

SEEKONK PLANNING BOARD
Public Meeting, Regular and Work Session
Selectmen Meeting Room
July 11th, 2023

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

Absent with cause: None

Ch. D. Sullivan opened the meeting at 7:07 PM

Public Meeting:

1. Site Plan Application of **The Town of Seekonk** to construct the South End Fire Station for the property located at **69 School Street**, being AP 7, Lot 35 within an R-1 Zoning District.

D. Sullivan stated for the record that this is not a public hearing, but rather a public meeting. There was an error on the first agenda posted but the mistake was corrected to read public meeting.

J. Aubin introduced the site plan application to construct a 7,900 S.F. South End Fire Station with site improvements. On Site improvements will include: parking, outside lighting, water/stormwater treatment, radio tower, landscaping, signage, generator, dumpster pad, and sidewalks. There will be two curb cuts off of school street, one to service vehicles that will be housed at the station, and the other for the members of public safety that will be serving at the site. J. Aubin stated this application is here to have the site plan review and is not an approval of the actual Fire Station itself, only the site plan is to be reviewed. The decision to approve or not approve the Fire Station will lie solely at Town Meeting when the funding of the project will be approved or not. The Zoning Board approval was issued on May 22nd, Case #23-10, where the approval contained 4 conditions. Those conditions were stated for the record. It was noted that the zoning of this area is predominantly residential. He then read into the record the limits of conditions. J. Aubin noted 2 final things to the Board. One being that, under the design standards, a traffic study would be triggered by 100 trips per day but they provided documentation that the proposed traffic volume will be less than 100 trips per day. In regards to drainage, they would need an area larger than 1 acre to trigger a drainage review. The whole site is an acre however the limit of disturbance is less than that, therefore a formal stormwater review is not required. J. Aubin then passed out pictures to the Board of the site that he took himself.

Michelle Hines, 29 Ricard St, wanted to make a clarification: She stated that this meeting has been advertised as a public hearing and she wanted to know if she heard the Board correctly that it is actually a public meeting. She asked if there would be public opinion to be heard tonight.

D. Sullivan answered that there was a mistake on the agenda that was then amended and posted correct on the website. J. Aubin stated that public notices of the meeting were mailed out 2 weeks ago to abutters so that they were aware of the meeting and could come to voice their opinions. D. Sullivan stated that the Planning Board was intending on hearing the public speak, no matter the mistake on the agenda.

Paolo Carissimi, one of the architects responsible for the design of the new fire station from Galante Architecture Studio INC, introduced himself. He then went on to explain his presentation of the site

plan. He explained the reasoning for why the Fire Station is being put in the current area on School Street. He explained that this is a very advantageous position for a Fire Station because it will allow faster response times to the South end of Seekonk. P. Carissimi stated that the parking lot has 16 parking spaces along with a blank area in the back dedicated to be a training area for the firefighters. He mentioned there is a generator and dumpster area next to the parking lot. He also stated that there will be a flag pole and a digital LED display sign towards the front of the building. He stated that the radio tower is needed to provide dispatch connection to the Fire station. He then went over what the inside of the building will include. It will provide things like a dispatch room, an office area, break room, bedrooms, lunch room, and a server room for the equipment needed. He then went on to explain that there is a lot of vegetation and trees around the site already, so he is not sure that additional screening is needed. He stated that if it was decided that additional screening is needed, then they will add it. He stated that there will be trees and bushes around the generator and dumpster area so that neighbors will not have to see that. He stated that there will also be bushes and flowers around the rest of the building and towards the front of the building. Then, P. Carissimi went over the view of the building. He stated that the building will be fairly simple with red bricks, two-stories, flat roof, and front entrance for personnel and entrance for vehicles. He displayed a picture of a view from the street that shows the front of the building and the radio tower, and the surrounding vegetation. There will be black canopies and also black signage and black aluminum around the glass windows and doors. Next, the lighting was shown. He stated that there will only be a few light poles around the parking lot. There are a few lower bollards on the pedestrian walkway for when it gets darker in the winter months. There will also be small lights for the flag to be visible. P. Carissimi opened the conversation up for any questions from the Board.

P. Dunn said the Cyprus trees will not grow around here because the temperatures are too cold. P. Carissimi stated that they are open to requests for the plants/bushes/trees to be planted.

D. Sullivan asked P. Carissimi he has been involved in the furniture selection at all. P. Carissimi stated that the furniture is not part of the general contract but it will be something that the town will ultimately decide on.

S. Escaler asked about the safety of the radio tower. She asked if there is a certain range the houses should be away from the radio tower. P. Carissimi answered that his communication department are in contact with the contractors building the tower. P. Carissimi stated that the contractors did declare five points about the tower and then went over those five points. It was stated that the tower design focuses on the weakest members, typically the legs, and are positioned by the mid of the tower to ensure it minimizes the chances of failure occurring at the lower half of the structure. They also overdesigned the members below the middle half. This ensures, in the event of a tower collapse, the failure will occur at the weakest point, which would be mid height. This would cause the tower to break into pieces so that it would collapse on top of itself.

S. Escaler expressed concern for how close the tower is to abutters.

D. Sullivan asked if the radio tower is the same as a cell phone tower. P. Carissimi stated that he is not the right person to answer that.

Mathew Zirouli, civil engineer from Samiotes INC based in Framingham, walked through the civil layout and design elements for utilities and stormwater. It was noted that School Street is a Mass DOT right of way and that they have already started working with Mass DOT on this project. Then, he displayed and explained the grating plan, stormwater plan, and overall utility plan; they are wrapping up with the BOH on the septic system. He stated that fire hydrants will be installed for emergencies. He then asked for any questions from the board.

P. Dunn asked the presenters to point out the extra fire hydrant would be for training. M. Zirouli stated the extra fire hydrant would be positioned between the generator and the dumpster. It will be the same standard hydrant that you usually see. Questions were then opened up to the Board.

B. Hoch asked if Fire and Police dispatch will be separated or not. Town Administrator, Shawn Cadime, stated that the intent was the main communication center would be relocated and moved to the proposed South End Fire Station. Dispatch will continue to communicate for Police and Fire but the headquarters will be located on School St. Currently, the communications department is out of space with no room for expansion and police and fire are running into the same problem. This new fire station will be impacting all three departments by providing more room to grow.

D. Roderick asked if the radio towers could be redundant to each other.

Nick Rondeau, 17 Shady Lane, gave an in-depth explanation of why this radio tower is advantageous and how it will impact the current dispatch centers. He also stated that this radio tower will be a 160ft which is 10 more feet than originally stated in the presentation. He stated that this tower is not a cell tower.

D. Sullivan asked if this kind of radio tower would have the same kind of radio wave impact/dangers as a cell tower.

N. Rondeau stated he is not an expert on emissions or RF however, at a cost, an expert would be brought in if necessary. He stated that RF signal is different than a cellular signal.

P. Dunn asked if each tower station for fire and police is on the same frequency.

Donna Wunschel, 500 Taunton Ave, director of communications, stated there are 2 dispatchers assigned to the Fire and Police side. They assist each other as they get busy because the jobs work together. They work together but they also work on different channels. She stated that the dispatch employees are exceptional at what they do.

D. Sullivan then asked if the public would like to come up and voice any questions or comments.

Michelle Hines, asked what the height of the Tower will be. J. Aubin stated that the submission of the application was 150ft and then Nick Rondeau stated that it will need to be 160ft.

Alicia Parker, 20 Raymond Dr, stated that this is a residential area where children live. She stated that the traffic on school street is atrocious. She would like to make a proposal of what should be done. Her proposal: School should be torn down and lots should be divided and then sold and then take the money and build a fire station in a different area. She thinks it should be built on Route 6. D. Sullivan stated that this is not a decision the Planning Board could make. This would need to be directed towards the Select Board.

Osvaldo Mercado, 34 School St, stated that he would not have bought the home across from the proposed site of the Fire Station if he had known it was to be developed into a Fire Station. He stated he thinks the radio tower will eventually be turned into a cell tower and that will be a bigger issue for him. He expressed that he was very unhappy about the Fire Station. He stated that he didn't think anyone of the Board members would want to live next to a fire station. D. Sullivan answered that he did grow up next to a fire station for over 30 years so he understands what the resident was expressing.

Inez Najas, 25 Catalpa St, directly behind the proposed fire station stated that the plans are confusing because the lot is only an acre. She is perplexed how 7,000SF will fit. Second, the trees only bloom on the late spring and summer. She asked what happens in the winter when the trees are not in

bloom. D. Sullivan and P. Carissimi explained how the plans were drawn up and how the 7,000 Sf building will fit in the site. It was also explained that this building size was approved by the Zoning Department. She stated that her point is, it looks like there is more space on paper rather than in person. She also stated that it is unacceptable to not have more screening to help with the noise level. D. Sullivan stated that he can make it part of the Boards decision, a stipulation to add more screening so she will not have to see or hear the generator.

D. Roderick asked what the size of the current School St. building is to get a better idea of how the building will fit in the site.

S. Cadime offered to get the square footage of the current size of the building on school street to provide clarity but also stated that what was presented, is drawn to scale and accurate.

D. Roderick asked if we know what size the generator will be.

P. Carissimi answered that it is 150KW generator. D. Roderick stated that that particular size should not be too loud. S. Cadime added that any testing of the generator will be done during the day at normal hours of operation. He stated that the team has been very cognizant of the noise from the generator because it could also affect the communications operations within the building if it was too loud.

It was stated that the screening could be turned around the building so that it provides more of a barrier.

Hellen Sousa, 50 School St., directly across from the proposed fire station, stated she thought the garage portion of the building looks to be very long and the driveway looks to be very short. D. Sullivan stated it is designed that way. She asked if the fire trucks were to back in, would it shut down the road? She also wanted to make it known that she is very disappointed that a fire station is being put into a residential neighborhood.

It was stated that because School Street is a Mass DOT right of way, it is 60ft in length, which is actually bigger than a typical residential road. And that if the fire trucks were to back in, it would only stop traffic for a minute or two as they are practiced in backing trucks up into a fire station.

J. Aubin stated for the record that this location was not picked by the Planning Board, it was decided at Town Meeting and by the Select Board. This is only in front of the Planning Board tonight to see if it meets the design standards set forth in the Zoning by laws. The use of the site was approved by the Zoning Board of Appeals and there was no appeal of the Zoning Boards decision.

S. Cadime wanted to clarify the residents' concerns. He stated that the Banna Fire Station is also located in a residential zone. That Fire Station is on Pine Street and that is smaller than School St. He wanted to reiterate that the building and design teams have taken everything into consideration and are not concerned that there will be an issue with traffic. One thing he wanted to highlight is as far as benefits, is that the residents next to the fire station will receive a lower cost of insurance. In terms of the building designs, a lot of work and effort was put into this project and has appeared in front of Town Meeting already so there were previous opportunities for public input. This will also be going back in front of Town Meeting for a final approval and be a ballot question, so there will be more future opportunities to voice opinions. There is no funding for the construction as of right now, only funding for the construction documents.

D. Roderick wanted to direct a question to Fire Chief Lowery. He asked if the sirens will be on immediately when leaving the station or wait to be put on later. Fire Chief Lowery answered that the sirens get turned on when they need them which is mostly through intersections and heavy traffic.

They have to have the lights on by way of law but the crew do use their utmost discretion when it comes to the sirens and will not be using the sirens unnecessarily.

D. Sullivan asked the architect if they could alert Mass DOT and put it in the statement they send back?

B. Hoch asked if there is or could be some kind of light that would turn red when the engines are pulling out of the fire station or backing in. P. Carissimi answered that it is a typical practice to add a traffic control light. Chief Lowery stated that there was a traffic control light on Newman Ave for that fire station and she would be more than willing to have one if needed on School St.

J. Aubin asked if the traffic control light is something the state review will look at. D. Sullivan asked if the traffic control light could be included in their comment back to the state.

B. Zirolli stated that he was unsure if a traffic control light was included in the initial comments but that he would go back and review it. He would also alert DOT about the light as well and include it in his comment back to the state.

B. Hoch asked if the current plan includes a traffic control light. The answer was no. B. Hoch stated he would like to see some kind of traffic control light in this plan given the nature of School St.

J. Aubin asked Chief Lowery to talk about the current response times as of right now. Chief Lowery stated that the current response time to get to the South of Seekonk is about 10 minutes. She stated that the golden response time is about 6 minutes. If this Fire Station was put in, there would be a significant improvement as response time would not be more than 3 or 4 minutes to any area in the South.

Osvaldo Mercado, stated that this conversation has been centered around the fire trucks but that this fire station will also have ambulance vehicles going in and out creating noise and disruption. The resident also stated that he has dogs that are sensitive to loud noises and will bark at cars, let alone a fire truck or ambulance.

D. Sullivan stated that all of the fire stations in town are in a residential district and believes that the fire station will not be as bad as the resident is anticipating it to be. He acknowledged that the residents' concerns were valid.

J. Aubin reiterated that the Planning Board is only here to review the design standards of the site plan but that all of the resident's concerns and comments will be taken down as part of the record and taken into consideration when this project goes back to the Select Board and Town Meeting.

Chief Lowery stated that she was asked to estimate how many trips per day were made. From the past 3 years, and between the two stations right now, there have only been an average of 10 runs a day. That is a generous number. She stated that the ambulances will be going out about 10 times in a 24-hour day and that is still a generous number because the bulk of the runs will be coming out of headquarters.

Rosemary *inaudible*, of 34 school street, stated that even though there is a possibility that her insurance could go down, she asked if the taxes would go up because the funds have not been stated where they are coming from.

D. Sullivan stated that this Planning Board does not control that decision and it will ultimately be the decision of the TA. She thought that the building could have been made to look less commercial and more residential like. She suggested tall bushes to help with the noise and concerns of the residents. The residents are very concerned about the look and noise from this proposed fire station. She wanted to point out that she still feels that having a fire station is still positive and she appreciates everyone's time.

S. Cadime stated that if there is anyone who hasn't spoken or has more to say, then he would be more than happy to have residents call his office and talk to him and voice their concerns that were not able to be answered tonight. The chairman of the building committee is also more than willing to answer any of the residents' questions as he has been very helpful in this process. He encouraged residents to come to the public meeting to keep up to date with the process and voice concerns. He stated that there will be a tax increase to pay for this building. He stated that if the town were to look at putting this fire station in another location, then it would come at a greater cost to the residents because that would require the Town to purchase a new property, so residents should keep that in mind. He did want to state that the quality of life has been at the forefront of his and everyone's mind who has a hand in this project. If more screening and vegetation is wanted by the residents, then the Town is willing to do the work but it is important to note that it does come at a cost. The intent of the design was to try and minimize the cost to the residents as much as possible.

D. Sullivan asked if the board wished to discuss the conditions of the site plan further.

J. Aubin read into the record there were 4 conditions from the Zoning Board and then six from the Planning Board.

B. Hoch proposed an additional stipulation about a traffic control light to facilitate the vehicles going in and out of the station as stated to the engineer and included with the first condition.

S. Escaler asked if there could be a statement from the engineer or further study that would confirm the radio tower proximity to residents will not be a safety issue.

S. Cadime stated that the radio tower will have to be built to code regardless, so the board can stipulate that the engineer provide that information but he was unsure if the engineer would be able to certify the information or what they would be able to provide.

D. Sullivan stated that the board may not be able to add that stipulation because it is further information but not anything to be contingent upon if the radio tower is built to code.

P. Dunn asked if there would be a sidewalk. J. Aubin stated that yes there will be a sidewalk that is ADA compliant.

S. Escaler asked if they could add a stipulation as to what type of trees to use for screening.

D. Sullivan stated that the board could add a stipulation stating that the building committee work further with the surrounding residents to collaborate on the installation of screening.

J. Aubin stated that the green screening along the back of the property should be discussed as to how tall it is and what it will be comprised of.

S. Cadime stated that minimizing the impact to quality of life is the number one priority so whatever the board decides for vegetation will be done. Even if/when the fire station is constructed and if the residents find there are still concerns, the Select Board is committed to helping the residents and will help rectify the situation within reason.

D. Sullivan asked the engineers about what type of green screen will be used. The engineers answered that they echo what the Town Administrator just stated that they would do whatever they can to alleviate the concerns of the residents.

D. Sullivan stated that the stipulation will read that the green screening be upheld by what is shown in the plans and also that the building committee work with the applicant to ensure the concerns expressed by the abutters are addressed as best as possible.

S. Foulkes asked who would be making the final decision when it came to the vegetation. D. Sullivan stated that the Building Committee will have the final decision.

B. Hoch made the motion to approve the site plan application for the Town of Seekonk to construct the South End Fire Station for the property located at 69 School Street with the stipulations set forth in the memo, in regards to the zoning board decision, with the following finding of fact that it complies with 2.8.5 and section 8 of the development design standards, and with the additional notes that the Planning Board added with regard to traffic controls on School Street, radio tower documentation, and the proposed screenings. P. Dunn seconded. VOTE 6-0-0

10-minute recess.
Reconvened at 8:53PM

2. Site Plan Application of **First Auto Group, LLC** to relocate the business from 18 Highland Avenue to the property located at **10 Highland Avenue**, being AP 8, Lot 146 within a HB Zoning District.

J. Aubin introduced the application and stated that there is no new construction proposed, the applicant is relocating his First Acura automotive sales business to another lot. He stated that they need to confirm that the existing flooring company has adequate parking for their needs. The applicant will be appearing in front of the Board of Selectmen for the automotive sales license. Brian Saddler, Bristol RI, owner of First Auto Group, stated he has recently bought the property next door (10 Highland Ave) to his existing business (16/18 Highland Ave). He stated that his business will be using about 40% of 10 Highland and the other portion will be used for the flooring center.

D. Sullivan asked if the applicant will be retaining ownership and use of the original building at 18 Highland Ave. B. Saddler answered that no, he is under agreement to sell that building and has already sold the Acura business; he is moving First Auto Group to the new building at 10 Highland.

The applicant said that no service or mechanical work will be done at the new location as it will solely be designated for sales. There will be no construction and the existing lighting will not be altered.

D. Roderick asked what the flooring business will have for parking. B. Saddler answered that the flooring business will have the same as what they have today.

B. Hoch asked the applicant how many used cars he is planning on having at the site? B. Saddler stated he is asking for 12. B. Hoch asked if the vehicles will be housed in the front or the back of the building. B. Saddler answered that most of the spaces will be in the front and then the excess will be in the back.

D. Sullivan stated that he would like to add to any motion that the site plan be updated with the proper ownership information.

D. Roderick made a motion to accept the site plan application with the updated ownership information and parking as stipulated. Seconded by P. Dunn.

VOTE: 6-0-0

Work Session:

1. Members Report/SRPEDD Update

P. Dunn did not have an update but J. Aubin stated that he has a meeting coming up with SRPEDD and he will report back with the findings.

P. Dunn stated that she is on the Green Team for the Seekonk Congregational Church Building Committee and asked if Town Hall would be interested in being involved in the movement. They are looking at sustainability. J. Aubin stated that Seekonk is already a designated Green Community but that he would be willing to have a conversation with P. Dunn and the Stormwater Advisory Committee.

D. Sullivan stated that CPC committee has not met yet but he has been in contact with J. Aubin and will report back to the Board after the meeting in August or even July if it generates info. He also stated that the Mederios Farm Committee has not met yet either.

2. Town Planner Monthly Report

Subdivisions

- **Elm Estates:** Preliminary Subdivision Application of **Alfred Dos Anjos** for a 4-lot Conservation Subdivision of land located at **355 Elm Street** being AP 16, Lots 11 & 172 in an R-2 Zoning District. Definitive Plan application approved March 14, 2023 pending submission of final plans and documents
- **Berson Estates:** For proposed 13-lot residential subdivision of land located at **0 Pine Street** being AP 28, Lot 20 in an R-4 Zoning District. Residential construction commenced.
- **Magnolia Court:** 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going.
- **Pine Brook Court:** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located off **Arcade Avenue** being AP 21, Lots 18,277 and 305 in an R-2 Zoning District. Residential construction ongoing.
- **Farmland Estates:** 12 lot residential subdivision located off Lincoln Street-sidewalk installation completed final paving and clean up. Meeting with applicant to discuss acceptance conducted submission of roadway acceptance process pending.
- **Kathleen Court:** 16-lot residential subdivision off Lincoln Street-construction ongoing.
- **Jacob Hill Estates:** 11 lot residential subdivision off Jacob Street - acceptance application filing pending. Easement relocation documents submitted.
- **Brigham farm III:** Conservation Subdivision application of **Gary Sagar** for proposed 8-lot definitive subdivision of land located off **Burnside Avenue** being AP 36 lots 2 and 11 and AP 35 lot 20 conditional approval granted August 10, 2021. Preconstruction meeting held with DPW and GPI, roadway construction pending.
- **Winterfell:** 11 lot definitive subdivision of AP 1, lot 24 off **Warren Avenue**. Acceptance approved by Fall Town Meeting. Application subdivision amendment pending relative to open space and limits of disturbance
- **Stone Ridge:** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final close out and acceptance application anticipated for Fall Town Meeting.
- **Country Brook Estates:** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022. Further Planning Board action pending.

- The following incomplete and unaccepted developments are under review for consideration of further enforcement action by the Planning Board (scheduled for July 25, 2023): **Brigham Farms II, Caleb Estates, Curt Street Extension, Greenwood Farms, Hart's Corners, Holland Woods, Madison Estates, Orchard Estates, Pine Hill Estates, Stallard Estates, Three Ledges, and Ursula's Way.**

J. Aubin stated that since he has put this together, he has heard back from Stallard estates and Ursulas way which he has taken as a good thing that word is getting out there and these subdivisions will be moving forward hopefully. There will also be a notice being sent out to all of the residents and developers. He will prepare the notice and have it sent out by the 25th in order to be heard at the August Meeting.

Site Plans

- Site Plan Application of **Arca Realty LLC** for construction of a proposed vertical hydroponic vegetable farm, for the property located at **991 Newman Ave being** AP 27, Lot 32 within an Industrial Zoning District. Planning Board approval granted March 14, 2023 construction commenced.
- Site Plan Application of **The Town of Seekonk** to construct the South End Fire Station for the property located at **69 School Street**, being AP 7, Lot 35 within an R-1 Zoning District. Scheduled for Planning Board review July 11, 2023.
- Site Plan Application of **First Auto Group, LLC** to relocate the business from 18 Highland Avenue to the property located at **10 Highland Avenue**, being AP 8, Lot 146 within a HB Zoning District. Scheduled for Planning Board review July 11, 2023.

Amendments

- 2023 Fall Town Meeting:
 - a. Joint review of R-1 and R-2 zoning districts with the Zoning Board of Appeals commenced
 - b. Review of Section 8.8 Signs and potential highway signage overlay district commenced
- 5-year Master Plan update drafting ongoing
 - Public Services and Circulation Elements workshop conducted for June 27, 2023
 - HPP - initiated with SRPEDD

MISC

- Joint meeting with the Board of Selectmen held June 21, 2023.
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study wrap up
- SRPEDD Brownfields area assessment study ongoing
- Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC Environmental Finance Center. 2nd Select Board presentation pending.
- Attleboro Dye Works:
 - Site remediation funding by MassDevelopment on going (Consultant: Verdantas)
 - EPA Technical Assistance Program preliminary conceptual site layout designs completed.
 - One Stop for Community Growth Grant to assess infrastructure ongoing (Consultant: Verdantas) - D. Sullivan asked J. Aubin about getting a presentation on it
 - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and ADW dam removal (stakeholder and public information meeting conducted with DPW on June 27, 2023)

- Dam removal engineering (GPI) commenced
- Sowams National Heritage Area stakeholder outreach effort commenced
- Stormwater Advisory Committee
 - Second Stormwater Utility Financing presentation with Select Board and PB pending MS4 Annual Report preparation commenced
 - Ongoing assessment and remediation of identified and prioritized storm water issues
 - Mapping and GIS update commenced

3. Correspondence

There was none.

4. RI Seekonk Holdings LLC vs. Seekonk Zoning Board of Appeals.

D. Sullivan stated that there is a 48-hour rule exception as this item came out after the agenda was already posted. The item is a copy of the Commonwealth of Massachusetts RI Seekonk holdings LLC vs. Seekonk Zoning Board of Appeals for Greenbrier II.

J. Aubin introduced this item to the Board. One of the main concerns of the decision was the installation of a traffic light and it still remains in the decision. This project is proposing their own sewage treatment plant. Part of the decision is that the gates from the existing Greenbrier will be repaired and operational. Also, wetlands regulations will be reviewed by either state DEP or Seekonk Conservation Commission.

Adjournment

Meeting adjourned at 9:40PM

Motion to adjourn by D. Roderick and seconded by P. Dunn.

VOTE:6-0-0

Respectfully Submitted by,

Stephanie Iagatta, Secretary
Planning Board

*Formally accepted on 8/ 8/23
5 in favor, 0 against, 0 abstentions*

[Full Video available to view on TV9 Seekonk Community Access Television](http://tv9seekonk.com/)

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