

Agenda

Town of Seekonk, MA Planning Board

01/12/16

7:00 PM

Seekonk Town Hall
BOS 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

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

PMI Realty, LLC

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

TJA Solar

Work Session on Spring 2016 Zoning By-Law Amendments

John Aubin

Work Session on Rules and Regulations Governing the Subdivision of Land in Seekonk

John Aubin

Town Planner Monthly Report

John Aubin

Correspondence

Approval of Minutes: 12/8/15

Adjournment



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

MEMORANDUM

Date: January 12, 2016

To: Planning Board

From: John J. Aubin III, Town Planner

Re: Site plan application for 1727 Fall River Avenue being AP 1 lot 20 located in an industrial zoning district

After an initial review by the Planning Board on December 8, 2015 the above referenced application was continued to the January 12, 2015 meeting to allow for additional time for the peer review by CEI, Inc. to be completed. A site visit was conducted by CEI and the Town Planner on December 15, 2015 and the existing conditions were confirmed to be consistent with the submitted application. No readily apparent issues of concern related to previous auto salvage yard land use were noted. Attached please find a copy of the peer review engineer's comments on the proposed stormwater management system.

The general, stormwater management and drainage and erosion control sections of the comments generally pertain to the details of the system design and do not note a failure of the design to comply with the standards of Section 8 or Categories 20B and 20C. A specific condition is proposed (see Drainage System Design item 6 on page 4) with regard to Town inspection of the installation of the proposed bio-retention basin and trenches. An alternate condition would be the provision of a statement by the design engineer that the engineer was on-site during the excavations that the bio-retention basin and trenches were installed in accordance with the BMP detail specifications. In addition to the Planning Board's preference in addressing the above proposed condition; the following were previously recommended to be considered as part of any approval the Planning Board may deem appropriate to grant:

1. Approval of the proposed waste water treatment system by the Seekonk Board of Health;
2. Final 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 the comments generated by the peer review by CEI, Inc. as documented in CEI, Inc.'s letter to the Town Planner dated January 4, 2016 of the stormwater management plan and submission of a final plan and drainage report.
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.**

It is expected that the applicant's engineer will provide a general response to the comments to the Planning Board in advance of submission of a final revised plan and drainage report.

The application was also reviewed at the December 24, 2015, TRC meeting. During that review, no new comments were generated by the reviewing Town departments.



Planning Board
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1-508-336-2961

MEMORANDUM

Date: January 12, 2016

To: Planning Board

From: John J. Aubin III, Town Planner

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

After an initial review by the Planning Board on December 8, 2015 the above referenced applications were continued to the January 12, 2015 meeting to allow for revision of the plan in light of applicable zoning setbacks, buffers, required submissions and to confirm compliance with the “public hearing” requirements under **Category 20C** of the **General By-Laws**. It is anticipated that the applicant’s representative will appear to respond to the zoning and other issues raised at the last meeting with regard to the existing and proposed uses of the site.

With regard to the “public hearing” requirement in **Category 20C** of the **General By-Laws**; upon review of the language and current Planning Board public notice policies, the previous provided notice conforms to the requirements as set forth in the **General By-Laws** as the Planning Board meeting are posted, as required by **Category 20C**, at Town Hall, on the Town’s website, and on Channel 9 local access cable station. No specific notice to any particular “parties in interest” is required for “public hearings” under the by-law provision.

The application was reviewed at the December 24, 2015 TRC meeting during that review. No new comments were generated by reviewing Town departments.



Planning Board
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SEEKONK, MASSACHUSETTS 02771
1-508-336-2961

MEMORANDUM

Date: January 12, 2016

To: Planning Board

From: John J. Aubin III, Town Planner

Re: Work Sessions on Rules and Regulations Governing the subdivision of land in the Town of Seekonk and Spring 2016 Town Meeting Seekonk Zoning By-Law Amendments

In order to obtain specific guidance with regard to amendments of the above referenced governing documents two work sessions have been added to the January 12, 2016 agenda. It is the intention of the Town Planner to review items in each document that have previously been raised by the Planning Board and to solicit additional items from the Board for formal drafting and consideration on upcoming Planning Board agendas and, with regard to Zoning By-Law amendments, at the Spring 2016 Town Meeting or other action as may be deemed appropriate by the Planning Board.

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: January 4, 2016
Re: December monthly report

The following departmental activity summary covers the period December 1, 2015 to December 31, 2015.

SUBDIVISIONS

- **Stone Ridge** Application to establish guarantee for proposed public improvements - heard by Planning Board on December 8 and bond set via cash and tri-party agreement executed with Bristol County Savings Bank. Recordation pending petition to be submitted in Land Court regarding the property.
- **Curt Street Extension** 4 lot definitive subdivision of AP 21, Lot 23. Application continuance requested and continuance anticipated before Planning Board in December. Bridge installation per Conservation Commission approval on-going. Applicant appeared before the TRC on December 24 and is finalizing plan with public hearing tentatively set for February 9 Planning Board meeting.
- **Tall Pines** final paving completed and covenant release granted and maintenance bond set by the Planning Board on December 8. Roadway acceptance to be presented for the Spring Town Meeting warrant
- **Jane Howland Place** request for surety release granted and maintenance bond set by the Planning Board on December 8. Roadway acceptance to be presented for the Spring Town Meeting warrant

SITE PLANS

- **1727 Fall River Avenue** site plan application for proposed three building commercial-industrial facility reviewed by the Planning Board December 8, 2015 and continued to January 12, 2016 for peer review completion. Site visit conducted with CEI.

- **50 Woodland Avenue** site plan applications for large scale solar photovoltaic facility on AP 35, Lot 23, 24, and 26 reviewed by the Planning Board December 8, 2015 and continued to January 12, 2016 for peer review completion.
- **1977 Fall River Avenue** 240,000 sf distribution facility application. Continued preconstruction coordination. Applicant's MEPA ENF received and under review. Letter of Intent submitted to Town Administrator.

AMENDMENTS

- Review substantive Zoning By-Law amendments for future discussions with Planning Board, Zoning Board of Appeals and Board of Selectmen (Planning Board work session January 12, 2016)
- Zoning Board of Appeals application packet revision Completed Rule and Regulations and Appeal Guide submitted to ZBA

MISC

- Economic Development Committee
 - Economic Development event (February 23, 2016 Rt. 6 Clarion) planning
 - Development of TIF/ DIF and other tax incentive programs
- Seekonk Bikeway Initiative
 - November 2015 revision Planning Board/ Board of Selectmen presentation on SMMPO Bicycle plan inclusion completed
 - Plan submission to SRPEDD.
- WRPD By-Law adoption
- FY 17 Budget
- 75 County Street enforcement issue
- Mandatory Employee and Board Member Ethics training

CLERICAL/ ADMINISTRATIVE

- Bridget Garrity appointed Zoning Board Secretary
- Planning Board application coordination and scheduling
- Planning Board Minutes

SRPEDD UPDATE



CROSSMAN ENGINEERING

Consulting Engineers & Surveyors

Civil • Transportation • Environmental • Site Planning • Surveying • Permitting

Mr. John J. Aubin, III
Town Planner
Town of Seekonk Planning Department
100 Peck Street
Seekonk, MA 02771

RE: **Expanded Environmental Notification Form**
Proposed Seekonk Package Distribution Center
Plat 1, Lots 32 and 239
1977 Fall River Avenue
Seekonk, Massachusetts

Dear Mr. Aubin:

On behalf of Scannell Properties Inc., I am pleased to submit one copy of the Expanded Environmental Notification Form (ENF) for the Seekonk Package Distribution Center Project in Seekonk, Massachusetts for review under the provisions of the Massachusetts Environmental Policy Act (MEPA). The ENF includes a request for a Single Environmental Impact Report (EIR). The following documents are enclosed with this submission:

The site contains approximately 76 acres and it is located south of Fall River Avenue (Route 6) and west of Hollister Road in Seekonk, Massachusetts. The southern boundary of the site borders on the Town of Swansea and the Seekonk/Rehoboth Town line is located east of Hollister Road. The purpose of the project is to construct a new 248,370 SF Package Distribution Building with associated loading docks, trailer storage areas, employee parking area, drainage and utility improvements and landscaping. The project will disturb approximately 38 acres of land, and contain 13.05 acres of pavement, 5.7 acres of roof top area and 456 auto parking spaces.

Please contact me if you need additional copies of the Expanded ENF or if you have any questions. I can be reached by telephone at 508-695-1700 or by email at bruce.hagerman@crossmaneng.com.

Very truly yours,

CROSSMAN ENGINEERING, INC.

Bruce G. Hagerman, PE
Senior Project Director

BH/kt
Enclosures

cc: Christopher Miller, Scannell Properties Inc.



December 23, 2015

Mr. Shawn E. Cadime
Town Administrator
Town of Seekonk
100 Peck Street
Seekonk, MA 02771

RE: Intent to Apply For Massachusetts Economic Development Program (EDIP) in Seekonk

Dear Mr. Cadime:

This letter is FedEx Ground Package System, Inc.'s letter of intent as required pursuant to the Economic Development Incentive Program, (EDIP).

On October 23, 2015, Debbie Dillinger, Tax Advisor-FedEx Services spoke with you, Town Planner John Aubin and Maria Marasco, Southeast Regional Director, Massachusetts Office of Business Development to discuss the EDIP Program and the various incentives available.

As mentioned, FedEx Ground is proposing to locate a new distribution center/station in Seekonk, MA. The station would manage the projected increase in package volume from the existing facility in Providence, RI as well as accommodate the relocation of the FedEx Home Delivery station in Warren, RI.

The proposed new, single-tenant facility at 1977 Fall River Road, Seekonk, MA 02771 would be more than 225,000 square feet on approximately 77 acres. The estimated total cost of the proposed project is \$48 million, including \$7 million for land acquisition, \$25.8 million for building construction and \$15.2 million for material handling equipment. FedEx Ground would enter a long-term lease of the facility from a developer/owner. Project construction would begin in March 2016 with operations commencing in June 2017.

The proposed station is expected to create 26 full-time and 161 part-time jobs in Seekonk by 2021. These jobs would be net new to the Town and State of Massachusetts. The average hourly wages of full-time and part-time employees would be approximately \$26.43 and \$12.15, respectively.

This letter is
Development

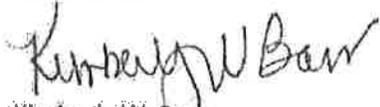
On October 23, 2015,
Aubin and Maria Marasco,
to discuss

As mentioned,
The station would
Providence

December 23, 2015
Mr. Shawn E. Cadime
Page Two

Please accept this letter as the formal letter of intent required under the Economic Development Incentive Program; (EDIP).

Yours truly,



Kimberly W. Barr
Assistant Treasurer

cc: Annamarie Kersten, EDIP Director, MA Office of Business Development
Maria Marasco, Southeast Regional Director, MA Office of Business Development:

December
Mr. Shawn E.
Page Two

Please accept
Incentive

Yours truly,

Kimberly W.
Assistant

cc: Annamarie
Maria Marasco



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

Date: December 24, 2015

Director Mary-Joe Perry
Massachusetts Department of Transportation
Highway Division District 5
1000 County St.
Taunton, MA 02780

RE: Site Plan application of Scannell Properties for proposed 240,000 sq. ft. package distribution facility at 1977 Fall River Avenue, Seekonk Massachusetts

Dear Director Perry,

I am writing to you on behalf of the Planning Board of the Town of Seekonk in accordance with their site plan approval decision on the above referenced application. A copy of the Planning Board's decision is attached. The decision included express support for efforts to establish a traffic light or other appropriate traffic calming measures to improve the function of the intersection of Hollister Road and Fall River Avenue (Route 6) and directs the Town Planner to provide the applicant with a letter to the Massachusetts Department of Transportation indicating this support for such measures as part of the public improvements intended to mitigate potential adverse traffic impacts in the area.

During the Planning Board's review, concerns were expressed by residents from the neighborhood along and off Hollister Road with regard to the potential of the proposed distribution facility to further degrade the already difficult operation of the Hollister Road/Route 6 intersection particularly as regards to making a westward vehicle movement from Hollister Road onto Route 6. While the submitted traffic impact analysis indicated the facility would have a minimal impact on the operation of the Hollister Road/Route 6 intersection and the applicant's traffic expert indicated that current movement volume at the intersection did not meet the MassDOT thresholds to justify a signalized intersection; the Planning Board found that

Dear :

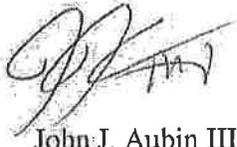
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signalization or consideration of other traffic calming measures could prevent any potential further degradation of the operation of the intersection and provide for improved access to Route 6 for the residents in the Hollister Road area.

As part of this effort, the Town of Seekonk also intends to continue to coordinate with the Town of Swansea, both regarding currently proposed and future development in the area, as well as joint efforts to provide for traffic calming initiative in the area through increased enforcement, signage or other measures which may be accomplished by the municipalities together, through cooperative efforts with MassDOT or other regional agencies such as SRPEDD.

Thank you for your consideration of the above referenced matter. If you have any questions or require further information, please feel free to contact this office.

Sincerely,



John J. Aubin III
Town Planner
Town of Seekonk

cc: Seekonk Planning Board
Shawn S. Cadime, Town Administrator, Seekonk
John McCauliffe, Town Administrator, Swansea
Steve Antinelli, Town Planner Swansea
Bruce Hagerman, Crossman Engineering
Chris Miller, Scannell Properties
Henry J. Sousa, Esquire



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

**SITE PLAN REVIEW
DECISION**

Date: November 18, 2015

Applicant: Scannell Properties

Owner: Cuddigan Realty Inc.

Address: 1977 Fall River Avenue

Plat: 1 Lot(s): 32 and 239

Zoning district(s): Industrial Zoning District, Adult Entertainment Overlay District and Medical Marijuana Overlay District.

Proposal: Construct an approximately 800' x 300' package distribution facility and associated site improvements on the subject property in accordance with the submitted plan set and supporting documentation.

Waivers Requested: none

Documents, testimony and other materials before the Planning Board : Completed application; site plan; proposed elevations and building details; testimony of Courtney Lehman with Scannell Properties, testimony of William Connor with FedEx Ground, testimony of Bruce Hagerman, Civil Engineer with, Crossman Engineering, testimony of James Cronan, Traffic Consultant with Crossman Engineering, testimony of Andy Carballeira, Acoustic Engineer with Cavanaugh Tocci Associates; testimony of Richard Francazio of 30 Barrington River Way in Swansea, MA, testimony of Donald Swartz of 1 Palmer River Road in Swansea, MA, testimony of Celeste Mello of 123 Hollister Road in Swansea, MA; Staff report dated November 10, 2015, and all written, recorded, and transcribed minutes of the November 10, 2015 Planning Board meeting.

Findings of Fact:

Date: N1. The site is comprised of 78 acres of land in the Town of Seekonk which is the location of an existing outdoor recreation facility (AP 1, lot 32) and a single family residential structure (AP 1, lot 239).

Address: 2. The site is generally flat and was used for agricultural purposes prior to the current commercial recreation use.

Zoning: 3. There are identified wetlands on the property along the eastern and western portions of the Route 6 Overlay frontage and a major wetlands complex dominates the southwest portion of the lot. Additionally a portion of the site drains across Hollister Road to a wetlands area to the southeast.

Improvements: 4. The applicant has sought to keep all development activities outside the wetland edges and has filed a Notice of Intent with the Conservation Commission for work within the 100' buffer from isolated and bordering wetlands.

Documents: 5. Surrounding uses are comprised of a mix of primarily industrial with some commercial uses of varying intensities to the east, west and north along the Route 6 Corridor and residential uses and properties along and off Hollister Road to the south.

Engineer: A. Carballeira

Carballeira

Barrington

MA, resident

2015, and

On November 10, 2015 based upon the evidence and testimony presented by the applicant and a specific finding, by the Planning Board, that the application meets the requirements of Section 2.8 Site Plan and Section 8 Development and Design Standards of the Zoning By-Laws, a motion was made by David Sullivan and seconded by Michael Bourque to approve the Site Plan application of Scannell Properties, subject to the following conditions:

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. Submission to the Planning Board of final approvals, authorizations or assents resulting from the applicant's a) MEPA submission to MA DEP; b) proposed improvements to the Route 6 and or Route 136 from MA DOT; and c) proposed water main extension from the Seekonk Water District.
4. Resolution of any outstanding comments generated by the peer review of the traffic study and submission of a final study to the Planning Board.
5. Resolution of any outstanding comments generated by the peer review of the stormwater management plan and submission of a final storm water management plan to the Planning Board.
6. Submission for endorsement of a final site plan for the proposed construction at the conclusion of all other local and state reviews. A final endorsed site plan shall be required prior to Town Planner approval of a building permit authorization.
7. Merger of the subject lots AP 1, lot 32 and lot 239 in accordance with the **Rules and Regulations governing the Subdivision of the Land in the Town of Seekonk and Chapter 41 of the Massachusetts General Laws.**

On Nov 8. The emergency access to the facility from Hollister Road shall be paved.

finding 9. The applicant shall coordinate with the Seekonk Fire Department and investigate the installation of

Section 10. Upon one year of the initiation of operations at the facility and no later than eighteen months from

Sullivan subject that commencement, the applicant or their tenant, as agreed between themselves, shall provide the

Town of Seekonk with a report, prepared by an appropriate professional in the field, documenting

actual sound levels generated by the operations on-site versus the observed and predicted sound

levels for the property as presented by the applicant and their witnesses to the Planning Board.

11. The applicant shall extend the proposed landscaped berm to the west to the extent possible

without impacting storm water flow or wetlands on the site.

Further the Planning Board voted to support efforts to establish a traffic light or other appropriate traffic calming measures to improve the function of the intersection of Hollister Road and Fall River Avenue (Route 6) and directs the Town Planner to provide the applicant a letter addressed to the Secretary of the Massachusetts Department of Transportation noting the traffic concerns regarding the intersection as expressed by the residents of the areas during the Planning Board site plan review and indicating support for any such traffic control or calming such measures in the area.

Motion Passes: 7-Aye, 0-Nay

Mike J. Bourque 11-18-15
Planning Board Clerk - Date



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

Date: January , 2016

Attn MEPA Office
Secretary of Energy and Environmental Affairs
Suite 900
100 Cambridge Street
Boston MA 02114

Re: Expanded Environmental Notification Form for Proposed Seekonk Package Distribution Center, Plat 1, Lots 32 and 239, 1977 Fall River Avenue Seekonk Massachusetts

Dear Secretary,

I am writing on behalf of the Town of Seekonk in order to transmit to your office the comments generated as a result of the Town's review of the above referenced Expanded Environmental Notification Form, submitted in compliance with 301 CNR 11.17 to the Board of Selectmen, Board of Health, Conservation Commission and Planning Board of the Town of Seekonk. In response to the Notification the Town offers the following comments:

Board of Selectmen

100
Secretary
Suite 900
100 Cambridge Street
Boston MA 02114

Conservation Commission

100
Secretary
Suite 900
100 Cambridge Street
Boston MA 02114

Board of Health

100
Secretary
Suite 900
100 Cambridge Street
Boston MA 02114

Planning Board

1. The Expanded ENF is consistent with the conditional approval of the Planning Board dated November 18, 2015

100
Secretary
Suite 900
100 Cambridge Street
Boston MA 02114

2. Page 3-4 last 2 paragraphs 1st person is used.
3. Page 3-5 first paragraph, last sentence "ofmedium"; should be of medium.
4. Page 3-5 third paragraph, second sentence "season- ally"; should be seasonally
5. Page 4.1 Section 4.2 third paragraph second to the last sentence ends "beneath Route 6y."; should be "beneath Route 6"
6. Page 6-14 Section 6.4 end of page, last sentence reads "where they are parking"; should be "where they are parked"
7. Page 6-15 Section 6.4 **On-site Services** first sentence reads "employees will no reason"; should read "employees will have no reason"
8. Page 7-3 Section 7.1.2 second paragraph second to the last sentence reads "where they are parking"; should read "where they are parked"
9. Page 10-3 Section 10.2.5 first paragraph fourth sentence reads "where they are parking"; should read "where they are parked"

Thank you for your consideration of the above.

Sincerely,

Cc

Thank you

Sincerely,

Cc

PRESS RELEASE

East Providence Area Chamber of Commerce and Seekonk Economic
Development Committee

Are proud to announce the
Olde Seaconke Economic Development Forum and Business After Hours

5:30PM to 7:30PM Tuesday, February 24, 2016
Clarion Inn, 940 Fall River Avenue, Seekonk, Massachusetts

Date: December 23, 2015

The East Providence Area Chamber of Commerce and Seekonk Economic Development Committee (SEDC) are pleased to announce the “**Olde Seaconke Economic Development Forum and Business After Hours**” to be held on Tuesday, February 24, 2016 at the Clarion Inn, 940 Fall River Avenue, Seekonk MA from 5:30PM to 7:30PM.

The event will consist of an open networking session for business people from 5:30PM – 6:30PM with light refreshments provided by Clarion Inn and a cash bar, followed by a speaking program featuring local and state development officials including Seekonk Town Administrator and Fall River City Councilman, Shawn S. Cadime, Seekonk Town Planer, John J. Aubin III, as well as representatives of the Massachusetts Office of Business Development and the private development community.

This event represents the initial outreach and marketing effort of the Seekonk Economic Development Committee (SEDC) whose charge from the Board of Selectmen includes both a call to foster ties within the business community by working with local business organizations, such as the East Providence Area Chamber of Commerce, and to encourage economic growth within Seekonk. (The Chamber serves the communities of East Providence, Barrington, Seekonk and Rehoboth.) This event is expected to be one of a number of outreach efforts by the SEDC to encourage and foster economic growth through better communication amongst and with the development community and through implementation of the Economic Development Element of the Seekonk Master Plan.

Please mark the date on your calendar and join us as we meet to discuss future economic development opportunities and strategies in the Olde Seaconke Area! Local business owners and/or their representatives are welcome and asked to register for the free event by February 12. For more information or to register, contact the East Providence Area Chamber of Commerce at office@eastprovchamber.com or call 401.438.1212.