



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.



Planning Board

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

9/13/16

7:00 pm BOS Meeting Room
Seekonk Town Hall 100 Peck Street
Seekonk, MA 02771

Type of Meeting: Regular Meeting

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

AGENDA

1. Site plan application of **Consolidated Trucking Equipment** for **32 Industrial Court** AP 1, lot 158 located in the industrial zoning district.
 2. Site plan application of **Zouhir Sendian** to allow automobile sales associated with an existing auto service station at **1075 Newman Ave** being AP 27, lot 135 located in the local business district.
 3. ANR plan of **Scannell Properties** for **1977 Fall River Avenue** being AP 1, lots 32 & 239 located in an industrial zoning district
 4. Correspondence to the Board from **Sagar Services, Inc.** relative to:
 - a. Request for rescission of the August 22, 2016 decision of the Planning Board relative to the application of TJA Solar for site plan approval
 - b. Request for determinations relative to **Section 6.8** of the **Seekonk Zoning By-laws**; and
 - c. Appeal of the August 22, 2016 decision of the Planning Board on the site plan application for TJA Solar to locate a solar photovoltaic facility at 50 Woodland Avenue being AP 35, lot 22
 4. Request of **Najas Development LLC** for reduction of surety related to the **Orchard Estates** residential subdivision development
 5. Preliminary discussion of Fall 2016 Zoning By-law amendments
 6. Town Planner Monthly Report John Aubin
 7. Correspondence John Aubin
 8. SRPEDD Update Jamie Roach
 9. Approval of Minutes: 8/9/16
- Adjournment



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

MEMORANDUM

Date: September 13, 2016

To: Seekonk Planning Board

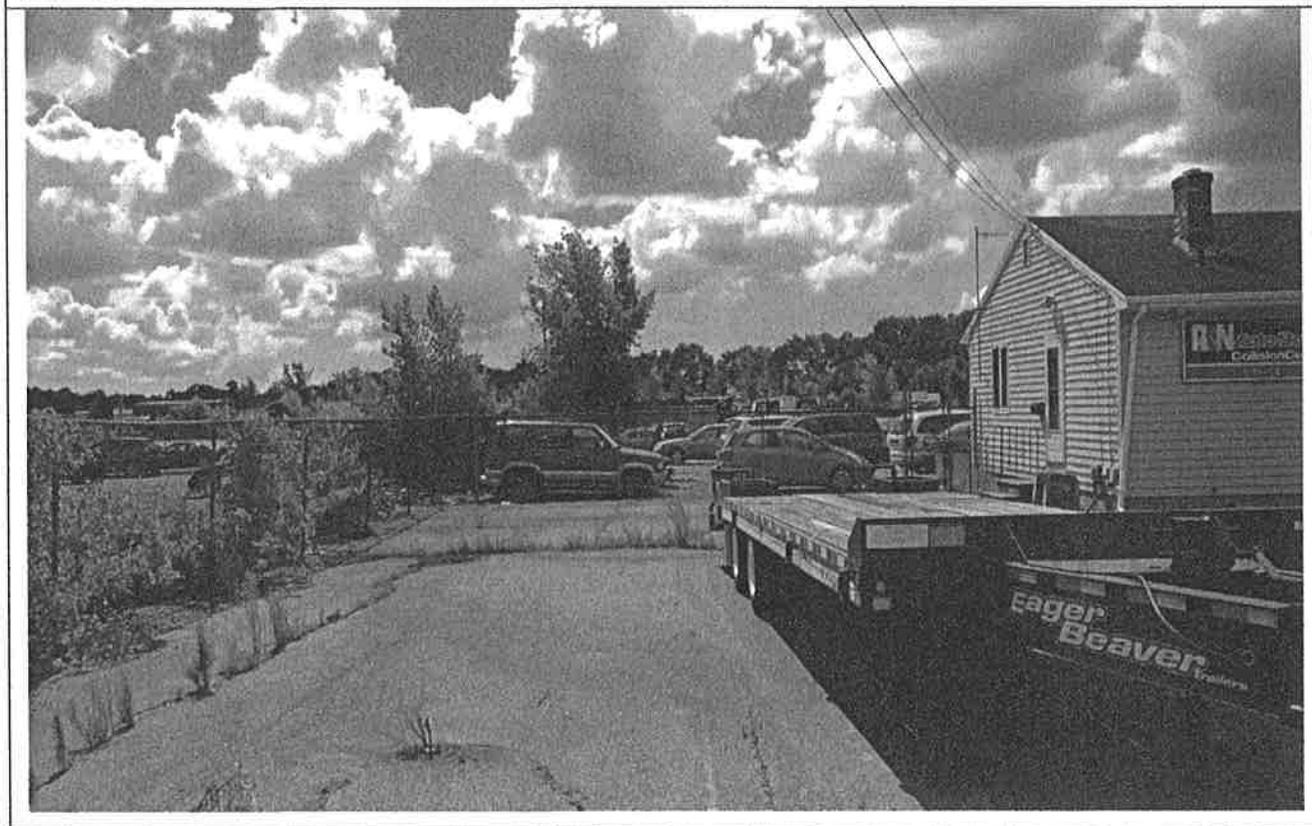
From: John J. Aubin III, Town Planner

Re: Site Plan Application for proposed 1250 square foot office at 32 Industrial Court being AP 1, Lot 158 located in an Industrial Zoning District

This office is working with the applicant's engineer to provide the Planning Board with a breakdown of the existing land uses and their associated parking allocations as well as the square footage of any areas dedicated to outdoor storage on the site. Regarding the staff review, the only substantive comment received to date was a request from the Fire Department that the parking and outdoor use of the site is conducted and arranged to allow fire access to the entire site and ensure access/ fire lanes to the buildings are maintained. The Conservation Agent and Health Agent have submitted sign offs on the site plan application. Attached please find pictures generated during a recent site visit conducted by this office.

Thank you.





Memo

Date: 08/31/2016

To: John Aubin, Planning

From: Jessica Horsman, BOH

Re: 32 Industrial Court

I have reviewed the initial site plans for the above mentioned property. There are no pending issues or concerns with the BOH at this time. All plan approval is subject to the official application process.

Thanks!



Jessica L. Horsman

Health Agent



Agenda Item: 2

Date: September 13, 2016

Planning Board

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

TO: Planning Board
FROM: John J. Aubin III, Town Planner
RE: Site plan application to allow automobile sales associated with an existing auto service station at 1075 Newman Ave being AP 27, lot 135 located in the local business district.

APPLICANT: Zouhir Sendain

OWNER: Seekonk Gas, Inc.

LOCATION: 1075 Newman Ave , AP 27, Lots 135

REQUESTED ACTION: Site plan review to establish automobile sales use associated with an existing auto service station

APPLICABLE ZONING BY-LAW PROVISIONS:

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

ANALYSIS:

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-Laws** seeking to allow automobile sales at an existing auto service station.

The subject parcel is developed and comprised of .69 acres of land within the Local Business zoning district. The parcel is currently developed with an auto service station providing fuel and repair services. The surrounding area is comprised of mixed commercial, residential, industrial, and recreational development along Newman Avenue with commercial uses to the north and south along Newman Avenue, the Pawtucket County Club to the west, industrial uses to the east and residential uses to the southeast and southwest. Attached are copies of aerial photos depicting the existing conditions on the site and in the area. The proposed development is generally consistent with mixed nature of the surrounding development.

No new construction or changes to the existing limits of disturbance on the site are proposed. The applicant is seeking site plan approval to allow automobile sales on the subject parcel (a related auto sales license application is pending before the Board of Selectmen). The applicant has submitted the attached site plan documenting adequate parking for the current uses and sufficient additional parking to allow for the automobile sales. The applicant has proposed utilizing the 29 spaces along the northern and southern lot lines for display of automobiles and the

remaining parking spaces; 4 adjacent to the building (including 1 handicap accessible space), and 13 spaces along the rear lot line, for parking associated with the service station.

Regarding the compliance of the site plan application with the design standards set forth in **Section 8** of the **Seekonk Zoning By-Laws** the application appears to be generally consistent with the standards.

During staff review of the application a request for the installation of an oil water separator was received from the Board of Health (see the attached letter). The conservation commission will be discussing the application at their September 12, 2016 meeting. Any additional comments resulting from the Conservation Commission review will be forwarded to the Board. No other comments were generated by the staff review.

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

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

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

1. Resolution of the issues raised by the Seekonk Board of Health in the September 7, 2016 letter of Jessica Horsman, Health Agent;
2. Resolution of any outstanding comments generated by the review of the application by the Conservation Commission;
3. All parking or display of vehicles related to any uses on the site shall done in accordance with the submitted site plan;
4. There shall be no more than twenty nine (29) automobiles located on site being offered or held to be offered for sale.
5. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning by-laws**.



TOWN OF SEEKONK

FORM D

PLANNING BOARD

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

APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 08/29/16
 Applicant Name: Ruhin Sendian Phone No.: 401-4891006
 Applicant Address: 1075 Newman Ave.
 Address of Subject Property: S/A
 Subject Property Plat No.: 27 Subject Property Lot No.: 135 Present Zoning: LB

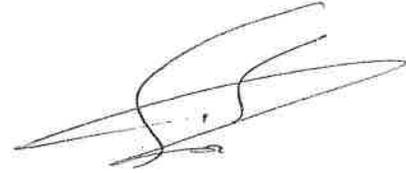
Checklist Form D:

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

AUG 29 '16 AM 9:42

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

n/c
n/c
n/c



Received by:

Date: 8/29/14

Time: 9:45 am

*Signature: [Handwritten Signature]

*Signature of Applicant

Rouhir Sendian

* Print name

125 Dean St.

Address of Applicant

Norton, MA 02766

[Handwritten Signature]

*Signature of Owner or Notarized letter (if applicable)

1075 Newman Ave

Address of Owner

Seekonk MA 02771

*Please use blue pen to sign

Town of Seekonk
 Office of the Treasurer/Collector
 "Certificate of Good Standing"

Alcohol Motor Vehicle
 Entertainment Antique and Second Hand Amusement

Robin Zandian
 Petitioner Name

Seekonk Gas Inc.
 Property Owner

125 Dean St.
 Petitioner Address

1075 Newman Ave.
 Property Address

Norton, MA 02766
 City, State Zip

Seekonk, MA 02771

Date / /	Current	Delinquent	N/A
Real Estate			
Personal Property			
Motor Vehicle Excise			
Disposal			
General Billing			

If all obligations are paid to date, you must forward this "Certificate of Good Standing," with your application to the Board of Selectmen's Office. Delinquent bills must be paid in full before the Board of Selectmen issues the license/permit. A tax statement is attached itemizing all past due amounts. Please make arrangements to pay these outstanding bills at the Collector's Office.

Christine N. DeFontes
 Collector of Taxes

7/7/16
 Date

*Payment agreement
 in file.*

Collector's Office: (508) 336-2930
 Office Hours: Monday, Tuesday, Thursday 8:30 AM to 4:30 PM
 Wednesday 8:30 AM to 5:30 PM, Friday 8:30 AM to Noon

1075 Newman Avenue AP 27, Lot 135 Newman Ave/ Brook Street area



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated 5/1/2016
Properties updated 1/1/2016

1075 Newman Avenue AP 27, Lot 135 existing conditions



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Parcels updated 5/1/2016
Properties updated 1/1/2016



TOWN OF SEEKONK

September 7th, 2016

Mr. Zouhir Sendian
125 Dean Street
Norton, MA 02766

Re: 1075 Newman Ave

Dear Mr. Sendian:

The Seekonk Board of Health has reviewed the site plan for 1075 Newman Ave. In order for this system to be in compliance with 310 CMR 15.00 the State Environmental Code, an approved industrial holding tank (tight tank) equipped with an oil/water separator must be installed.

310 CMR 15.000: THE STATE ENVIRONMENTAL CODE, TITLE 5: STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE

15.004: Applicability:

(4) The provisions of 310 CMR 15.000 apply only to the onsite collection, treatment and disposal of sanitary sewage, and to the transport and disposal of associated septage and grease, and do not apply to the wastewater containing wastes from any other activity including, but not limited to, activities under the Standard Industrial Classification (SIC) Codes set forth at 310 CMR 15.004(5). SIC Codes are established by the U.S. Office of Management and Budget and may be determined by referring to the publication *Standard Industrial Classification Manual*. Systems designed to dispose of only sanitary sewage from facilities subject to the following SIC codes may be approved under 310 CMR 15.000. Facilities discharging wastewater that contains wastes from activities under the SIC codes listed below may request a determination from the Department that the wastewater's constituents are substantially similar to sanitary sewage and may be discharged to an on-site septic system.

(5) SIC CODE(S) INDUSTRY CATEGORY 753-7549

Automotive Repairs and Services

(6) No person shall discharge or allow the discharge of wastes from the industry categories listed in 310 CMR 15.004(5) to any system regulated under 310 CMR 15.000. No system shall receive oil, hazardous materials or waste, medical wastes or radioactive wastes.

Regards,

Jessica L. Horsman B.S., R.N.
Health Agent – Seekonk
508-336-2952

Cc: Planning Board

BOH File

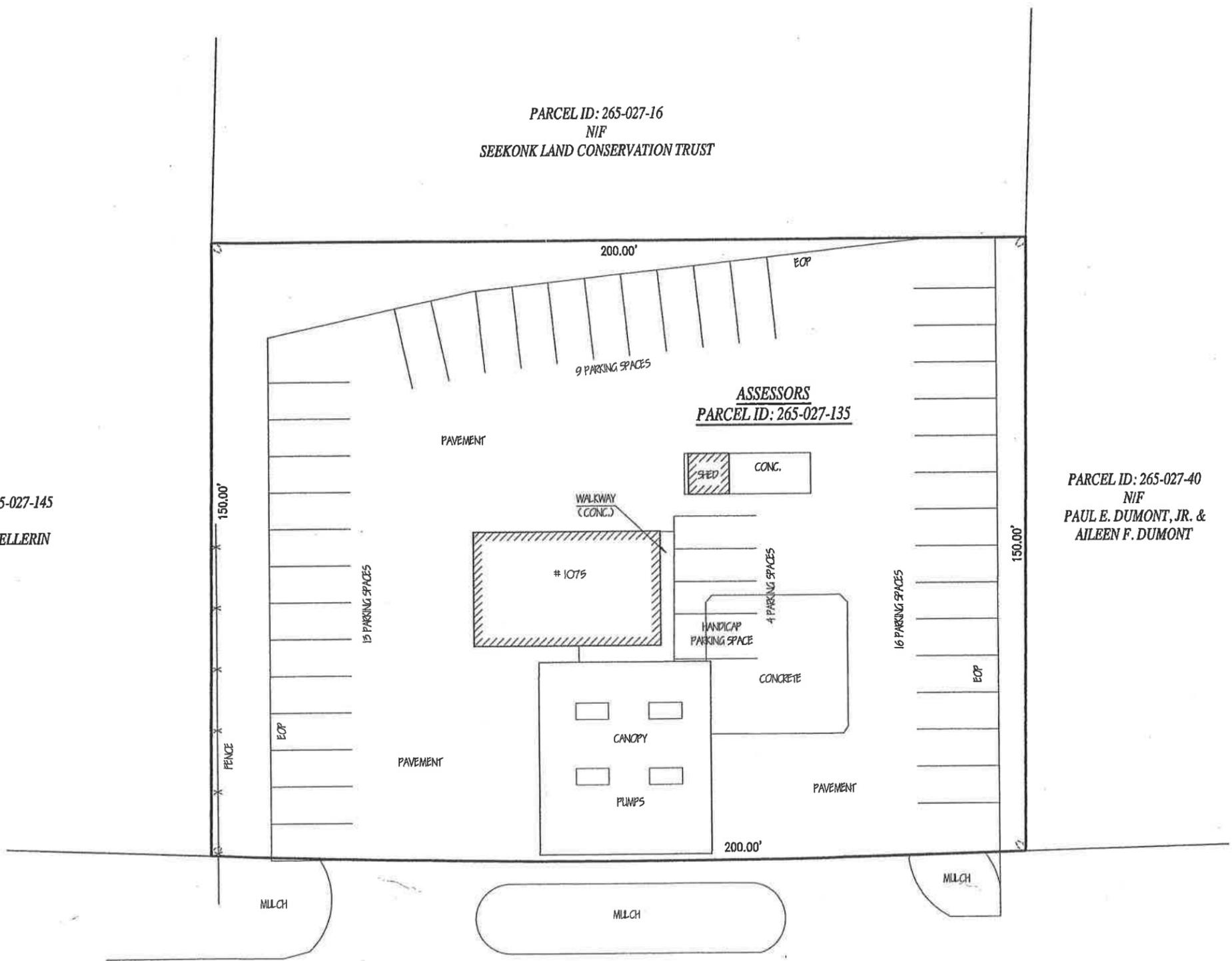
100 Peck Street, Seekonk, Massachusetts 02771



PARCEL ID: 265-027-16
NIF
SEEKONK LAND CONSERVATION TRUST

PARCEL ID: 265-027-145
NIF
BARBARA J. PELLERIN

PARCEL ID: 265-027-40
NIF
PAUL E. DUMONT, JR. &
AILEEN F. DUMONT



NEWMAN AVENUE

PARKING PLAN
 1075 NEWMAN DRIVE
 PARCEL ID: 265-027-135
 SEEKONK, MASSACHUSETTS

AUGUST 24, 2016
SCALE: 1"=20'



Planning Board

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

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: September 13, 2016

**APPROVAL NOT REQUIRED REVIEW (ANR)
Scannell Properties #254, LLC
Plat 1, Lots 32 and 239 – 1977 Fall River Avenue**

Existing Conditions:

The subject lots, AP 1, lots 32 and 239, are comprised of .95 and 74.93 acres of land respectively, located in an Industrial Zoning District having a minimum required 20,000 sf area and 50' of frontage per lot in accordance with **Section 5** of the Seekonk Zoning By-laws. Lot 32 was last utilized for outdoor recreation purposes (mini-golf, driving range and batting cages), and lot 239 is developed with a single family dwelling. Both lots are proposed to be developed as part of a previously approved package distribution facility. The submitted plan eliminates the lot line between the two properties resulting in a single lot of 75.88 acres of land.

Proposed Lot Amendments and plan references:

The submitted plan creates no new lots for development and results in lot configurations as follows:

Lot 32: 75.88 acres with 1716 feet of frontage on Route 6 and 1249 feet of frontage on Hollister Road

Lot 239: **to be eliminated**

Recommendation:

Staff recommends endorsement of the submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for **Scannell Properties #254, LLC** dated August 16, 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

AUG 22 '16 PM 3:58

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: _____

Applicant Name Scannell Properties #254, LLC Phone No. c/o: Christopher Miller
317-218-1667

Applicant Address 800 E. 96th Street, Suite 175, Indianapolis, IN 46240

Address of Subject Property 1977 Fall River Avenue, Seekonk, MA

Subject Property Plat No. 1 Subject Property Lot No. 32 & 239 Present Zoning Industrial

1. Deed of property recorded in Bristol County Registry, Book No. 22943 Page No. 147 and 152

2. Name of Engineer or Surveyor Roger Briggs, PLS Mass Lic. No. 43285
Crossman Engineering

Address 103 Commonwealth Avenue, North Attleborough, MA 02763

Brief Description of lot lines being changed and why:
Merge Lots 32 and 239 into a single lot.

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# 2451
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:

8.22.16

Date

AUG 22 16 PM 3:58 3:58 pm

Time



*Signature



*Signature of Applicant

Christopher Miller, Scannell Properties #254, LLC
Print Name

800 E. 96th Street, Suite 175

Address of Applicant

Indianapolis, IN 46240

SAME 

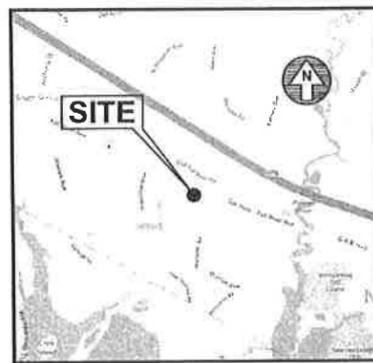
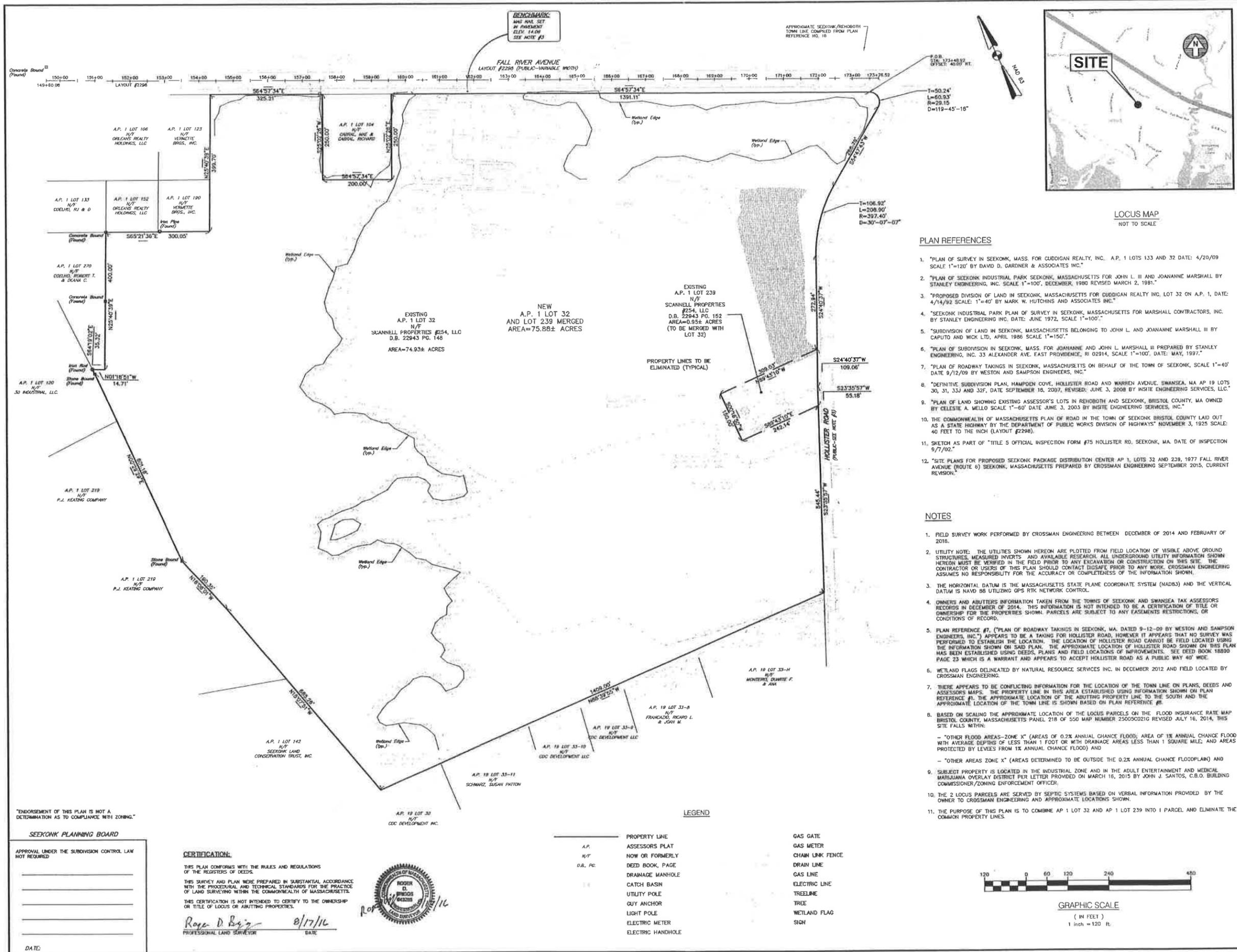
*Signature of Owner or Notarized letter (if applicable)

Address of Owner 800 E. 96th Street, Suite 175

Indianapolis, IN 46240

*Please use blue pen to sign

REC'D AUG 22 2016



PLAN REFERENCES

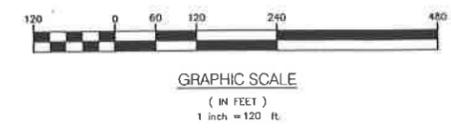
- "PLAN OF SURVEY IN SEEKONK, MASS. FOR CUDDIGAN REALTY, INC. A.P. 1 LOTS 133 AND 32 DATE: 4/20/09 SCALE 1"=120' BY DAVID D. GARDNER & ASSOCIATES INC."
- "PLAN OF SEEKONK INDUSTRIAL PARK SEEKONK, MASSACHUSETTS FOR JOHN L. III AND JOHANNE MARSHALL BY STANLEY ENGINEERING, INC. SCALE 1"=100', DECEMBER, 1980 REVISED MARCH 2, 1981."
- "PROPOSED DIVISION OF LAND IN SEEKONK, MASSACHUSETTS FOR CUDDIGAN REALTY INC. LOT 32 ON A.P. 1, DATE: 4/14/92 SCALE: 1"=40' BY MARK W. HUTCHINS AND ASSOCIATES INC."
- "SEEKONK INDUSTRIAL PARK PLAN OF SURVEY IN SEEKONK, MASSACHUSETTS FOR MARSHALL CONTRACTORS, INC. BY STANLEY ENGINEERING INC. DATE: JUNE 1972, SCALE 1"=100'."
- "SUBDIVISION OF LAND IN SEEKONK, MASSACHUSETTS BELONGING TO JOHN L. AND JOHANNE MARSHALL III BY CAPUTO AND MCK LTD, APRIL 1986 SCALE 1"=150'."
- "PLAN OF SUBDIVISION IN SEEKONK, MASS. FOR JOHANNE AND JOHN L. MARSHALL III PREPARED BY STANLEY ENGINEERING, INC. 33 ALEXANDER AVE. EAST PROVIDENCE, RI 02914, SCALE 1"=100', DATE: MAY, 1997."
- "PLAN OF ROADWAY TAKINGS IN SEEKONK, MASSACHUSETTS ON BEHALF OF THE TOWN OF SEEKONK, SCALE 1"=40' DATE 9/12/09 BY WESTON AND SAMPSON ENGINEERS, INC."
- "DEFINITIVE SUBDIVISION PLAN, HAMPODEN COVE, HOLLISTER ROAD AND WARREN AVENUE, SWANSEA, MA AP 19 LOTS 30, 31, 33A AND 32F, DATE SEPTEMBER 18, 2007, REVISED: JUNE 3, 2008 BY INSITE ENGINEERING SERVICES, LLC."
- "PLAN OF LAND SHOWING EXISTING ASSESSOR'S LOTS IN REHOBOTH AND SEEKONK, BRISTOL COUNTY, MA OWNED BY CELESTE A. MELLO SCALE 1"=60' DATE JUNE 3, 2003 BY INSITE ENGINEERING SERVICES, INC."
- THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF SEEKONK BRISTOL COUNTY LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS NOVEMBER 3, 1925 SCALE: 40 FEET TO THE INCH (LAYOUT #2298).
- SKETCH AS PART OF "TITLE 5 OFFICIAL INSPECTION FORM #75 HOLLISTER RD, SEEKONK, MA. DATE OF INSPECTION 9/7/02."
- "SITE PLANS FOR PROPOSED SEEKONK PACKAGE DISTRIBUTION CENTER AP 1, LOTS 32 AND 239, 1977 FALL RIVER AVENUE (ROUTE 6) SEEKONK, MASSACHUSETTS PREPARED BY CROSSMAN ENGINEERING SEPTEMBER 2015, CURRENT REVISION."

NOTES

- FIELD SURVEY WORK PERFORMED BY CROSSMAN ENGINEERING BETWEEN DECEMBER OF 2014 AND FEBRUARY OF 2016.
- UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES, MEASURED INVERTS AND AVAILABLE RESEARCH. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DISSETE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) AND THE VERTICAL DATUM IS NAVD 88 UTILIZING GPS RTK NETWORK CONTROL.
- OWNERS AND ADJUTERS INFORMATION TAKEN FROM THE TOWNS OF SEEKONK AND SWANSEA TAX ASSESSORS RECORDS IN DECEMBER OF 2014. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION OF TITLE OR OWNERSHIP FOR THE PROPERTIES SHOWN. PARCELS ARE SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITIONS OF RECORD.
- PLAN REFERENCE #7, ("PLAN OF ROADWAY TAKINGS IN SEEKONK, MA. DATED 9-12-09 BY WESTON AND SAMPSON ENGINEERS, INC.") APPEARS TO BE A TAKING FOR HOLLISTER ROAD, HOWEVER IT APPEARS THAT NO SURVEY WAS PERFORMED TO ESTABLISH THE LOCATION. THE LOCATION OF HOLLISTER ROAD CANNOT BE FIELD LOCATED USING THE INFORMATION SHOWN ON SAID PLAN. THE APPROXIMATE LOCATION OF HOLLISTER ROAD SHOWN ON THIS PLAN HAS BEEN ESTABLISHED USING DEEDS, PLANS AND FIELD LOCATIONS OF IMPROVEMENTS. SEE DEED BOOK 18890 PAGE 23 WHICH IS A WARRANT AND APPEARS TO ACCEPT HOLLISTER ROAD AS A PUBLIC WAY 40' WIDE.
- WETLAND FLAGS DELINEATED BY NATURAL RESOURCE SERVICES INC. IN DECEMBER 2012 AND FIELD LOCATED BY CROSSMAN ENGINEERING.
- THERE APPEARS TO BE CONFLICTING INFORMATION FOR THE LOCATION OF THE TOWN LINE ON PLANS, DEEDS AND ASSESSOR'S MAPS. THE PROPERTY LINE IN THIS AREA ESTABLISHED USING INFORMATION SHOWN ON PLAN REFERENCE #1. THE APPROXIMATE LOCATION OF THE ADJUTING PROPERTY LINE TO THE SOUTH AND THE APPROXIMATE LOCATION OF THE TOWN LINE IS SHOWN BASED ON PLAN REFERENCE #8.
- BASED ON SCALING THE APPROXIMATE LOCATION OF THE LOCUS PARCELS ON THE FLOOD INSURANCE RATE MAP BRISTOL COUNTY, MASSACHUSETTS PANEL 21B OF 550 MAP NUMBER 25005C02ZIG REVISED JULY 16, 2014, THIS SITE FALLS WITHIN:
 - "OTHER FLOOD AREAS-ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND
 - "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND
- SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL ZONE AND IN THE ADULT ENTERTAINMENT AND MEDICAL MARIJUANA OVERLAY DISTRICT PER LETTER PROVIDED ON MARCH 16, 2015 BY JOHN J. SANTOS, C.B.O. BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER.
- THE 2 LOCUS PARCELS ARE SERVED BY SEPTIC SYSTEMS BASED ON VERBAL INFORMATION PROVIDED BY THE OWNER TO CROSSMAN ENGINEERING AND APPROXIMATE LOCATIONS SHOWN.
- THE PURPOSE OF THIS PLAN IS TO COMBINE AP 1 LOT 32 AND AP 1 LOT 239 INTO 1 PARCEL AND ELIMINATE THE COMMON PROPERTY LINES.

LEGEND

- AP. PROPERTY LINE
- N/T. ASSESSOR'S PLAT
- D.B., P.C. NOW OR FORMERLY DEED BOOK, PAGE
- DRAINAGE MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC HANDHOLE
- GAS GATE
- GAS METER
- CHAIN LINK FENCE
- DRAIN LINE
- GAS LINE
- ELECTRIC LINE
- TREELINE
- TREE
- WETLAND FLAG
- SIGN



AUG 22 '16 PM 3:58

REC'D AUG 2 2 2016

PROJECT TITLE:

SEEKONK PACKAGE DISTRIBUTION CENTER
A.P. 1 LOTS 32 & 239
#1977 FALL RIVER AVENUE AND #75 HOLLISTER ROAD
SEEKONK, MASSACHUSETTS

PREPARED FOR:

SCANNELL PROPERTIES
800 E. 96TH STREET
SUITE 175
INDIANAPOLIS, IN 46240

DRAWING TITLE:

ANR SUBDIVISION MERGER PLAN

DATE: AUGUST 16, 2016 SCALE: 1" = 120'

DWG. NAME: M108-ANR.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
C1
SHEET: 2 OF 6

"ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION AS TO COMPLIANCE WITH ZONING."

SEEKONK PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

CERTIFICATION:

THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.
THIS SURVEY AND PLAN WERE PREPARED IN SUBSTANTIAL ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING WITHIN THE COMMONWEALTH OF MASSACHUSETTS.
THIS CERTIFICATION IS NOT INTENDED TO CERTIFY TO THE OWNERSHIP OR TITLE OF LOCUS OR ADJUTING PROPERTIES.

Roger D. Briz 8/17/16
PROFESSIONAL LAND SURVEYOR DATE

