

**SEEKONK PLANNING BOARD**  
**Joint Meeting with the BOH**  
**Selectmen Meeting Room**  
**February 22, 2023**

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Present: Ch. D. Sullivan, S. Foulkes, P. Aguiar, B. Hoch, and John Aubin (Town Planner)

Absent with cause: D. Roderick, P. L. Dunn, and S. Escaler

Opened the meeting at 7:11 PM

**Work Session:**

Motion to reconvene the Planning Board meeting at 7:11 PM made by meeting P. Aguiar and seconded by B. Hoch.

J. Aubin stated that the purpose of this meeting is to review the public services element of the Master Plan update that is being worked on and also with regard to state regulations, waste water treatment regulations and lot sizes align with the zoning by-laws. Specifically, with properties that do not have public water access and have both a well and onsite wastewater treatment system.

With regard to the public service element, J. Aubin made note of the three goals he included with his memo. J. Aubin expanded on some of those goals.

Ch. Sullivan asked the BOH if these have been items that they have also discussed. The BOH stated that it has not been something they have discussed aside from some informal conversations regarding the sewer capacity in Attleboro.

J. Aubin stated that they had reached out to Attleboro and East Providence to see what the capacity or interest was in partnering with the town and found that there really wasn't any capacity or interest at this point.

Ch. Sullivan mentioned that there was a contract in the past the town had with East providence but they had since let the contract expire without any action to renew it.

V. Kinniburgh stated that she strongly feels the town residents would be against approving sewers. She stated that the residents did not want it in the past and with the cost of them nowadays, she does not think people would want them now either.

J. Aubin stated that the last time approving sewers was seriously addressed, most of the cost would have been paid for and the Town was still against sewers. J. Aubin did state that one thing they could do would be to ask the Board of Selectmen and Town in general to consider restarting a sewer commission or committee to analyze these situations more closely.

Ch. Sullivan stated that he wanted to have this discussion too because it has been a subject that has come up multiple times and to get the ball rolling.

B. Hoch stated that within an R-1 zone, you can only have a one-bedroom house and he asked if that only applies to wells and septic or septic and town water.

B. Darling answered by stating that it would only apply to a town water situation if it is located within an aquifer protection district being R-2 zoning district.

Ch. Sullivan asked the BOH if they have had any issues arise or questions in regards to lot sizes and what residents can put on the property. B. Darling stated that it's straightforward and state regulated under Title 5 which lays everything out very clearly so they don't run into any issues.

P. Aguiar asked a clarifying question as to where the BOH is in the review process for subdivisions.

J. Aubin stated that one of the first steps a developer has to do is contact the Board of Health to perform a test pit on the property to see what the soil conditions are and where the ground water elevation is. From there, the BOH has 45 days to make any comments on the proposed plans and then when the developer is ready to start construction, they must submit the plans to the BOH to approve the septic system. There is also a review from the BOH agent, a certification of completion at the end of the process and finally, before the building permit is issued for the property, one of the Town reviews is done by the BOH agent.

Ch. Sullivan asked for anymore questions from either of the Boards. There were none.

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### **Adjournment**

**S. Foulkes made a motion to adjourn the meeting, seconded by B. Hoch.**

**VOTE 4-0-0**

Respectfully Submitted by,  
Stephanie Iagatta, Secretary  
Planning Board

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*Formally accepted on 4/11/2023*

*5 in favor, 0 against, 2 abstention (D. Roderick and B. Hoch)*

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**Link: <http://tv9seekonk.com/>**