGAN COURT

Plat No. 1 Lot No. 228, 249, 245, 246, 247, 248

Definitive Plan of a subdivision entitled: JANE HOWLAND ESTATES PHASE E

dated JULY 27, 1995 prepared by ANTHONY CAPUTI
APPROVED OCT 24, 1995

The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Planning Board within _____ months from the date said plan is endorsed.

Checklist – Cash Surety or Bond establishment or release:

- Original Surety Form
- Application fee ck# 9302
\$125 application fee (payable to the Town of Seekonk)
- Construction Cost Estimate- For establishing covenant agreements and covenant releases; completed by the applicant, reviewed by inspecting engineer, and approved by the Planning Board
- Inspection Fees check ck# _____
For establishing covenant agreements only; Amount determined by inspecting engineer (payable to Town of Seekonk); To be deposited in special 53G account, as authorized by MGL Ch. 44, sec 53G
- W-9 Form (available from Town Treasurer)
Required for establishing cash surety or bond and special 53G account

ONCE PLANNING BOARD APPROVES PERFORMANCE GUARANTEE AMOUNT BASED ON CONSTRUCTION COST ESTIMATE THEN SURETY WILL BE ESTABLISHED THROUGH THE TOWN TREASURER THEN DEFINITIVE PLAN CAN BE ENDORSED.

Applicant: Mark Dorman Signature of _____



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

MEMORANDUM

Date: December 8, 2015

To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Request for surety covenant release for **Lot 6 Tall Pines** Residential Conservation Subdivision Development

The applicant is before the Planning Board upon a request for covenant release and surety reduction related to the guarantees for public improvements for the above referenced subdivision. The final, top course of asphalt and the remainder of the public improvements with the two exceptions noted in the attached correspondence from the Project Engineer have recently been installed, inspected and found to be in conformance with the applicable construction standards. Per **Section 6.8 Release of Performance Guarantee**, **Section 6.8.1 Street/Land – Initiation of Acceptance**, and **Section 6.8.2 Drainage System** it appears that a minimum 5% maintenance bond is retained by the Planning Board for the roadway improvements until such time as the roadway is accepted and, regarding the drainage system, until one year following the approval of said drainage system. It is unclear from the language if the 1 year time frame for the retention of the drainage surety runs from the final inspection by the Planning Board's agent or from the date of the Board's action to reduce the surety to the 5%. Notwithstanding this determination it would seem, based on the language of the **Sections 6.8.1** and **6.8.2**, that in addition to the proposed \$13,000, the retained surety amount should also include \$29,494.00 (5% of the construction cost estimate of \$589,876.00) resulting in a total reduction of the surety amount to be held for the development to \$42,494.00.



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

MEMORANDUM

Date: December 8, 2015
To: Seekonk Planning Board
From: John J. Aubin III, Town Planner
Re: Request to establish surety for the Stone Ridge Residential Subdivision

Attached please find an application and supporting documentation requesting the establishment of surety in the amount of \$459,522.00 to guarantee the proposed public improvements related to the approved Stone Ridge residential subdivision. The developer has requested a period of 18 months in which to complete the improvements. The construction cost estimate has been submitted to the Planning Board's consulting engineering firm and will be reviewed by the Technical Review Committee on December 3, 2015.

Establishment of a guarantee for the public improvements related to the subdivision by the applicant is a prerequisite to the execution and recordation of a final definitive plan. Should the Planning Board vote to approve the form and duration of the guarantee, it is recommended that the guarantee be in the amount of \$459,522.00 or such amount as may be determined by the Town Planner and Superintendent of Public Works after review of the final definitive plan set for the development and that further any such modification to the guarantee amount be documented to the Planning Board and recorded in the Planning Board's definitive subdivision file.



TOWN OF SEEKONK PLANNING BOARD

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

ESTABLISHMENT OF CASH SURETY OR BOND

Date: November 24, 2015

Applicant Name: Steven Najas, Najas Realty, LLC Phone No. 401-641-1241

Address 111 Miles Lane, East providence, RI 02914

Plat No. 24 Lot No. 625

Definitive Plan of a subdivision entitled: Stone Ridge

dated Aug 24, 2015 prepared by InSite Engineering

The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Planning Board within 18 months from the date said plan is endorsed.

Checklist – Cash Surety or Bond establishment or release:

- Original Surety Form
- Application fee ck# _____
\$125 application fee (payable to the Town of Seekonk)
- Construction Cost Estimate- For establishing covenant agreements and covenant releases; completed by the applicant, reviewed by inspecting engineer, and approved by the Planning Board
- Inspection Fees check ck# _____
For establishing covenant agreements only; Amount determined by inspecting engineer (payable to Town of Seekonk); To be deposited in special 53G account, as authorized by MGL Ch. 44, sec 53G
- W-9 Form (available from Town Treasurer)
Required for establishing cash surety or bond and special 53G account

ONCE PLANNING BOARD APPROVES PERFORMANCE GUARANTEE AMOUNT BASED ON CONSTRUCTION COST ESTIMATE THEN SURETY WILL BE ESTABLISHED THROUGH THE TOWN TREASURER THEN DEFINITIVE PLAN CAN BE ENDORSED.

Applicant: _____ Signature of _____



Agenda Item: 6

Date: December 8, 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 TJA Solar, for site plan approval for proposed **Solar Photovoltaic Facility**, on property located at 50 Woodland Avenue, being AP 35, lots 23, 24, and 26 located in the Industrial and Solar Photovoltaic Overlay zoning districts

APPLICANT: TJA solar

OWNER: Jeffrey Fisk

LOCATION: 50 Woodland Ave, AP 35, Lots 23, 24, and 26

REQUESTED ACTION: Site plan review to allow a large scale ground mounted Solar Photovoltaic Facility

APPLICABLE ZONING BY-LAW PROVISIONS:

1. **Section 6.8 Solar Photovoltaic Overlay District**
 - **Section 6.8.5 Solar Photovoltaic Site Plan Review**
2. **Section 6.8.6 Dimensional and Design Standards**

PLEASE NOTE: While two separate applications have been submitted by the applicant for AP 35, Lots 23 and 24 and Lot 26 respectively, due to the similar nature and uniformity of applicant and owners, both applications are addressed in the following report. Both applications are attached.

ANALYSIS:

The applicant is before the Planning Board for site plan review in accordance with **Section 6.8.5 Solar Photovoltaic Site Plan Review** of the **Town of Seekonk Zoning By-Laws** in order to construct a large scale solar photovoltaic facility on three existing lots of record, AP 35, lots 23, 24, and 26. All parcels are zoned Industrial and within the Solar Photovoltaic Overlay District.

Lot 26 fronts on Woodland Avenue and provides access to lots 23 and 24 via lot 21. Lot 26 appears to have been used as part of a gravel extraction operation located on AP 35 lot 30. The submitted site plan for lot 26 shows 2 proposed roughly triangular solar fields with length of approximately 700' and base of 200' located on portions of lot 26 which appear to be previously disturbed as part of the graveling operation. The

solar fields are located between three easements over the property and a wetland to the north. The solar fields are comprised of the solar panels and their mounts, a gravel access drive, and a chain link fence.

Lots 23 and 24 located to the northeast of lot 26 are accessed via a gravel road running to the lots from lot 26 through lot 21. Lot 23 is comprised of 6.8 acres of land portions of the lot appear to have been disturbed as part of the previously noted graveling operation. Lot 24 is comprised of 7.6 acres of forested land and is undeveloped. The submitted plans show the proposed solar collection equipment and access roads encompassing most of the acreage of both lots as well as a chain link fence enclosure. The abutting parcels to the north, east, and west are undeveloped industrial land (AP 35 lot 22 and a portion of AP 36, Lot 3 and undeveloped land zoned R-4 (AP 36, lots 2, 4, 16 and a portion of lot 3).

In reviewing the submitted plan for compliance with the applicable design standards it appears that the proposed solar fields for lot 26 are in compliance with the standards, however, the Planning Board may wish to inquire of the applicant as to the operation of the facility as well as signage, utility notification and financial surety intentions for abandonment of the facility as required by **Section 6.8**.

The facilities proposed for lots 23 and 24 do not appear to conform to the 10' perimeter buffer generally applicable to SPF's per **Section 6.8.6.2(c)(i)** or 25' residential buffer requirement of **Section 6.8.6.2(c)(i)**. The Planning Board may wish to inquire of the applicant as to the operation of the facility as well as signage, utility notification and financial surety intentions for abandonment of the facility as required by **Section 6.8**.

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

1. Submission of an Emergency Response plan for the facility to the Fire Department and Town Planner in accordance with **Section 6.8.7.1**.
2. Submission of an Operation and Maintenance plan for the facility to the Town Planner in accordance with **Section 6.8.8**
3. Submission of sign details documenting compliance with **Section 6.8.6(f)** to the Town Planner.
4. Submission of documentation of Utility Notification to the Town Planner in accordance with **Section 6.8.9**
5. Presentation to the Planning Board and acceptance thereof, at a future date, of the form and amount of financial surety as required by **Section 6.8.11**
6. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning by-Laws**.

AP 35, Lots 23 and 24



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015

Area



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015

AP 35, Lot 26



Property Information

Property ID 265%2F035.0-0000-0026.0
Location 50 WOODLAND AVE
Owner



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015

Area



**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.

Parcels updated 5/1/2015
Properties updated 1/1/2015



TOWN OF SEEKONK

FORM **D**

PLANNING BOARD

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

APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 10-28-15

Applicant Name TJA Solar Phone No. 508-995-0192

Applicant Address 150 John Vertente Blvd, New Bedford, MA 02745

Address of Subject Property 50 Woodland Ave

Subject Property Plat No. 35 Subject Property Lot No. 23 and 24 Present Zoning I

Checklist Form D:

- Application Form (2 x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk.
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # _____ made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by applicant
- Certificate of Good Standing, completed and signed by Tax Collector
- Applicant responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers. (Planning office will advise who the Engineers are for the project).
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of sec. 5.3 in the rules & regs. Governing subdivision of land in Seekonk. (5) Plans after approval.
- Site Plan Received (1) copy CD or DVD
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.

NA Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws

NA Landscaping Plan

NOV 25 '15 AM 10:41

- NA Lighting Plan
- NA Traffic study or documentation that sec. 10.6.1.20 does not apply
- NA Architectural Plan

Received by:

Date: Nov. 25, 2015

Time: 10:41 am

*Signature: *Mister J. Heenan*

*Signature of Applicant

Alan Alves
ALAN ALVES, MNOA

Address of Applicant 150 JOHN VERTEENTE

NEW BEDFORD, MA 02745

*Signature of Owner or Notarized letter (if applicable)

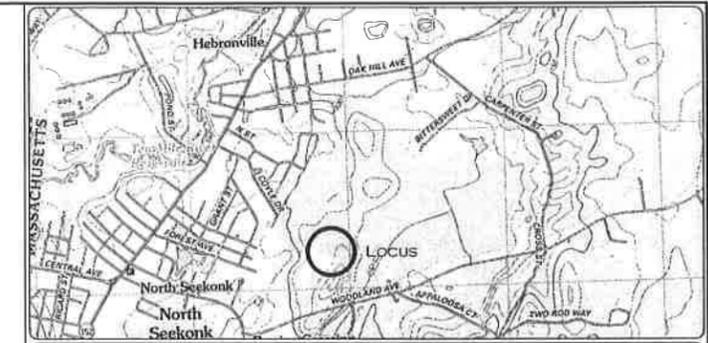
Jeffrey Fish

Address of Owner _____

*Please use blue pen to sign

NOV 25 '15 AM 10:41

I:\14-075 WOODLAND AVENUE - SEEKONK - FISK\CAD\14-075 WOODLAND AVE SOLAR CONCEPT I.DWG, 11/24/2015 11:55:53 AM, INSITE-2NDFLOOR-COPIER-303



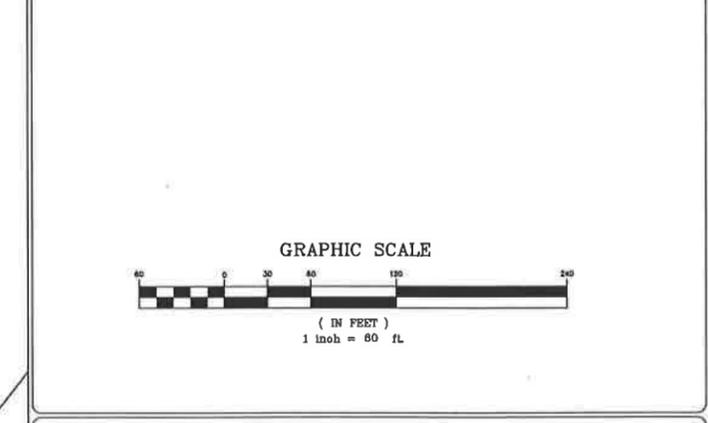
LOCATION (NTS) MAP

- GENERAL NOTES:**
1. LOTS SHOWN ARE DESIGNATED AS LOTS 26 & 30 ON ASSESSORS MAP 35.
 2. OWNER OF RECORD: - JEFFERY FISK
72 POND STREET
SEEKONK, MA 02771
DEED BOOK BOOK 7949 PAGE 159
 3. ELEVATIONS BASED ON AN NAVD88 DATUM.
 4. SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE

- SEEKONK ZONING DISTRICT:**
- "INDUSTRY"
- | | |
|--------------------------|---------------|
| MINIMUM FRONTAGE | = 50' |
| MINIMUM AREA | = 20,000 S.F. |
| MINIMUM SETBACKS - FRONT | = 50' |
| SIDE | = 20' |
| REAR | = 20' |
- (SIDE AND REAR YARDS ADJACENT TO RESIDENTIAL DISTRICTS = 50')

LEGEND

BOUND	■	WATER VALVE	
IRON ROD	●	WATER SHUTOFF	
DRILL HOLE	●	EXISTING CONTOURS	
RR SPIKE	●	WATER LINE	
DRAIN MANHOLE	⊙	GAS LINE	
CATCH BASIN	⊙	OVERHEAD WIRES	
STONE WALL	⊙	GAS VALVE	
UTILITY POLE	⊙	ZONING SETBACKS	
HYDRANT	⊙		



SITE LAYOUT PLAN

"WOODLAND AVENUE SOLAR PROJECT"
50 WOODLAND AVENUE, SEEKONK, MASSACHUSETTS
ASSESSORS MAP 35 LOTS 23 & 24

APPLICANT: SJA SOLAR
150 JOHN VERTENTE BOULEVARD, NEW BEDFORD, MA. 02745

JOB # 14-075	SCALE: 1" = 60'	DRAWN BY: CEA	DATE: NOV. 18, 2015
-----------------	--------------------	------------------	------------------------

REVISED:

		InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InSiteEngineers.com	SHEET 2 OF 2
		<p>INSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.</p>	



TOWN OF SEEKONK

FORM D

PLANNING BOARD

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

APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 10-28-15

Applicant Name TJA Solar Phone No. 508-995-0192

Applicant Address 150 John Vertente Blvd, New Bedford, MA 02745

Address of Subject Property 50 Woodland Ave

Subject Property Plat No. 35 Subject Property Lot No. 26 Present Zoning I

Checklist Form D:

- Application Form (2 x) Please note both copies must be originals; 1 copy for Planning and 1 copy for Town Clerk.
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # _____ made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by applicant
- Certificate of Good Standing, completed and signed by Tax Collector
- Applicant responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers. (Planning office will advise who the Engineers are for the project).
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of sec. 5.3 in the rules & regs. Governing subdivision of land in Seekonk. (5) Plans after approval.
- Site Plan Received (1) copy CD or DVD
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- NA Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- NA Landscaping Plan

NOV 25 '15 AM 10:41

NA Lighting Plan

NA Traffic study or documentation that sec. 10.6.1.20 does not apply

NA Architectural Plan

Received by:

Date: Nov. 25, 2015

Time: 10:41 am

*Signature: Krista L. Hensen

*Signature of Applicant


ALAN ALVES, OWNER

Address of Applicant 150 JOHN VERTEENTE BLVD

NEW BEDFORD, MA 02745

*Signature of Owner or Notarized letter (if applicable)

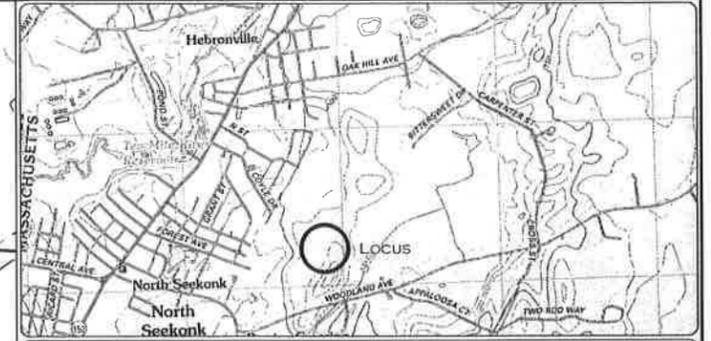
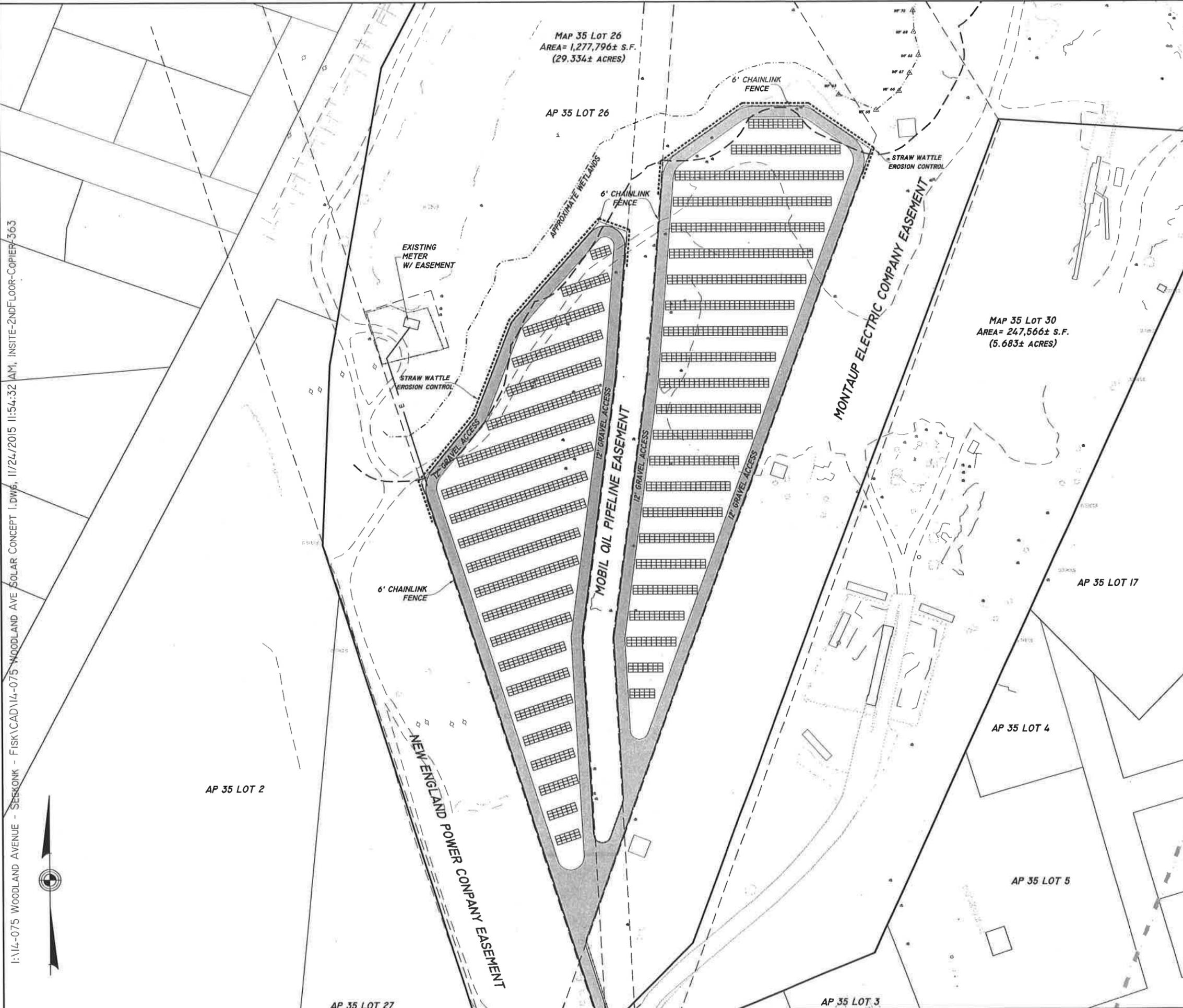


Address of Owner _____

*Please use blue pen to sign

NOV 25 '15 AM 10:41

I:\14-075 WOODLAND AVENUE - SEEKONK - FISK\CAD\14-075 WOODLAND AVE SOLAR CONCEPT I.DWG, 11/24/2015 11:54:32 AM, INSITE-2NDFLOOR-COPIER-363



LOCATION (NTS) MAP

GENERAL NOTES:

1. LOTS SHOWN ARE ARE DESIGNATED AS LOTS 26 & 30 ON ASSESSORS MAP 35.
2. OWNER OF RECORD: - JEFFERY FISK
72 POND STREET
SEEKONK, MA 02771
DEED BOOK BOOK 7949 PAGE 159
3. ELEVATIONS BASED ON AN NAVD88 DATUM.
4. SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE

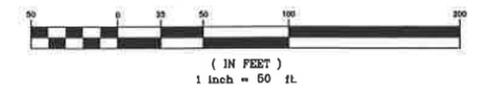
SEEKONK ZONING DISTRICT:

"INDUSTRY"	MINIMUM FRONTAGE	= 50'
	MINIMUM AREA	= 20,000 S.F.
	MINIMUM SETBACKS - FRONT	= 50'
	SIDE	= 20'
	REAR	= 20'
(SIDE AND REAR YARDS ADJACENT TO RESIDENTIAL DISTRICTS = 50')		

LEGEND

BOUND	■	WATER VALVE	
IRON ROD	○	WATER SHUTOFF	
DRILL HOLE	●	EXISTING CONTOURS	
RR SPIKE	●	WATER LINE	
DRAIN MANHOLE	⊕	GAS LINE	
CATCH BASIN	⊕	OVERHEAD WIRES	
STONE WALL	⊕	GAS VALVE	
UTILITY POLE	⊕	ZONING SETBACKS	
HYDRANT	⊕		

GRAPHIC SCALE



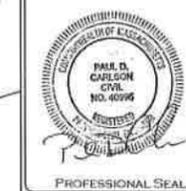
SITE LAYOUT PLAN

"WOODLAND AVENUE SOLAR PROJECT"
50 WOODLAND AVENUE, SEEKONK, MASSACHUSETTS
ASSESSORS MAP 35 LOTS 26

APPLICANT: SJA SOLAR
150 JOHN VERTENTE BOULEVARD, NEW BEDFORD, MA, 02745

JOB # 14-075	SCALE: 1" = 50'	DRAWN BY: CEA	DATE: NOV. 18, 2015
-----------------	--------------------	------------------	------------------------

REVISED:



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

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
2
OF 2

