



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.

Agenda

Town of Seekonk, MA Planning Board

07/12/16

7:00 PM

Seekonk Town Hall
BOS Meeting Room
100 Peck Street
Seekonk, MA 02771

Type of meeting:

Planning Board Public Hearing and 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

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

Discussion of drainage issues and public improvement construction status of **Caleb Estates/ Logan Court** residential subdivision development Caleb Estates Residents

Request for final release of public improvement obligation and remaining surety for **Conrad Girard Estates Subdivision** David Marcelino

Public hearing on proposed revisions to the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk** John Aubin

Discussion of enforcement procedures and coordination amongst town bodies John Aubin

Town Planner Monthly Report

Correspondence

Approval of Minutes: 6/14/16 and 6/29/16

Adjournment



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

MEMORANDUM

Date: July 12, 2016

To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Performance Guarantee review for Curt Street Extension definitive subdivision

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. On June 29th the Planning Board continued the matter to allow for discussion by the full board and to allow the firms who have submitted proposals the opportunity to discuss their proposals with the Board.

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. Also attached are a set of draft legal documents submitted by the applicant. The documents are currently under review.

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.



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: July 12, 2016
Re: Discussion of drainage issues and public improvement construction status of Caleb Estates/Logan Court residential subdivision development

Attached please find a letter outlining a number of concerns raised by the residents of the Caleb Estates residential development regarding the general drainage of the development and status of public improvements. Over the last few months this office has had contact with the residents, facilitated a site visit with the Superintendent of Public Works, and recommended that they submit their concerns in writing to the Planning Board. Upon receipt of the letter the matter was scheduled for review by the TRC on June 30, 2016 and discussion by the Planning Board on July 12, 2016. A review was also conducted of the Planning Board and Building Permit records for the development is summarized below.

The development is comprised of 5 house lots, of which 4 have been constructed with the Planning Board holding a covenant on the final lot. The binder course of pavement has been laid on the roadway and drainage system has been partially installed. The roadway is currently unaccepted but intended to be public upon completion. The stormwater drainage system for the development is intended to be managed via a home owner's association.

The residents raised specific concerns with regard to:

- The compliance of the stormwater swale running along Logan Court; with the approved design and adequacy of the structure as designed;
- Failure of the grading on the developed lots to conform to the approved definitive plan and decision of the Planning Board and lack of submission of as-built plans prior to the issuance of certificates of occupancy for the constructed residences; and
- Ponding of stormwater along the rear of the properties;

With regard to the condition of the stormwater swale the developer has indicated that the condition of the swale does not reflect the final condition. As a lot remains to be developed, the swale is not currently fully constructed or connected to the western portion of the development. The developer has indicated they will be coming forward to request a release of the lot currently being held for surety which will allow for first,

temporary connection of the swale to connect the eastern and western portions of the development, and ultimately the construction of the swale in conformance with the approved definitive plan details. As with all roadway and stormwater management improvement, the final installation will be subject to inspection by the Planning Board's inspecting engineer for the project. The current unfinished swale may also be impacting flooding on the easternmost portions of the development as any water collected in the swale would eventually back up eastward from the undeveloped lot. The developer has submitted a statement of their intended schedule to complete the public and drainage improvements for the development.

With regard to the ponding condition along the rear of the properties, it appears to be undisputed that the area is subject to ponding or that swale along the rear of the property to move the water westward would resolve the condition. The final approved plan does show a swale along the northern edge of the development but only for the westernmost lots. Extension of this swale eastward is recommended together with any necessary easements to the homeowners association and town as well as any necessary modification to the final definitive plan to accommodate the extended swale.

With regard to the submission of as built plans documenting conformance of the final residential grading with the approved definitive subdivision plans, it appears that such a submission was only made with regard to 3 Logan Court despite a request to the Building Department that the Planning Board be informed of all requests for Certificates of Occupancy for the development.

Attached please find the following documents from the Planning Board and Building Department records for the development:

- Definitive Subdivision Plan decision dated December 19, 2011;
- Sheet 5 of 10 Layout and Utility Plan, Caleb Estates dated October 24, 2011;
- Memorandum of David Nyman, CEI Planning Board peer review engineer dated October 28, 2011;
- Certificate of Use and Occupancy for 1 Logan Court dated October 29, 2015;
- Planning Board building permit sign off sheet with plan for 1 Logan Court dated August 8, 2014;
- Certificate of Use and Occupancy for 3 Logan Court dated July 1, 2013;
- Email from John Hanson to Building Department dated August 15, 2013
- Planning Board building permit sign off sheet with plan for 3 Logan Court dated August 20, 2012;
- Letter of conformance from InSite Engineering regarding 3 Logan Court (subdivision lot 1) dated August 22, 2012;
- Certificate of Use and Occupancy for 11 Logan Court dated March 20, 2014;
- Planning Board building permit sign off sheet with plan for 11 Logan Court dated March 17, 2012

It is recommended the Planning Board review the submitted materials and proposed construction schedule in order to set forth a procedure for moving forward in a manner that addresses the concerns of the residents and allows for the orderly and timely transfer of the public improvements to the Town of Seekonk and stormwater management system (as designed and approved) to the home owners association.



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

DECISION ON DEFINITIVE PLAN

Name of Subdivision: Caleb Estates
Applicant(s): DeCastro Builders
Plat 6, Lot(s) 40 – 160 Olney St.
Date: December 19, 2011

Findings of Fact:

- Lot 40 is a 7.3 acre piece of land with an existing dwelling, an open field and a wooded wetland to the rear. The property is in an R-2 Zoning District.
- Create 4 house lots, each $\pm 23K$ sq. ft., on an $\pm 627'$ public road, 24' wide, ending in a hammerhead with a sidewalk on the north side of the road and an LID drainage system consisting of a bio-filter swale along the south side of the road, which will lead to an infiltration pond and into a created wetland. Individual septic systems and public water will service the lots.
- The Conservation Commission issued their approval of the subdivision on 11/21/11.
- The Water District issued their approval of the subdivision on 11/3/11.
- David Nyman from CEI, Planning Board/Conservation Commission reviewing engineer, indicated on 11/11/11 that all items have been satisfactorily addressed.
- Fire Chief indicated on 8/25/11 acceptance of hammerhead, as required by section 7.2.4.2 of the Subdivision Rules and Regulations for alternative designs for turnabouts.
- DPW Supt. indicated on 8/23/11 preferences for hammerhead over cul-de-sac and open drainage channels (swales) over closed drainage system (pipes).
- Health Agent indicated on 5/19/11 that review not conducted since review fee not received although Agent indicated orally that all perc tests have passed.
- School Transportation Director indicated on 4/4/11 that a bus stop could be placed at Caleb Estates.
- Completed Application for Approval of Definitive Subdivision received 3/31/11.
- Final revision dates of Definitive Subdivision Plan and the Drainage Analysis and Stormwater Management Narrative were 11/10/11 and 10/25/11 respectively.

- Public hearing opened & closed 12/13/11 with two individuals speaking in opposition. No material issues raised by the opponents that were addressed by the Planning Board.
- **R. Horsman made a motion to adopt the findings of fact. L. Dunn seconded and so voted Aye by: R. Ross, R. Bennett, R. Horsman, M. Bourque, L. Dunn, S. Foulkes, and Ch. Abelson. Motion passes (7-0).**

Waivers:

- Section 8.7 – Sidewalks proposed on only one side & only 4' in width
- Appendix III – Typical Cross Section – No 4' separation between berm and sidewalk provided
- Section 7.4.1 – Infiltration pond and swales on lots not owned by homeowners association
- Section 5.3.17.1 – Elevations based on assumed datum not Town of Seekonk datum
- Section 7.2.3.4 – Roadway is pitched toward swale (super-elevated) instead of being crowned
- Section 7.4.4 – No easement will be provided at the end of the street for future main tie-ins
- The Planning Board determined that a sidewalk on one side of the proposed street was acceptable; to accommodate the swale within the ROW, a 4' sidewalk, which is ADA compliant, backing up to the berm is necessary; the swale and infiltration pond will be visible from the street and the pond will be surrounded by a split-rail fence; the super-elevation of the road allows for the LID drainage system as opposed to a closed drainage system; no future main tie-ins will occur at the end of the road due to wetlands at the rear of the property; according to the Town Engineer, since the plans are in Mass. State Plane Coordinates, elevations based on an assumed datum are acceptable..
- **L. Dunn made a motion to grant the waivers as all were in the public's interest and not in inconsistent with the Subdivision Control Law. R. Ross seconded and so voted Aye by: R. Ross, R. Bennett, R. Horsman, M. Bourque, L. Dunn, S. Foulkes, and Ch. Abelson. Motion passes (7-0).**

Decision:

On December 14, 2011, a motion was made by R. Ross and seconded by R. Bennett to approve the Definitive Subdivision Plan – 'Caleb Estates', latest revision date of 11/10/11 and the Stormwater Management Narrative, latest revision date of 10/25/11, subject to the following conditions:

1. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit to the Planning Department a lot site plan and supporting information documenting that the grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans and that the development of the individual lot will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Definitive Subdivision Plan. The lot plan should illustrate the placement and details of these measures.
2. Prior to issuance of a building permit for each lot, the lot owner/developer shall provide the Planning Department with site specific soils data and a roof drainage system design meeting the design requirements shown on the drawings, including

the required separation from seasonal high groundwater. Prior to the issuance of certificate of occupancy from the Building Department, a record plan indicating as-built conditions of the roof drainage system design shall also be submitted to the Planning Department.

3. Appropriate documentation shall be submitted to the Planning Board for the establishment of a homeowner's association, associated drainage easements Board of Health Review, and a sight line easement which shall be sufficient in width to allow a clear sight line across the front of the ANR lot. These documents shall be submitted prior to endorsement and recorded along with the Subdivision Plans.
4. The performance of the channels and outlets should be monitored by the developer for at least two years following placement into service, with action by the developer if erosion or sedimentation results from operation of this system.
5. A copy of the USEPA NPDES Construction General Permit Notice of Intent and associated Stormwater Pollution Prevention Plan shall be furnished to the Planning Department prior to the initiation of construction.

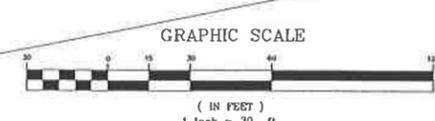
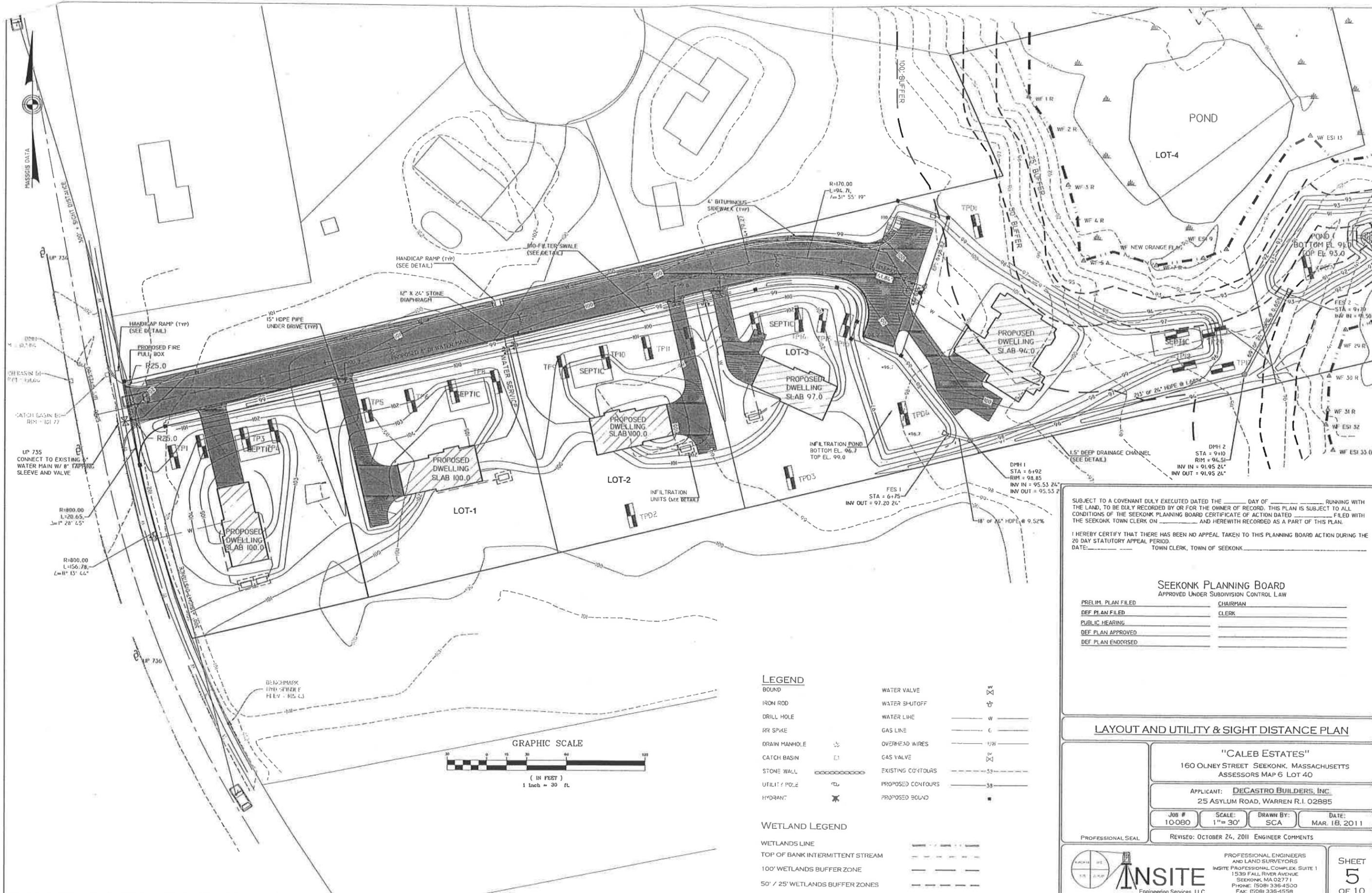
And so voted Aye by R. Ross, R. Bennett, R. Horsman, M. Bourque, L. Dunn, S. Foulkes, and Ch. Abelson.

Motion passes (7-0).



Planning Board Clerk/Vice Clerk - Date

12/19/11



LEGEND

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

WETLAND LEGEND

WETLANDS LINE	
TOP OF BANK INTERMITTENT STREAM	
100' WETLANDS BUFFER ZONE	
50' / 25' WETLANDS BUFFER ZONES	

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	CHAIRMAN
DEF. PLAN FILED	CLERK
PUBLIC HEARING	
DEF. PLAN APPROVED	
DEF. PLAN ENDORSED	

LAYOUT AND UTILITY & SIGHT DISTANCE PLAN

"CALEB ESTATES"
160 OLNEY STREET SEEKONK, MASSACHUSETTS
ASSESSORS MAP 6 LOT 40

APPLICANT: **DECASTRO BUILDERS, INC.**
25 ASYLUM ROAD, WARREN R.I. 02885

JOB # 10-080 SCALE: 1"=30' DRAWN BY: SCA DATE: MAR. 18, 2011

PROFESSIONAL SEAL REVISED: OCTOBER 24, 2011 ENGINEER COMMENTS



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

SHEET
5
OF 10



MEMORANDUM

TO: John Hanson, Town Planner, Seekonk
Bernadette DeBlander, Conservation Agent

FROM: David Nyman, P.E.

SUBJECT: Caleb Estates Updated Subdivision Plan Review

JOB NUMBER: 261-5

DATE: October 28, 2011

As requested by the Seekonk Planning Board and Conservation Commission, CEI has conducted an updated review of the following revised plans and associated documentation for the Caleb Estates Subdivision:

1. Drawings entitled "Definitive Subdivision Plan of 'Caleb Estates' in Seekonk, Massachusetts," dated March 18, 2011, revised 10/24/2011, prepared by InSite Engineering Services, LLC. The drawings include 10 sheets.
2. Drainage calculations for the project entitled "Drainage Analysis and Stormwater Management Narrative," dated October 25, 2011, prepared by InSite Engineering Services, LLC.
3. Letter from InSite Engineering Services to CEI dated October, 2011 responding to review comments presented in CEI's memorandum of October 17, 2011.

Based on our review of this information, CEI offers the following updated comments regarding the subdivision design.

1. We recommend a condition of approval requiring that prior to construction on each lot the lot owner should provide the Town with site specific soils data and a roof drainage system design meeting the design requirements shown on the drawings, including the required separation from seasonal high groundwater.
2. The plan/profile drawing (Sheet 6) does not show the geometric information required by §5.3.17.1. The necessary geometric information requested in our previous comments is shown within the plan set, but not on this drawing.

We understand that the cited section of the Subdivision Regulations requires the right of way layout, pavement geometric data, utility layout, and related information to be depicted on the Plan/Profile drawing, so that the Town will have a single plan/profile drawing depicting the pertinent information for the roadway that it will eventually own.

We recommend that in addition to the other information required, the invert of the bio-swale should also show on the road profile drawing.

3. Elevation data is not provided on the Town of Seekonk datum (§5.3.17.7). The applicant is requesting a waiver of this requirement.



MEMORANDUM

4. Section 7.4.1 requires easements to be submitted with and be part of the Definitive Plan and recorded as a separate document with the Registry of Deeds. However, the engineer indicates the easement language will be provided subsequent to subdivision approval. The Planning Board may want to consider a condition of approval requiring such language to be subject to review and approval by the Town.
5. Sheet 5 of the drawings depicts 300-foot sight distances in each direction at Olney Street. The sight line to the south passes over the ANR lot. The Planning Board may want to consider requiring an easement of sufficient width to allow the Town to maintain a clear sight line across the front of the ANR lot.
6. We believe that several waivers are required for the construction of the road cross section as shown, to provide for country drainage, a uniform cross slope toward the bio-swale, the hammerhead turnaround, and the 4-foot instead of 5-foot sidewalk with the use of the Cape Cod Berm immediately adjacent to the sidewalk.
7. The current design requires an easement on one lot to provide for an infiltration basin, and easements on several lots to provide for general drainage (7-foot easement along the new road to accommodate the bio-swale, and a potential additional easement discussed below). The Planning Board may wish to consider waivers of Section 7.4.1 as needed to provide for this design.
8. There is no proposed easement shown to provide for the conveyance of common drainage along the south property line. Drainage from the rear of the ANR lot and Lots 1-3 must flow across downgradient lots to reach the designated outlet. In previous comments, we have recommended an easement should be provided at the southern boundary of Lots 1-4 to accommodate this drainage, and prevent any of the lots from inhibiting flow along this pathway. This comment still applies. Provision for such an easement could be accommodated by the waiver discussed in Comment 11.
9. §7.4.4 requires an easement at least 20 feet wide from the end of a dead end street to the depth of the lots for future main tie-ins. We understand this was discussed with the Planning Board. Is a waiver required?
10. Based on the calculations provided, we recommend the swale along the southerly boundary of Lot 4 be installed with approximately 1.5-foot depth (instead of 1-foot depth as shown), to provide some freeboard for the 10-year storm, increased capacity to convey the 100-year storm, as well as some tolerance for natural variations in grade along the alignment of this channel.



MEMORANDUM

We also recommend that Drainage Manholes DMH 1 and DMH 2 and the connecting pipe should be moved slightly northward, so that the pipe and structures are parallel to the swale and not within it.

11. Extreme care must be exercised in stabilizing disturbed areas adjacent to the constructed channels and outlets, and the establishment of the “dense grass” linings assumed in the calculations of velocities at these locations. We recommend the Town monitor the performance of the channels and outlets for at least two years following placement into service, with corrective action by the developer if erosion or sedimentation results from operation of this system. .
12. To meet Massachusetts DEP Stormwater Management Standard 10 (Illicit Discharges), a signed compliance statement should be submitted to the Conservation Commission prior to placing the stormwater management system into service.
13. The Planning Board and Conservation Commission may wish to consider a condition to require a copy of the USEPA NPDES Construction General Permit Notice of Intent and associated Stormwater Pollution Prevention Plan be furnished to the Town, prior to initiation of construction.
14. The Planning Board and Conservation Commission may want to consider conditions requiring all lots to individually adhere to the requirements of the Erosion and Sediment Control notes during development of each lot.
15. We suggest a condition of approval that requires all stockpiles be located at least 100 feet from regulated wetland resource areas.
16. On Sheet 7, under the heading “Construction Inspection” the word “recommended” appears at the end of the third note, and in the second line of the fourth note. At these locations, this word should be replaced with the word “required.”
17. Assuming that the roadway and supporting drainage system will eventually be considered for acceptance as a Town road, we recommend that the Director of Public Works confirm that the O&M plan is consistent with Town standard operating practices.



TOWN OF SEEKONK

CERTIFICATE OF COMPLIANCE FOR USE AND OCCUPANCY

This is to certify that permission is hereby granted under 780 CMR, Eighth Edition of the Massachusetts State Building Code, allowing occupancy or use of the premises or structure of part thereof

Located at: **1 Logan Court**

Permit#: **15-058**

Map#: **006.0**

Lot#: **0040.0**

Owner: **DeCastro Builders, Inc.**

Construction type (780 CMR 8th Edition for basic code & one/two Family): **5B**

Use Group classification: **Residential Single Family**

Occupant load floor per floor (780 CMR 1004.1.2): **3 Bedroom / 6 Persons**

Live load per floor (780 CMR Table 1607.1): **40lbs. 1st Floor**

Compliance with (780 CMR 903.0 Sprinkler Systems): **N/A**

Compliance with (780 CMR 907 & 916 Fire Alarm System & Carbon Monoxide Detectors): **Yes**

Under the following limitation, special stipulations, and/or conditions of the permit: **None**

This Certificate shall be posted by the Owner. This certificate is a legal document and shall be posted in a conspicuous place at or close to the main entrance of the building or structure and permanently maintained and in every room where practicable of use group, A, I, R-1, or R-2 per the requirement of 780 CMR. Section 111.5 Posting structures.

Approved by: David Betts, CBO
Building Commissioner/Zoning
Enforcement Officer

Date: **October 29, 2015**



PLANNING BOARD

100 PECK STREET
SEEKONK, MA 02771

JOHN HANSEN
(508) 336-2962

DATE: **AUG 08 2014**

NAME: Steve DeCastro NUMBER: 401-255-3329

PLAT 006 LOT 40 STREET: 1 Logan

RESIDENTIAL

Residential Lot / Subdivision Name: Logan Court

COMMERICAL

Change of Tenant

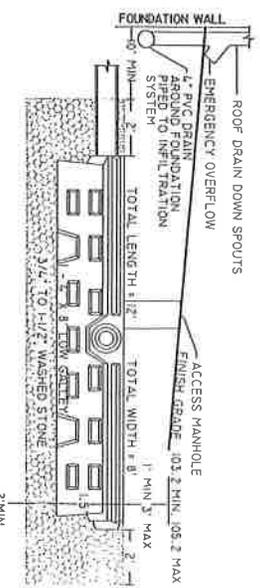
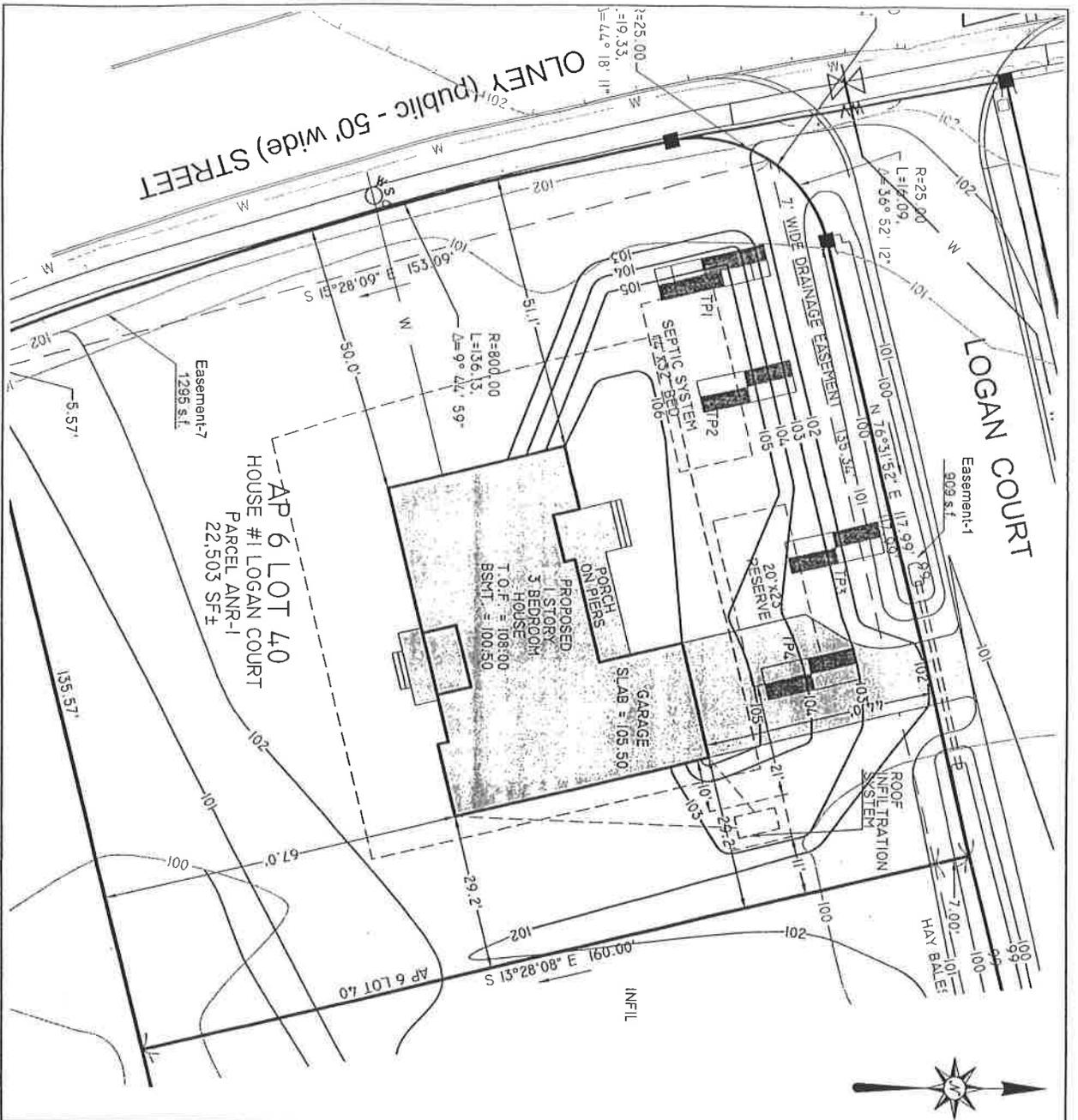
Change of Square Footage

New Commercial Business

REMARKS FOR PLANNING:

OK

Signature of Town Planner: 



NOTE: EXCAVATE ALL TOP, SUB AND ANY OTHER SOILS ENCOUNTERED DOWN TO SUITABLE MATERIAL. BACKFILL WITH SELECT ON-SITE OR IMPORTED SOIL MATERIAL CONSISTING OF CLEAN GRANULAR SAND. FREE OF ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES. CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO INSPECT EXCAVATION BEFORE INSTALLATION OF THE GALLEY UNITS AND STONE.

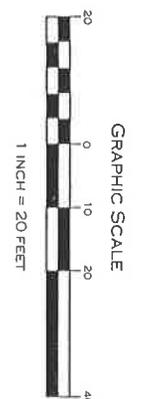
ROOF INFILTRATION SYSTEM DETAIL

NOT TO SCALE

DEEP OBSERVATION HOLE LOG BY MICHAEL S. FARIA RPE & SE. MA SETOS - 10-25-2010

Depth Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Moisture (Average %)	Other (Structure, Stones, Consistency, % Gravel)
0-12 (06.3)	40	SANDY LOAM	10YR 5/2	10-12	FRAGILE
12-24 (06.3)	8	LOAMY SAND	10YR 6/5	10-12	FRAGILE
24-40 (06.3)	CI	VERY FINE SAND	2.5YR 7/1	10-12	FRAGILE
40-50 (06.3)	CI	MEDIUM COARSE SAND	2.5YR 7/1	10-12	FRAGILE

100% WITH PERMITS POWER'S 25% GRADING



PROFESSIONAL SEAL

INSITE Engineering Services, LLC
Professional Engineers | Land Surveyors
Seekonk, MA 02771

PLOT PLAN (ROOF INFILTRATION SYSTEM)

"CALEB ESTATES"

#1 LOGAN COURT, SEEKONK, MASSACHUSETTS 02769
ASSESSORS MAP 6, LOT 40, PARCEL ANR-1

APPLICANT: DECASTRO BUILDERS, INC.
25 ASYLUM ROAD, WARREN, RI 02885

JOB # 10080ANR1
SCALE 1"=20'
DRAWN BY: MSF
DATE: MARCH 25, 2014
REVISED: JUNE 17, 2014

INSITE Engineering Services, LLC
Professional Engineers | Land Surveyors
Seekonk, MA 02771

1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 338-4500 Fax: (508) 338-4588
Web Address: insiteengineers.com

SHEET 1 OF 1

COPYRIGHT: INSITE ENGINEERING SERVICES



TOWN OF SEEKONK

CERTIFICATE OF COMPLIANCE FOR USE AND OCCUPANCY

This is to certify that permission is hereby granted under 780 CMR, Eighth Edition of the Massachusetts State Building Code, allowing occupancy or use of the premises or structure of part thereof

Located at: *3 Logan Court*

Permit#: *13-124*

Map#: *006*

Lot#: *501*

Owner: *Roy & Mary Medeiros*

Construction type (780 CMR 8th Edition for basic code & one/two Family): *5B*

Use Group classification: *Single Family House*

Occupant load floor-per-floor (780 CMR 1004.1.2): *3 Bedrooms / 6 Persons*

Live load per floor (780 CMR Table 1607.1): *40lbs. 1st Floor / 30lbs. 2nd Floor*

Compliance with (780 CMR 903.0 Sprinkler Systems): *N/A*

Compliance with (780 CMR 907 & 916 Fire Alarm System & Carbon Monoxide Detectors): *YLS*

Under the following limitation, special stipulations, and/or conditions of the permit: *None*

This Certificate shall be posted by the Owner. This certificate is a legal document and shall be posted in a conspicuous place at or close to the main entrance of the building or structure and permanently maintained and in every room where practicable of use group, A, I, R-1, or R-2 per the requirement of 780 CMR, Section 111.5 Posting structures.

Approved by: *Mary C. McNeil*, CBO
Building Commissioner/Zoning
Enforcement Officer

Date: July 1, 2013



PLANNING BOARD

100 PECK STREET
SEEKONK, MA 02771
JOHN HANSEN
(508) 336-2962

DATE: **AUG 20 2012**

NAME: _____ NUMBER: _____

PLAT 006 LOT 501/1 STREET: 3 Logan Court

RESIDENTIAL

Residential Lot // Subdivision Name: Calib Estates

COMMERICAL

_____ Change of Tenant

_____ Change of Square Footage

_____ New Commercial Business

REMARKS FOR PLANNING:

OK

Signature of Town Planner: MA

Diana Faria

From: John Hansen
Sent: Thursday, August 15, 2013 2:19 PM
To: Diana Faria; Mary McNeil
Subject: caleb estates

Can you guys notify me when a CO is requested for lots in Caleb Estates (Logan Ct)? For that subdivision, we required as a condition of approval for the subdivision that a record plan indicating as-built conditions of the roof drainage system design be submitted prior to issuance of a CO. If the house on lot 1 has already been issued a CO, that's fine but I'd like to get this as-built for the other lots as they get built. Thanks.

John P. Hansen Jr., AICP

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

Follow us on Twitter: www.twitter.com/seekonkplanning



INSITE Engineering Services, LLC

August 22, 2012

Mr. John Hanson
Seekonk Town Planner
100 Peck Street
Seekonk, MA 02771

Subject: Certification Letter
Caleb Estates Subdivision
Lot 1

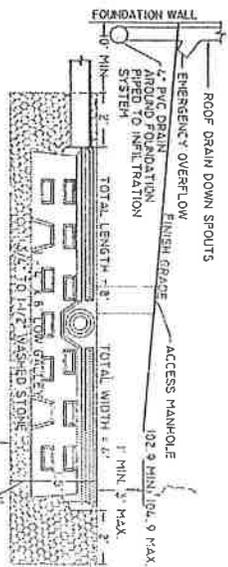
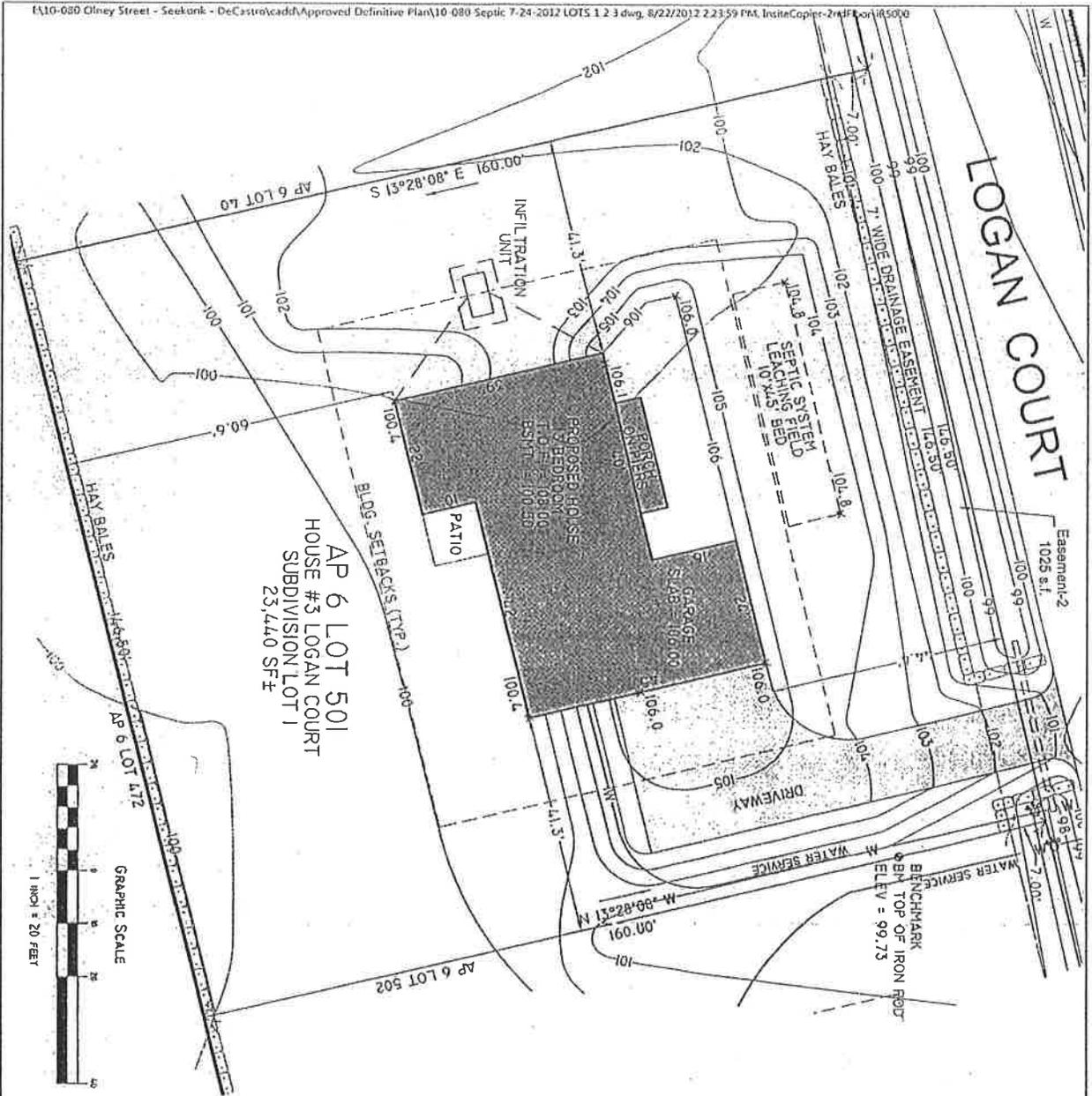
Dear John:

On behalf of the applicant, Mr. Steven DeCastro, we are providing this letter per the Rules and Regulations Governing the Construction and Post Construction Bylaw of the Seekonk General Bylaws.

In conjunction, with the plan titled "Plot Plan – Caleb Estates – 3 Logan Court", dated August 22, 2012, I certify that the submitted Plan meets the standards required by the aforementioned sections of the Seekonk Town Bylaws and these Rules and Regulations.

Respectfully Submitted,
InSite Engineering Services, LLC

Paul D. Carlson, PE
Project Manager



NOTE: EXCAVATE ALL TOP, SUB AND ANY OTHER SOILS ENCOUNTERED DOWN TO SUITABLE MATERIAL. BACKFILL WITH SELECT ON-SITE OR IMPORTED SOIL MATERIAL, CONSISTING OF CLEAN GRANULAR SAND, FREE OF ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES. CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO INSPECT EXCAVATION BEFORE INSTALLATION OF THE GALLEY UNITS AND STONE.

HIGH GROUND WATER TABLE AT INFILTRATION SYSTEM = 97.4 (32' GW1)

ROOF INFILTRATION SYSTEM DETAIL
NOT TO SCALE

PROFESSIONAL SEAL

INSITE
Engineering Services, LLC

PLOT PLAN

"CALEB ESTATES"

#3 LOGAN COURT, SEEKONK, MA 02769
ASSESSORS MAP 6, LOT 501 (SUBDIVISION LOT 1)

APPLICANT: DECASTRO BUILDERS, INC.
25 ASYLUM ROAD, WARREN, RI 02885

JOB #	SCALE	DESIGN BY	DATE
10-080-1	1"=20'	MS	AUGUST 22, 2012
REVISOR			

PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
INSITE PROFESSIONAL SERVICES, LLC
1500 FALL RIVER AVENUE
SEEKONK, MA 02769
PHONE: (508) 233-4700
FAX: (508) 233-4534

SHEET
1
OF 1



TOWN OF SEEKONK

CERTIFICATE OF COMPLIANCE FOR USE AND OCCUPANCY

This is to certify that permission is hereby granted under 780 CMR, Eighth Edition of the Massachusetts State Building Code, allowing occupancy or use of the premises or structure of part thereof

Located at: *11 Logan Court*

Permit#: 14-036

Map#: 006.0

Lot#: 503.0

Owner: David & Laurie Roderick

Construction type (780 CMR 8th Edition for basic code & one/two Family): **5B**

Use Group classification: **Residential Single Family**

Occupant load floor per floor (780 CMR 1004.1.2) **3 Bedroom / 6 Persons**

Live load per floor (780 CMR Table 1607.1): **40lbs. 1st Floor**

Compliance with (780 CMR 903.0 Sprinkler Systems): **N/A**

Compliance with (780 CMR 907 & 916 Fire Alarm System & Carbon Monoxide Detectors): **Yes**

Under the following limitation, special stipulations, and or conditions of the permit: **None**

This Certificate shall be posted by the Owner. This certificate is a legal document and shall be posted in a conspicuous place at or close to the main entrance of the building or structure and permanently maintained and in every room where practicable of use group, A, I, R-1, or R-2 per the requirement of 780 CMR. Section 111.5 Posting structures.

Approved by: John J. Santos, CBO
Building Commissioner/Zoning
Enforcement Officer

Date: **March 20, 2014**



Final
CW

PLANNING BOARD

100 PECK STREET
SEEKONK, MA 02771
JOHN HANSEN
(508) 336-2962

DATE: MAR 17 2014

NAME: _____ NUMBER: Steve DeCastro

PLAT 006 LOT 503/3 STREET: 11 Logan Court

RESIDENTIAL

_____ Residential Lot / Subdivision Name: _____

COMMERICAL

_____ Change of Tenant

_____ Change of Square Footage

_____ New Commercial Business

REMARKS FOR PLANNING:

OK

Signature of Town Planner: _____



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: July 12, 2016

Re: Conrad Girard Estates request for final release of public improvement obligation and remaining surety.

The applicant is before the Planning Board requesting final release from public improvement obligations and remaining surety amounts related to the Conrad Girard Estates Definitive Residential Subdivision. On May 16, 2016 the Town of Seekonk by action of Town Meeting voted to accept the roadway for the development, Betty's Way. Subsequent to the acceptance the applicant has recorded a deed for the roadway and as built plan and made the current request for final release. In review of the requested release no outstanding issues or objections have been identified or submitted by the Superintendent of Public Works or the Planning Board's reviewing engineer for the project. Attached please find a certified copy of the minutes of the May 16, 2016 Town Meeting documenting acceptance of Betty's Way as a public street.

Thank you.

ARTICLE 20

Betty's Way as shown on a Plan of Land entitled "Girard Estates Layout Plan Definitive Subdivision Assessors Map 15 Lot 83 Seekonk Massachusetts" recorded with Bristol County Northern District Registry of Deeds in Plan Book 456, Page 32, which plan was approved by the Planning Board of the Town of Seekonk on January 9, 2007 and revised September 19, 2007 and recorded with the Bristol County Northern District Registry of Deeds in Plan Book 467 Page 50-51.

A motion was made that the Town vote to accept the layout of the public way known as Betty's Way as described in the warrant for this Town Meeting, and authorize the Board of Selectmen to acquire by gift, purchase or eminent domain any necessary easements or interests in land within said way as so laid out for all purposes for which public ways are used in the Town of Seekonk.

Action on the motion: Motion passes unanimously

ATTEST *Janet Parker*
A TRUE COPY
TOWN CLERK

Submitted by: Board of Selectmen
Board of Selectmen: Recommends Approval
Finance Committee: No Recommendation

ARTICLE 21

To see if the Town will vote to amend the Seekonk Zoning By-Laws, as set forth below and lettered, for convenience, A through DD, with text to be deleted indicated by ~~striketrough~~ text and text to be inserted indicated by underline, or take any other action relative thereto:

A. Table of Contents. Amend the **Table of Contents** as follows:

6.4 ~~Groundwater Aquifer Protection~~ Water Resource Protection District..... 45 to the existing Table of Contents

B. Section 1.3 Definitions. Amend **Section 1.3 Definitions Agriculture**, as follows:

AGRICULTURE: Except as otherwise defined for an agricultural use that satisfies the requirements for eligibility for the agricultural exemption provided for under G.L. c.40A, §3, the term "agriculture" shall mean the following: Farming in all of its branches and the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities, the growing and harvesting of forest products upon forest land, the raising of livestock including horses, the keeping of horses

as a commercial enterprise, the keeping and raising of poultry, swine, cattle and other domesticated animals used for food purposes, bees, fur-bearing animals, animal husbandry in any form, and...



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: July 12, 2016

Re: Public hearing on proposed revisions to the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk.**

In accordance with 40 MGL Section 81Q and Section 9.4 Revision of the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk** a public hearing has been duly advertised and posted so that the Seekonk Planning Board may solicit and consider public comment with regard to the attached proposed amendments to the rules and regulations.

Attached please find the final draft of the proposed revisions to the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk.** A second set of revision is being prepared by the Rules and Regulations Subcommittee for presentation to the full board. The draft revisions are primarily corrections or updates to language, however, please note that amendments 2 and 4, if adopted as presented, will require notice to abutters of the Planning Board's preliminary review of proposed subdivisions.

Each amendment is presented with existing language to be deleted indicated by ~~strikethrough~~ and proposed new language indicated by underline. Where a portion of a section or subsection is proposed for amendment it is denoted by "parentheses" and ... before and/ or after ... to indicate the language not quoted. A brief description of each amendment is provided after the proposed language.

Thank you.

Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk
2016 Revision and Update

Please note: The Planning Board will conduct a public hearing on the following amendments on July 12, 2016, 7pm Board of Selectman Chambers Seekonk Town Hall, 100 Peck Street Seekonk Massachusetts.

Amendment 1: Section III Approval Not Required

- 3.6. If the plan is endorsed, it shall be the responsibility of the Planning Board to notify the Town Clerk ~~and the Registrar of Deeds or the Recorder of Land Court~~ that the Board has determined that approval under the Subdivision Control Law is not required. ~~The Applicant shall submit a fee to the Planning Board equal to the cost of recording the plan. Said fee shall be determined by the Registrar of Deeds. A courier fee shall also be submitted by the Applicant to pay for the cost of bringing said plan to the Registry of Deeds for recording. Said fee shall be determined by the courier service, which shall be chosen by the Planning Board. It is the Applicant's responsibility to record it with the Registrar of Deeds or the Recorder of Land Court~~

Note: This amendment brings the Rules and Regulations into conformance with the applicable language of 41 MGL §§ 81V and 81X with regard to delivery of final plans to applicant for recordation.

Amendment 2: Section IV PRELIMINARY PLAN

- 4.2 Contents – The Preliminary Plan shall be drawn ~~on tracing paper with pencil~~ at the required scale and eight (8) prints shall be filed at the office of the Planning Board and one (1) print at the office of the Board of Health. Said plan shall be identified as a Preliminary Plan and show all the information required under the definition of the Preliminary Plan so as to form a clear basis for discussion of its problems and for preparation of the Definitive Plan. In addition to those items included in the definition of a Preliminary Plan, the following shall be submitted:
1. Two (2) completed copies of application Form B.
 2. A locus plan of the subdivision, showing its relation to the surrounding area, at a scale of 1 inch = 400 feet.
 3. A layout drawing of the subdivision at 1" = 40' or such other scale as the Board may accept to show adequate detail.
 4. In the case of a subdivision covering less than all of the land owned by the subdivider in the area of the subdivision, the locus plan shall show in a general manner the proposed overall development of all said land.
 5. Percolation, maximum groundwater elevation and soil profile tests as required in 4.3 and 4.4, including the location of test holes.
 6. A certified list and 2 sets of mailing labels of all abutters within a 300' radius of the property proposed to be subdivided.
 7. Fee of \$300 per plan.

Note: This amendment eliminates a reference to tracing paper and requires that applicants for preliminary plan approval submit a certified lists of abutters within 300' of a proposed for subdivision.

Amendment 3: Section IV PRELIMINARY PLAN

4.4.4 The groundwater table determinations shall be made at a sufficient number of places to truly reflect the elevation of the water table. Except where the Board of Health requirements are more stringent, a minimum of two determinations shall be made. A minimum of one determination per three acres shall be made on tracts larger than five acres.

Note: This amendment makes a typographic correction.

Amendment 4: Section IV PRELIMINARY PLAN

4.6. Within forty-five (45) days after submission of a Preliminary Plan, the Planning Board and the Board of Health shall approve such Preliminary Plan with or without modifications, or the Planning Board and the Board of Health shall disapprove such Preliminary Plan, and, in the case of disapproval, shall state the reasons therefor. The forty-five day period shall be adhered to unless an extension is agreed upon by the Planning Board and the Applicant. The Planning Board may not approve a Preliminary Plan except in compliance with recommendations by the Board of Health. Notice of the Planning Board's review of the Preliminary Plan shall be provided to the abutters, by the applicant via regular mail not less than 10 days prior to the Planning Board meeting at which the Preliminary Plan is to be considered.

Note: This amendment requires 10 days notice of the Planning Board's review of a preliminary subdivision plan to abutters within 300' of a property proposed for subdivision.

Amendment 5: Section V Definitive Plan

5.1 General

Any person who submits a Definitive Plan of a subdivision to the Planning Board for approval shall file with the Board all contents contained within the checklist for a Form C, ~~the~~ applicant shall be responsible for mailing costs. Notices mailed to abutters shall be in the form of certified mail return receipt requested and ~~prepared by the applicant~~ shall be in the form of the published advertisement. ~~Said notices shall then be forwarded to the town for mailing.~~

Note: This amendment bring the Rules and Regulations into conformance with current Planning Board practices with regard to notice and advertising of public hearings for definitive subdivisions.

Amendment 6: Section V Definitive Plan

5.2 Submission

1.2.3 A plan shall be considered to have been submitted when delivered to the Board, or when sent by registered mail to the Planning Board, care of the Town Clerk. If so mailed, the date of mailing shall be the date of submission of the plan. Plans and applications are to be received by the Board at ~~least~~ least five business days prior to the next regularly scheduled meeting at which they are to be discussed.

Note: This amendment makes a typographic correction.

Amendment 7: Section V Definitive Plan

5.4 Erosion and Sedimentation

Erosion and Sedimentation Control shall conform to Category 20B – Stormwater Management of the General By-laws.

Note: This amendment makes a typographic correction.

Amendment 8: Section V Definitive Plan

Section 5.6.2.2 Sub-surface Conditions

3. Describe any potential limitations to the proposed project that might be imposed by ~~subsurface~~ sub-surface soil and water conditions.

Note: This amendment makes a typographic correction.

Amendment 9: Section V Definitive Plan

Section 5.6.2.3.1 List and indicate on a locus map of a scale 1" = 400' any regional and local highway arteries that will provide service to the subdivision. Where information is available, indicate the theoretical capacity (vehicles per hour) and the present usage (average vehicles per hour and average rush hour vehicles per hour) for these arteries.

Note: This amendment makes a typographic correction.

Amendment 10: Section V Definitive Plan

Section 5.6.2.3.6 Schools: Estimate the ~~probably~~ probable number of pupils by type of school that will be generated by the subdivision

Note: This amendment makes a typographic correction.

Amendment 11: Section V Definitive Plan

Section 5.6.2.3.8. ~~In so far as is possible and reasonable~~ Except as specifically considered and exempted by the Planning Board, the subdivision plan shall conform to the most recently adopted Master Plan of the Town of Seekonk as to design and performance standard as set therein.

Note: This amendment is intended to provide for greater conformance by proposed subdivisions with the adopted Seekonk Master Plan.

Amendment 12: Section V Definitive Plan

Section 5.9.2 Upon final approval, ~~it shall also be the responsibility of the Planning Board shall endorse the plan as approved and deliver to submit the endorsed, approved~~ Definitive Plan to the person who submitted such plan for recordation in the Land Court or the Registry of Deeds ~~for recording. The applicant shall submit a fee to the Planning Board equal to the cost of recording the plan. Said fee shall be determined by the Land Court or Registrar of Deeds. A courier fee shall also be submitted by the applicant to pay for the cost of bringing said plan to the Land Court or Registry of Deeds for recording. Said fee shall be determined by the courier service, which shall be chosen by the Planning Board.~~

Note: This amendment brings the Rules and Regulations into conformance with the applicable language of 41 MGL §§ 81V and 81X with regard to delivery of final plans to applicant for recordation.

Amendment 13: Section VI Performance Guarantee

Section 6.8 Release of Performance Guarantee

Upon the satisfactory completion of all required work, including the delivery of “as built” plans and certifications, the developer shall send a statement by registered mail to the Town Clerk and the Planning Board that the required construction and installation has been completed in accordance with these Rules and Regulations, enumerating the lots covered by the performance guarantee for such construction and installation and requesting the release of bond or other security or the release of lots from the operation of the covenant. Within forty-five days of such request, the Board shall either vote to release and return such bond or security, or vote to release the lots affected from the operation of the covenant, terminating the developer’s obligations in connection therewith, or else the Board shall advise the developer by registered mail and the Town Clerk of the specific details of non-performance or failure to comply with these Rules and Regulations. If the Board fails to so notify the developer and the Town Clerk within said forty-five days, the Town Clerk shall issue a certificate that the covenant is void, with respect to any lots, the release of which has been requested, or that all obligations under the bond or other security are terminated and it may be returned to the developer. Such certificate shall be in a form suitable for recording.

Note: This amendment makes grammatical corrections to clarify the intent of the section.

Amendment 14: Section VI Performance Guarantee

Section 6.9 Election of Performance Guarantee

As between a bond or other security and a covenant, the developer shall have the right to elect which performance guarantee type to use and the right to change from one type to the other from time to time, but the Planning Board shall have the right to specify the time of performance. Subject to the Town Treasurer’s approval of the form and manner of execution, the Planning Board shall have the right to specify the penal sum of any bond or the type and amount of other negotiable security. The Board may, at its option and subject to the Town Treasurer’s approval, accept as security any readily negotiable property of sufficient value, such as common stock or bearer bonds. The Board may further in lieu of a bond or a deposit enter into an agreement with the holder of the first mortgage on the subdivision, which agreement shall provide for the retention of sufficient funds, otherwise due to the applicant, in the event of failure of timely performance of the required construction and installation and shall further provide that such undisbursed funds shall be available for the completion of the required work in the event of the developer’s failure to perform such work.

If the developer shall submit to the Planning Board a new tracing plan of that part of the subdivision to be subject to the operation of the covenant; the board shall inscribe on such new tracing plan a reference to the restriction of the covenant, and the plan shall be recorded, superseding the previously recorded plan which had no reference to the covenant. Copies of all covenants, agreements, releases and other actions by the Board

shall be furnished to the Inspector of Buildings, who shall issue no building permit for any lot in a subdivision unless first satisfied that such a lot has been released for building and sale and is not restricted by the operation of a covenant.

Note: This amendment makes grammatical corrections and eliminates references to tracing paper.

Amendment 15: Section VI Performance Guarantee

Section 6.11 A filing fee, payable to the Town of Seekonk, of \$125 shall be submitted with every request for reduction of ~~security surety~~, partial release of covenant and final release of performance guarantee. For establishing or releasing covenants, the applicant shall submit a fee to the Planning Board equal to the cost of recording the covenant. ~~Said fee shall be determined by the Registrar of Deeds. A courier fee shall also be submitted by the applicant to pay for the cost of bringing said plan to the Registry of Deeds for recording. Said fee shall be determined by the courier service, which shall be chosen by the Planning Board.~~

Note: This amendment bring the Rules and Regulations into conformance with current Planning Board practices with regard to recordation.

Amendment 16: Section VII Design Standards

Section 7.2.1.1 All streets shall conform to topography, and where possible straight segments of over 300 feet which encourage speeding shall be avoided in minor streets. Collector and arterial streets shall facilitate safe movements of traffic by providing ample sight distances and by avoiding steep horizontal and vertical ~~curved~~ curves particularly at approaches to intersections.

Note: This amendment makes a typographic correction.

Amendment 17: Section VII Design Standard

Section 7.8 Protection of Natural Features

In order to enhance and maintain property values and to protect existing natural characteristics within the subdivision, major site features as identified in the contents of the Definitive Plan and required in Section 5.3.19 above, shall be preserved to the maximum possible extent, and not be removed or damaged except with the express approval of the Planning Board and/or the Conservation Commission. If it shall be the natural order of things to remove or damage said features in order to provide for the elements of the subdivision, the applicant shall take ~~very~~ every means possible to replace and restore the land to its original definition based on reasonable Planning Board and/or Conservation Commission stipulations. Where feasible, the layout of lots and the location of buildings shall be accomplished with due regard driven to preserving the major site features so identified and located in the Definitive Plan.

Note: This amendment makes a typographic correction.

Amendment 18: Section VIII Construction of Ways and Installation of Utilities

Section 8.1.2 The Planning Board shall provide the subdivider with a checklist of those improvements which are to be inspected and designate the appropriate Inspector. Refer to checklist, "Inspection of ~~construction~~ Construction", Form K.

Note: This amendment makes a typographic correction.

Amendment 19: Section VIII Construction of Ways and Installation of Utilities

8.3.3 Tanker Truck:

In lieu of providing said individual sprinkler system (8.3.2) or subsurface water storage (8.3.4) an applicant may satisfy the fire protection requirement by providing a fee of (five thousand) \$5,000 per residential unit for the purchase, equipping, and maintenance of a Fire Department Tank Truck or other related fire suppression equipment. Said fee shall be submitted prior to the issuance of any building permit for construction of a residential dwelling on any such lot subject to this section.

Note: This amendment requires payment of the “rural fire service fee” by an applicant/ developer prior to the issuance of any building permit.