

**SEEKONK PLANNING BOARD**  
**Board of Selectmen Meeting Room**  
**February 28, 2023**

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

Meeting Called to Order: 7:04 p.m.

Ch. Sullivan deferred the Public Hearing to later in the meeting since the representative is not here yet.

**Public Hearing:**

1. *Definitive Subdivision Application of Alfred Dos Anjos for a 5-lot Conservation Subdivision of land located at 355 Elm Street being AP 16, Lots 11 & 172 in an R-2 Zoning District **Continued from January 10, 2023 and January 24, 2023.***

**Ch. Sullivan made a motion to continue this Public Hearing of Alfred Dos Anjos for a 5-lot Conservation Subdivision of land located at 355 Elm Street AP 16, Lots 11 & 172 in an R-2 Zoning District to March 14<sup>th</sup> meeting of the Planning Board, seconded by P. Aguiar  
VOTE: 7-0-0**

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**Regular Business:**

2. *Site Plan Application of Advanced Engineering Group, PC for a proposed site redevelopment for the property located at 30 Industrial Way, being AP 1, lot 120, within an Industrial zoning district.*

Mr. Aubin presented to the Board that the applicant is proposing to redevelop this site to include an additional building housing 14 contractor unit (multi-tenant units). The building will be approximately 16,650 s.f. located along the northern lot line. He noted that the only comments during the review were with regard to the wetlands which has been resolved with the Conservation Commission; also because of the size of the building, sprinklers were discussed with the fire department. He also stated that the applicant is affecting a reduction of the impervious surface on the site overall.

**Scott Adams of Advance Engineering Group, 500 North Broadway, East Providence, RI** represented the applicant on this project. He stated that the project is on an existing 10-acre site; the majority of the site is already impervious. The future building is located on an existing large concrete pad. All existing drainage patterns will be maintained on the site.

The building will have a metal frame and measure 52' x 320' long. The first 2,000 s.f. will be office space; the remainder would be storage space. Each of the bays will be broken down into 20' increments (20' x 52'), an applicant can rent one or more.

There have been 3 perc tests performed; they will be working with the Board of Health (BOH) for the septic system design. There was a meeting with Conservation in regards to their concerns which subsequently were met.

They are shifting the northern curb cut to move it down to be more centralized along the right of way; it will be a 30' wide curb cut and include striping. There is an existing slide gate for security which will be reinstalled along the new curb cut location and a stop sign will be also be installed.

The elevation view of the building was shown to be a 20' to 21' tall steel building with offices in front and bays in the back. The building will be designed to match the existing topography. Mr. Adams further described the building. The Chair asked if the existing building will be kept in place. Mr. Adams replied that the new building will be 140' away with a gap between them. He then noted that existing building is 210' to 215' off of the northern property line.

Mr. Adams stated that Conservation had provided his company with an overlay of where all of the historic wetlands are and his plans lined up perfectly. He went on to say that the limit of the asphalt removal is outside of the resource area and buffer zones. Mr. Aubin clarified that the pond runs north to south and connects to the drainage system for the industrial park.

P. L. Dunn asked if the leaching field could be positioned in a different location on the property. Mr. Adams replied the leaching field is at that location because of personal preference and also to simplify installing the plumbing for the building. In addition, this location allows for the building to be closer to Industrial Way. He stated that the septic system is 150' away from the wetlands making it 50' further than is required. The applicant worked with the BOH and Conservation in order to find the best location to obtain a perc; the septic system is designed to meet Title 5 requirements. He went on to explain the plumbing requirements for each office space and that bathrooms will be provided on-site for the employees and contractors to use.

S. Foulkes thought that the storage units were going to be strictly for storage; thus, no need for any employees. Mr. Adams clarified that per the Building Codes and Title 5, bathrooms would be required on site. Mr. Aubin conveyed to the Board that these units are more or less like a contractor's workshop; they would store their vehicles and equipment at this location and also perform workshop-type projects. He continued to state they are more like contractor rental units.

Mr. Adams explained that they will be saw cutting and removing the existing impervious concrete pad as well as the asphalt around the building. He said they are shifting the slide gate down to make it easier for trucks to come into the central portion of the site and access both sides of the building. He clarified that there will be 140' between the two building which will leave plenty of space for trucks to drive around. The new building will have overhead doors facing the existing building. Therefore, there will be no reason to go behind the new building; the flow will be between the two buildings. The existing business operation will remain as is.

Mr. Adams said the office side will consist of a single floor. Also, the entire concrete pad will go away. The new building will have a typical foundation system.

Ch. Sullivan asked if all of the conditions that are listed on the back of the memo provided by Mr. Aubin will be included in the decision. Mr. Aubin briefly went over them with the Board as follows: **Conservation Commission approval if necessary, BOH approval, any uses on the site conforms to the Zoning By-law, 911 addresses for the site, all buildings and units are clearly marked, any other local approvals as necessary.**

Ch. Sullivan asked if there were any further questions or concerns from the Board; P. Dunn had questions in regards to the flow of water. Mr. Adams replied that the water will flow downhill into the septic tank and then into the leaching field. He went on to say that the pump is required because of the groundwater elevation. The owner will maintain the sewage treatment provider. Mr. Adams went on to say that the pumps have alarms which is standard.

The site location was pointed out for the Board by Mr. Aubin on the existing map that was provided in the packet. Also clarified was the fact that all stormwater drainage will be handled for the whole industrial park.

There is soil erosion protection for the existing catch basins by the swale and erosion control for the parking lot. There will be no increase in impervious surface; they will be decreasing it by 4,500 s.f. as shown on the plan. Mr. Adams stated that water will be collected and discharged into a pipe and into the system. Mr. Aubin noted that the whole existing stormwater system could use some attention.

Ch. Sullivan asked if there were any further questions; there were none.

**B. Hoch made a motion to approve the Site Plan Modification of Advanced Engineering Group for the proposed 16,640 s.f. building and associated improvements at 30 Industrial Way; Assessors Map 1, Plot 20 in an Industrial Zone with the conditions set forth by the office of Planning and Zoning that are recommended numbers 1 through 7 and the findings included above, seconded by D. Roderick.**

**VOTE: 7-0-0**

3. *ANR Application of **School St Warehouse LLC** to divide the lot into 3 parcels for the property located at **52 Central Ave**, being AP 31, lot 19, within an R-1 zoning district.*

Mr. Aubin explained to the Board that this is an ANR application. The property was previously developed with a large single-family house. The building has since been demolished and the site is vacant. The applicant is looking to subdivide the property into 3 lots of record; currently it is comprised of 11 lots of record. Mr. Aubin then read the lot sizes for each proposed lot. He stated that all lots would conform to the minimum lot requirements and frontage for a R-1 Zoning District.

**Bill Majkut 124 Hamlet St., Pawtucket, RI** is a relative of the applicant. He will convey the findings to the family. Ch. Sullivan wanted to ensure the plans included in the application are stamped; they were by a professional land surveyor. Ch. Sullivan noticed that there was a Cross Street on the map. He asked if it was a paper street. Mr. Aubin replied that it is as shown on the Assessor's Map. There are two Cross Streets in Seekonk. Ch. Sullivan requested that Mr. Aubin inform the BOS that there are two Cross Streets in Town and possibly rename this one.

Ch. Sullivan raised concerns in regards to lot sizes. Mr. Aubin noted that these lots are serviced by public water; the location of septic systems would not be a concern. There was further discussion on lots sizes throughout town as well as possible zoning changes.

B. Hoch said the lot they are talking about is a large lot and could accommodate three homes. Also noted was the fact that there could be more houses on the lot to meet the need for housing in town. Mr. Aubin pointed out that all of the lots in town comply with the zoning by-laws, conservation regulations, Title 5 regulations and the building codes.

**P. Aguiar made a motion to endorse the ANR application of School St. Warehouse LLC to divide the lot into 3 parcels for the property located at 52 Central Ave. being AP 31, Lot 19, within an R-1 zoning district (Ch. Sullivan added the standard disclaimer that the Planning Board is not pronouncing anything appropriate for development, etc.), seconded by P. L. Dunn.**

**VOTE: 7-0-0**

The Board had a discussion in regards to Town By-laws, multi-family housing, affordable housing and the zoning districts.

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**Work Session:**

*4. Discussion of Stormwater Financing presentation*

J. Aubin stated there will be two more presentations with the BOS to look at the Stormwater Financing issue more in depth. He asked if the Board had anything to discuss or go over this evening? D. Roderick asked where the presentations were coming from? J. Aubin replied from Anne Patterson with the North Carolina Environmental Finance Center. This technical assistance is funded through Southeast New England Program (SNEP) to reach out to communities.

Mr. Hoch asked for a timeline on how quickly the BOS is looking to put something together on this? Mr. Aubin replied that there are stages: three presentations, a feasibility study that will last for approximately 6 – 9 months, then go forward with a proposal in front of Town Meeting; it will take about a year and a half to complete these stages. The cost of these studies was discussed further.

Ch. Sullivan recommended having these meetings at the Senior Center in order to have more public participation. J. Aubin will inform the Board and the public when the next meeting is.

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*5. Town Planner Update*

**SUBDIVISIONS:**

- **“Elm Estates”**: this has been continued to March 14, 2023; a memo was provided to the Board that will be discussed at the March meeting
- **“Berson Estates”**: residential construction is ongoing
- **Magnolia Court**: residential construction is ongoing
- **Pine Brook Court**: residential construction is ongoing
- **Farmland Estates**: a meeting with the applicant’s representative to begin roadway acceptance is forthcoming
- **Kathleen Court**: residential construction is ongoing
- **Jacob Hill Estates**: acceptance application filing pending; access easement was relocated
- **Brigham Farm III**: electrical line installation is pending
- **Winterfell**: working with Town Counsel for roadway acceptance; the Open Space delineation pending
- **Stone Ridge**: roadway acceptance pending
- **Country Brook Estates**: GPI inspection completed; letter to the developer and the surety company is drafted; awaiting correspondence from Town Counsel

**SITE PLANS:**

- **Raising Cane’s Chicken**: Planning Board reviewed on January 24, 2023; conditional approval granted

- **Bocada Enterprises LLC (Mazda)**: also approved on January 24, 2023; joint review with the Conservation Commission with regard to stormwater has been wrapped up; moving forward to obtain building permits

#### **AMENDMENTS:**

- MGL Subdivision Control Law amendments have been submitted for formal consideration by General Court Delegation; an invitation was sent to them which was declined
- **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**: amendments were approved during the Public Hearing on January 24, 2023 (updates to construction standards as recommended by GPI)
- **5-year Master Plan**
  - Economic Development Plan and Land Use Elements were formally adopted by vote of the Planning Board on January 24, 2023
  - On March 14, 2023 Mr. Aubin will develop a roadmap for adoption and some work sessions on the outstanding elements
  - A discussion with the Board of Health was held last week with regard to the Public Facilities Element

#### **MISC:**

- Preliminary FY '24 Budget was submitted
- One Stop for Growth Grant for the Rte. 6 corridor study: Mr. Aubin will create a presentation for the Planning Board for their March meeting
- SRPEDD Brownfields area assessment study commenced
- Stormwater Utility financing was discussed earlier
- Attleboro Dye Works:
  - Site remediation is ongoing
  - Mr. Aubin to meet with the BOS in regards to the EPA Technical Assistance Program preliminary conceptual site layout designs
  - Pond Street Bridge and dam removal projects are ongoing
- Joint meeting with the BOH was held in February 2023
- Sowams National Heritage Area feasibility study ongoing
- Stormwater Advisory Committee was discussed earlier

Ch. Sullivan inquired if Mr. Aubin had heard from the Water District? Mr. Aubin has not, but will write a letter asking for options on meeting dates and times.

**D. Roderick made a motion to authorize Ch. Sullivan and Mr. Aubin to draft a letter to the Water District and the Water Superintendent highlighting times and dates for future meetings, seconded by B. Hoch**

**VOTE: 6-0-1 (Ch. Sullivan abstained)**

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**6. Member Reports/SRPEDD Update**

- P. L. Dunn informed the Board that SRPEDD met via Zoom on February 22, 2023
- The governor's report was read
- The MBTA Board needs to fill vacancies
- SRPEDD is looking for an annual meeting venue
- A GATRA grant that has been approved
- Other grants will be available on the horizon
- There is no retirement point person at the State House

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**7. Approval of Minutes: January 10, 2023 and January 24, 2023**

**D. Roderick made a motion to approve the meeting minutes of January 10, 2023, seconded by B. Hoch**

**VOTE: 5-0-2 (S. Foulkes and P. Aguiar absent)**

S. Foulkes stated that on page 2, the first paragraph "this is the delineation" missing word there.... between the wetlands property line." It was discussed that the word "and" is missing; it should state "between the wetlands **and** property line." There was also a typo on the second page.

**P. Aguiar made a motion to accept the minutes as amended, seconded by P. L. Dunn**

**VOTE: 5-0-2 (Ch. Sullivan and B. Hoch absent)**

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**8. Correspondence**

Ch. Sullivan asked Mr. Aubin if they could let other Boards know what the reply from the Representatives was to the Planning Board. Mr. Aubin preferred to talk to the Town Administrator.

**Adjournment:**

**P. Dunn made a motion to adjourn, seconded by D. Roderick**

**VOTE: 7-0-0**

Meeting Adjourned At: 8:40 p.m.

Stephanie Iagatta, Secretary  
Planning Board

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*Formally accepted on: 4/11/2023  
7 in favor, 0 against, 0 abstention*

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