



# - TOWN OF SEEKONK MEETING NOTICE -

Please PRINT clearly or type form

Committee Name: Planning Board

Date of Meeting: Wed, June 29, 2016 Circle day: M T W Th F Time: 7:00 pm

Place of Meeting: Planning Board Meeting Room Seekonk Town Hall  
(meeting room) (location)

100 Peck Street, Seekonk, MA 02771  
(address)

Topics to be discussed: *(a copy of your agenda may be attached to each notice)* Time stamp: JUN 24 15 04:04

135 Ledge Road - Approval Not Required under Subdivision Control Law  
Curt Street Extension – Request for Surety

➤ **Four (4) copies of this notice must be filed with the Town Clerk's office:**  
Each sheet contains two copies. You **MUST** have two full sheets (4 copies of the notice) with you when filing notice with Clerk's office – it is not our responsibility to make the copies for you. One copy will be posted, one for cable, one will be filed in the Clerk's office & one will be returned to the committee as a file copy.

➤ **On the back of the form, kindly print your committee name and meeting date.**

Dated: 6/24/16 Posted by: Kristen L'Heureux

POSTING COPY      CLERK'S FILE COPY      COMMITTEE FILE COPY      CABLE COPY

# Agenda

## Town of Seekonk, MA Planning Board

06/29/16  
7:00 PM  
Seekonk Town Hall  
Planning Board Meeting Room

Type of meeting: Planning Board Special Meeting

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

7:00 PM

ANR Application for 135 Ledge Road, KJEC, LLC  
Map 19, Lot 589  
Existing lot to provide 22,456 sq. ft.  
Lots 571 & 576 will be combined with abutting  
property for future development.

Request to set surety amount and form for Curt Joseph Vieira  
Street Extension four lot definitive subdivision of  
AP 21, lot 23 located in an R-2 zoning district.

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: June 29, 2016  
Application Filed: June 13, 2016

**APPROVAL NOT REQUIRED REVIEW (ANR)**

**KJEC, LLC – Plat 19, Lots 589, 571, and 576 – 135 Ledge Road (lot 589), 0 Kristen Drive (lot 571) and 0 Jeremiah Street (lot 576)**

**Existing Conditions:**

The subject lots, AP 19, lots 589, 571 and 576, are comprised of 5.89, .7, and .34 acres of land respectively, located in an R-1 Zoning District having a minimum required 14,400 square feet of area and 100' of frontage per lot in accordance with **Section 5** of the Seekonk Zoning By-laws. All three lots are currently lots of record. Lot 589 is currently developed with a single family dwelling and lots 571 and 576 are undeveloped. Lot 589 has approximately 157 feet of frontage on Ledge Road an improved town road. Lot 571 has approximately 180 feet of contiguous frontage along the unimproved Jeremiah Street and 100' of frontage along Kristen Court, also an unimproved "paper street" in the area of the subject lots. The Lot 576 has approximately 195' of frontage along Kristen Court, as noted above, an unimproved right of way. The submitted plan reconfigures the lot lines between the three properties by eliminating the shared lot lines between lots 589 and 571 and lots 589 and 576; effectively moving the rear lot line of lot 589 to the northwest approximately 300'. The proposed reconfiguration will result in 2 lots; the reduced lot 589 and an increased (by way of area) lot 571/576 merging these two lots with the rear portion of lot 589 (designated "parcel A" on the submitted plans) to form a single parcel. Attached please find a copy of the Town's online GIS aerial photo of the subject lots and surrounding area.

**Proposed Lot Amendments and plan references:**

The submitted plan creates no new lots for development and eliminated 1 lot of record resulting in lot configurations as follows:

Lot 589 having 22,458 square feet of land area and approximately 157 feet of contiguous frontage on Ledge Road; and

Combined Lots 571, 576, and Parcel 'A' having 117,020 square feet (2.7 acres) of land area with approximately 180 feet of frontage on Jeremiah Street (unimproved), 100 feet and 195 feet of noncontiguous frontage on Kristen Court (unimproved).

**Recommendation:**

Staff recommends endorsement of the submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for KJEC, LLC dated June 6, 2016 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.



# 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: June 8, 2016

Applicant Name KJEC, LLC Phone No. 508-717-3479

Applicant Address 401 County St. - New Bedford, MA 02740

Address of Subject Property 135 Ledge Rd

Subject Property Plat No. 19 Subject Property Lot No. 589 Present Zoning Res 1

1. Deed of property recorded in Bristol County Registry, Book No. 22574 Page No. 293

2. Name of Engineer or Surveyor Brian J. Murphy Mass Lic. No. 38387

Address 401 County St. - New Bedford, MA 02740

Brief Description of lot lines being changed and why:

The existing house lot at 135 Ledge Rd. is being divided to provide 22,458 sf. Remaining area of Parcel A  
will be combined with abutting property (Lots 571 & 576) for future development.

#### Checklist Form A:

- Application Form (2 x)  
Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk
- Application fee, ck# \_\_\_\_\_  
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:

June 13, 2016  
Date

9:47 am  
Time

[Signature]  
\*Signature

[Signature]  
\*Signature of Applicant

CHRISTIAN FARLAND  
Print Name

401 COUNTY ST. - NEW BEDFORD, MA 02740  
Address of Applicant

[Signature]  
\*Signature of Owner or Notarized letter (if applicable)

17 OXFORD ST. - TAUNTON, MA 02780  
Address of Owner

\*Please use blue pen to sign

JUN 13 '16 AM 9:47

### 135 Ledge Raod AP 19 Lot 589



**Property Information**

**Property ID** 265/019.0-0000-0589.0  
**Location** 135 LEDGE RD  
**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



LOCUS MAP SCALE: 1"=2,000'±

**ZONING DATA**

DISTRICT: R1 - RESIDENTIAL 1

DESCRIPTION	REQUIRED
LOT AREA	14,400 S.F.
LOT FRONTAGE	100 FT
FRONT SETBACK	35 FT
SIDE SETBACK	15+5 FOR EACH STORY OVER ONE FT
REAR SETBACK	25 FT

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS"

DATE: \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR: \_\_\_\_\_

FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TOWN OF SEEKONK PLANNING BOARD

DATE: \_\_\_\_\_

REVISIONS


www.FarlandCorp.com

401 COUNTY STREET  
 NEW BEDFORD, MA 02740  
 P. 508.717.3479

OFFICES IN:  
 ● TAUNTON  
 ● MARLBOROUGH  
 ● WARWICK, RI

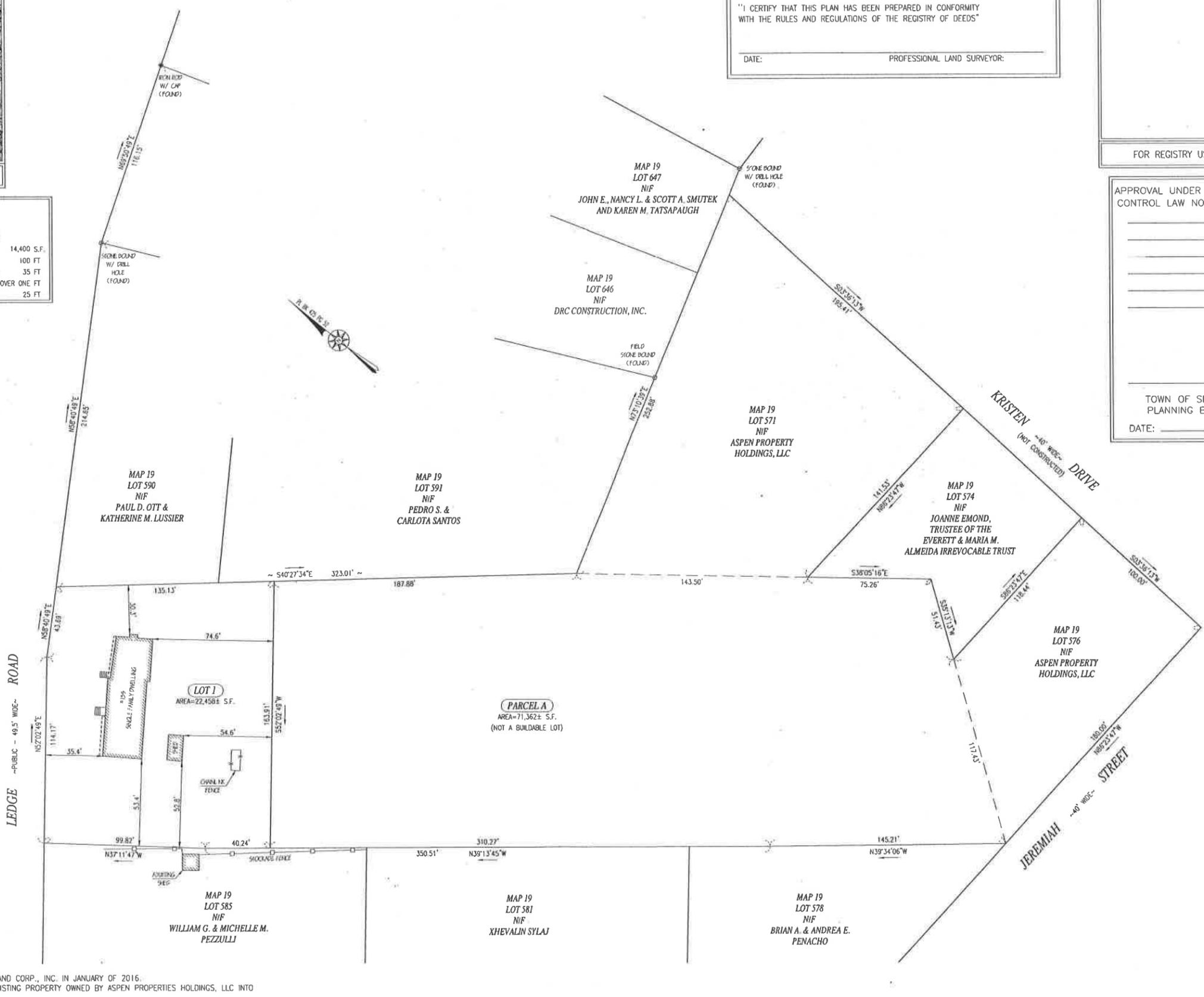
DRAWN BY: MJW/NPD  
 DESIGNED BY: CAF  
 CHECKED BY: BJM

**APPROVAL NOT REQUIRED PLAN**

135 LEDGE ROAD  
 ASSESSORS MAP 19 LOTS 571, 576 & 589  
 SEEKONK, MASSACHUSETTS

PREPARED FOR:  
 KJEC, LLC  
 401 COUNTY STREET  
 NEW BEDFORD, MA 02740

JUNE 6, 2016  
 SCALE: 1"=30'  
 JOB NO. 16-135  
 LATEST REVISION:



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PLAN REFERENCES:  
 PLAN BOOK 425 PAGE 52

RECORD OWNER:  
 ASSESSORS MAP 19 LOT 589  
 ASPEN PROPERTIES HOLDINGS, LLC  
 302 BROADWAY, SUITE 5  
 RAYNHAM, MA 02767  
 DEED BOOK 22574 PAGE 293

- NOTES:
- PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP., INC. IN JANUARY OF 2016.
  - THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING PROPERTY OWNED BY ASPEN PROPERTIES HOLDINGS, LLC INTO LOT 1 AND PARCEL "A".
  - PARCEL "A" IS NOT TO BE CONSIDERED A SEPERATE BUILDABLE LOT AND IS TO BE COMBINED WITH ADJUTING LOTS BELONGING TO ASPEN PROPERTIES HOLDINGS, LLC (LOTS 571 & 576) FOR A TOTAL AREA OF 117,020± S.F.





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

## **MEMORANDUM**

**Date:** June 29, 2016  
**To:** Seekonk Planning Board  
**From:** John J. Aubin III, Town Planner  
**Re:** Performance Guarantee review for Curt Street Extension definitive subdivision

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At their May 10, 2016 meeting, the Planning Board discussed the applicant's objection to the inspection services proposal submitted by Woodward and Curran and the applicant's alternate proposal from TEC Engineering regarding the above referenced four lot subdivision. As directed an additional proposal has been obtained from GPI Engineering and Woodward and Curran has been provided the opportunity to reconsider their proposal. The GPI proposal is attached and Woodward and Curran have been given a deadline for submitting an alternate proposal of close of business June 29<sup>th</sup>. Assuming resolution of the final selection of the inspecting engineering firm; the Planning Board may then move on to the matter of setting the surety for the public and stormwater improvements related to the development.

As previously noted, the applicant has indicated his intent to request that the Planning Board accept a covenant over the Curt Street Extension Definitive Subdivision with a recognition of the applicant's right to build a single family dwelling on the existing lot of record. Upon completion of the extension of Curt Street; the applicant has indicated that it is their intention to request release of the covenant over the development and substitute another appropriate security instrument as provided for in **Section 6**. It is respectfully requested the Planning Board consider the amount and form of surety and take such action as they may deem appropriate.

Thank you.

## John Aubin

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**From:** AGorodetsk@aol.com  
**Sent:** Tuesday, June 14, 2016 3:21 PM  
**To:** John Aubin  
**Subject:** Fwd: (no subject) Curt Stree Extension Seekonk Ma

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**From:** [gmello@tibbettsengineering.com](mailto:gmello@tibbettsengineering.com)  
**To:** [gblock@tibbettsengineering.com](mailto:gblock@tibbettsengineering.com)  
**CC:** [AGorodetsk@aol.com](mailto:AGorodetsk@aol.com)  
**Sent:** 6/14/2016 12:59:05 P.M. Eastern Daylight Time  
**Subj:** RE: (no subject) Curt Stree Extension Seekonk Ma

Alex

TEC has reviewed the above information and offer our budget estimate to perform the construction services over site for the

Curt Street Extension Subdivision. If our budget estimate is acceptable kindly contact George Block to prepare a formal proposal.

Thank You in advance

Preconstruction	\$350
Site Observation 60 Hrs	\$4,800
Field Reports	\$2,000
Documentation Review	\$2,000
Expenses	\$450
Budget Total	\$9,600

George Mello, C.E.

Sr. Project Engineer/Director - Construction Services

Tibbetts Engineering Corp.

3090 Acushnet Avenue

New Bedford, MA 02745

T. 508-998-3700

F. 508-998-5310

[www.tibbettsengineering.com](http://www.tibbettsengineering.com)

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**From:** [AGorodetsk@aol.com](mailto:AGorodetsk@aol.com) [mailto:[AGorodetsk@aol.com](mailto:AGorodetsk@aol.com)]  
**Sent:** Tuesday, June 14, 2016 11:43 AM  
**To:** [GMELLO@TIBBETTSENGINEERING.COM](mailto:GMELLO@TIBBETTSENGINEERING.COM)  
**Subject:** (no subject)

George,

Attached please find set of plans for the Curt St Extension four lot residential subdivision in Seekonk.

Could you please provide construction inspection estimate.

I would greatly appreciate if you could do before the end of the day.

Thank you.

Alex.

# **GPI** Greenman - Pedersen, Inc.

181 Ballardvale Street, Suite 202  
Wilmington, Massachusetts 01887  
Tel.: (978) 570-2999  
FAX: (978) 659-3044

*An Equal Opportunity Employer*

## **CONTRACT AGREEMENT**

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To: Mr. John Aubin, III, JD Seekonk Town Planner 100 Peck Street Seekonk, MA 02771	Project: Curt Street Extension Subdivision Construction Services	Location: Off Sykes Rd/Hemlock St/Curt St Seekonk, MA
As Requested By: John Aubin	Project No.: NHX-2009506.	Date: June 17, 2016
Prepared By: Timothy J. Letton	Page: 1 of 3	

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### **SCOPE OF SERVICES:**

Greenman-Pedersen, Inc. (GPI) will perform construction observation and inspection services relative to the construction of the "Curt Street Extension" Subdivision on behalf of the Town of Seekonk Planning Board. Inspection and observation services will be performed to ensure compliance with the town's Rules and Regulations Regarding the Subdivision of Land, and for conformance with the approved Subdivision Plans. After each inspection is completed, a report will be submitted to the Planning Board based on the field observations.

Specifically, the following services will be provided during the course of the contract:

<b><u>Task No.</u></b>	<b><u>Description of Work</u></b>
000	Pre-Construction - Review the developer's construction estimate, and attend a preconstruction conference with the contractor, developer and town of Seekonk officials.
001	Clearing and Grubbing - Inspect limits of clearing and grubbing within the subdivision roadway Right-of-Way.
002	Drainage - Inspect installed drainage structures, piping, forebays and infiltration basins.
003	Rough Grading - Inspect rough grading within the subdivision roadway Right-of-Way.
004	Water Mains - Inspect installed water mains and appurtenances (not in contract).
005	Underground Utilities - Inspect installed conduit for electrical, telephone and cable services, and observe backfilling of utilities (not in contract).
006	Subbase Grading - Inspect subbase prior to placement of base materials.
007	Base Grading - Inspect base material (gravel) prior to the placement of binder course material.
008	Bituminous Concrete Binder Course - Provide full-time observation during the placement of the binder course material.

# GPI Greenman - Pedersen, Inc.

Project: Curt Street Extension Subdivision Date: June 17, 2016  
Location: Off Sykes Rd/Hemlock St/Curt St Project No: NHX-2009506  
Seekonk, MA Page: 2 of 3

<u>Task No.</u>	<u>Description of Work</u>
009	Casting and Curb Inlets – Inspect installed drainage castings and curb inlets prior to placement of surface course material.
010	Bituminous Concrete Surface Course - Provide full-time observation during the placement of the surface course material.
011	Curbing – Inspect curbing.
012	Sidewalks – Inspect base course prior to paving, and provide full-time observation during the placement of the sidewalk binder and top courses (not in contract).
013	Shoulders (Loamed and Seeded) – Inspect loamed and seeded areas after grass has been established.
014	Street Signs – Inspect installed street signs.
015	Bounds – Inspect installed bounds.
016	Final Clean-Up – Inspection and preparation of punch list, and final inspection after completion of punch list.

## FEES & SCHEDULE:

A total fee of \$6,550.00 including labor and expenses, has been estimated for the above services. The following table summarizes the labor costs of the tasks described in this Agreement.

Task No.	Hours	Fee
000	3	\$ 375.00
001	3	\$ 375.00
002	6	\$ 750.00
003	3	\$ 375.00
004	-	\$ 0.00
005	-	\$ 0.00
006	6	\$ 750.00
007	3	\$ 375.00
008	4	\$ 500.00
009	3	\$ 375.00
010	4	\$ 500.00
011	1	\$ 125.00
012	0	\$ 0.00
013	2	\$ 250.00
014	1	\$ 125.00
015	3	\$ 375.00
016	6	\$ 750.00

# GPI Greenman - Pedersen, Inc.

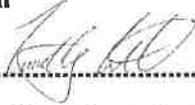
Project: Curt Street Extension Subdivision Date: June 17, 2016  
Location: Off Sykes Rd/Hemlock St/Curt St Project No: NHX-2009506  
Seekonk, MA Page: 3 of 3

Labor will be invoiced in accordance with the rates as provided in the General Terms and Conditions. Reimbursable expenses incurred in conjunction with the performance of the work as described shall include, but are not limited to, data collection, travel, reproduction, telephone, materials and supplies, shipping, delivery, and postage. An estimate 15 round-trips will be made to and from the site, and will be invoiced at the rate of \$0.50 per mile (\$30 per trip). An upset limit of \$450 has been included in the proposed fee for mileage. Other reimbursable expenses are estimated to be \$100.

No work shall be performed under this contract until a Notice-to-Proceed has been provided to GPI by the Client.

Please execute this Contract Agreement authorizing us to proceed with the above scope of services at the stated cost. No work will be performed under this Agreement until it is signed and returned to GPI. The attached "General Terms and Conditions" are incorporated herein by reference and shall be considered as part of this Agreement. Nothing contained herein shall obligate GPI to prepare for, or appear in, arbitration or litigation on behalf of the CLIENT or to undertake additional work on matters not included herein, except in consideration of additional compensation mutually agreed upon. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and shall supersede all understandings and agreements between the parties prior to the date hereof.

## GPI Authorization

By:   
Name: Timothy J. Letton  
Title: Assist. Vice President  
Date: June 17, 2016

## Client Authorization (Please sign original and return)

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_