

To be advertised in the Sun Chronicle on Tuesday, July 31, 2018 and Tuesday, August 7, 2018:

**TOWN OF SEEKONK
PLANNING BOARD
PUBLIC HEARING NOTICE**

In accordance with Chapter 41, as amended, a Public Hearing will be held at the **Seekonk Town Hall, 100 Peck Street, Seekonk, MA** on **Tuesday, August 14, 2018 at 7:00 p.m.** in the **Seekonk Town Hall Meeting Room** relative to the following:

The Planning Board is seeking to amend the **Rules and Regulations Governing the Subdivision of Land in Seekonk, Mass** described as follows:

Revise Section IV - Preliminary Plan (§ 4.4 regarding notice of preliminary plan review)

Revise Section VI – Performance Guarantee (Section 6.8.2 Drainage System)

Revise Section VIII – Construction of Ways and Installation of Utilities (§§ 8.5.5.1 regarding safe passage; 8.10 regarding the posting of street names; and 8.12 regarding shade trees)

Remove “Summary of Design and Construction Requirements”

Revise Appendices II-VI

These amendments may be reviewed in the Planning Department located in the Seekonk Town Hall or on our website www.seekonk-ma.gov. Any person interested or wishing to be heard on the application may appear at the Public Hearing at the time and place designated above.

PLANNING BOARD

David Sullivan, Jr., Chairman

Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk

Seekonk Planning Board

Rules and Regulations Subcommittee

JUL 30 '18 PM 2:46

August 14, 2018 Revision and Update

Amendment 1: Amend **SECTION IV PRELIMINARY PLAN** as follows:

4.3. 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: These amendments are in response to Town Counsel's finding that the Planning Board may not adopt additional subdivision requirements beyond those set forth in the Subdivision Control Law. Please note that Section 4.2 retains the requirement of submission of an abutters list and mailing labels to allow for the Planning Board to mail a notice should they so choose to as a policy matter.

Amendment 2: Amend **SECTION VI PERFORMANCE GUARANTEE** as follows:

6.8.2 Drainage System

Performance guarantees related to the drainage system shall not be released until one year following the approval of said drainage system by the Board or the Board's agents. Upon acceptance of the roadway as a public street, or as otherwise provided in the associated legal documents; maintenance of the drainage system shall be the responsibility of a homeowners association established for that purpose. All documents and easements related to the drainage system shall be recorded in the registry of deeds prior to the sale of the first lot in the development. The recorded documents shall include the provision of the a deeded right to the Town of Seekonk to enter and make such repairs to the drainage system as necessary, in the event that a home owners association fails to do so, and after appropriate notice to the association and opportunity to cure, and to seek reimbursement of any cost incurred from said association or the members thereof as appropriate under the law. A copy of the operations and maintenance plan and all pertinent easements and grants shall be provided to each homeowner no later than the final closing for each lot. Final transfer of the operation and maintenance of the drainage system from the developer to the homeowner's association shall be in accordance with the documents recorded in association with the establishment thereof.

Note: The proposed amendment clarifies the requirement for a homeowner's association for all developments and provides specific mechanisms and requirements for the establishment of the associations and notice to the homeowners.

Amendment 3: Amend **SECTION VIII CONSTRUCTION OF WAYS AND INSTALLATION OF UTILITIES** Section 8.5.5.1

8.5.5.1 No building permits shall be issued on any lots shown on an approved definitive subdivision plan until the binder course and associated drainage structures is applied by the applicant and inspected and approved by the Planning Board or its agent. The Town Planner will then issue a letter to the Building Inspector stating that safe passage along the ways within an approved subdivision may occur. The certificate of safe passage shall, at a minimum, be conditioned upon the posting of the 911 address of all lots upon which construction activity is initiated, whether pursuant to a permit or not, and upon the maintenance of the roadway in a clean and safe condition free of obstructions or the accumulation of grave, silt, soil, or other materials in the roadway. Such other conditions as deemed necessary by the Town Planner in accordance with the Planning Board's definitive subdivision approval or in coordination with other Town Departments may also be placed on the certificate.

Note: The proposed amendment requires the posting of a 911 address for any lot upon which construction activity is initiated and codifies typical conditions placed on certificates of safe passage.

Amendment 4: Amend **SECTION VIII CONSTRUCTION OF WAYS AND INSTALLATION OF UTILITIES** Section 8.10 Street Signs

Section 8.10 Street Signs as follows:

8.10 Street Signs

Street signs of a design, material and number approved by the Planning Board shall be furnished and installed by the subdivider, in coordination with the Department of Public Works for each street intersection within the development. All street names shall be posted upon the commencement of the roadway's construction. A temporary street sign may be utilized during construction of the roadway, however a permanent street sign shall be installed prior to the issuance of a certificate of safe passage as required in Section 8.5.5.1.

Note: The proposed amendment clarifies that a street sign must be posted at the start of construction of a roadway.

Amendment 5: Summary of Design and Construction Requirements and Appendices I through VI.

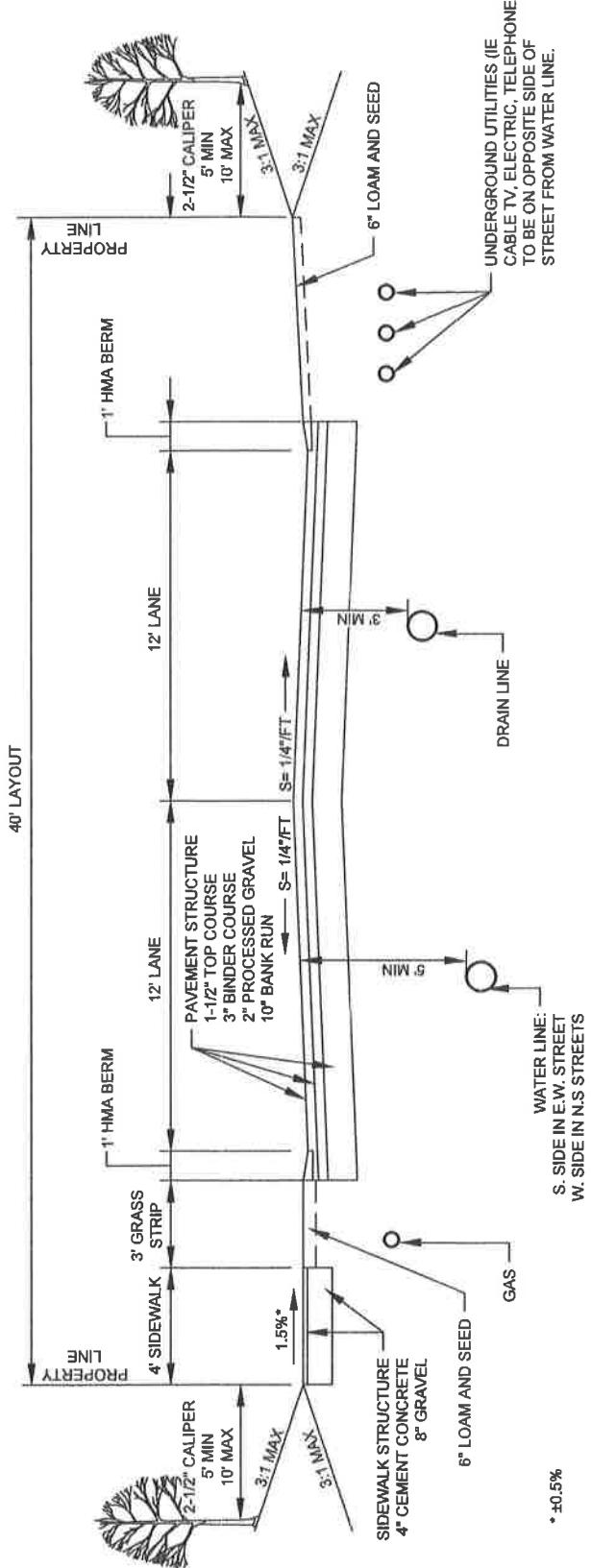
Amend Summary of Design and Construction Requirements and Appendices I through VI by removing them in their entirety and substituting with the attached **Appendix I Construction Details (details 1-18)**.

Note: This amendment provides for updated details as provided by the Department of Public Works and Board of Health.



**Rules and Regulations
Governing the Subdivision of Land in
Seekonk, Massachusetts**

**Appendix I
CONSTRUCTION DETAILS**

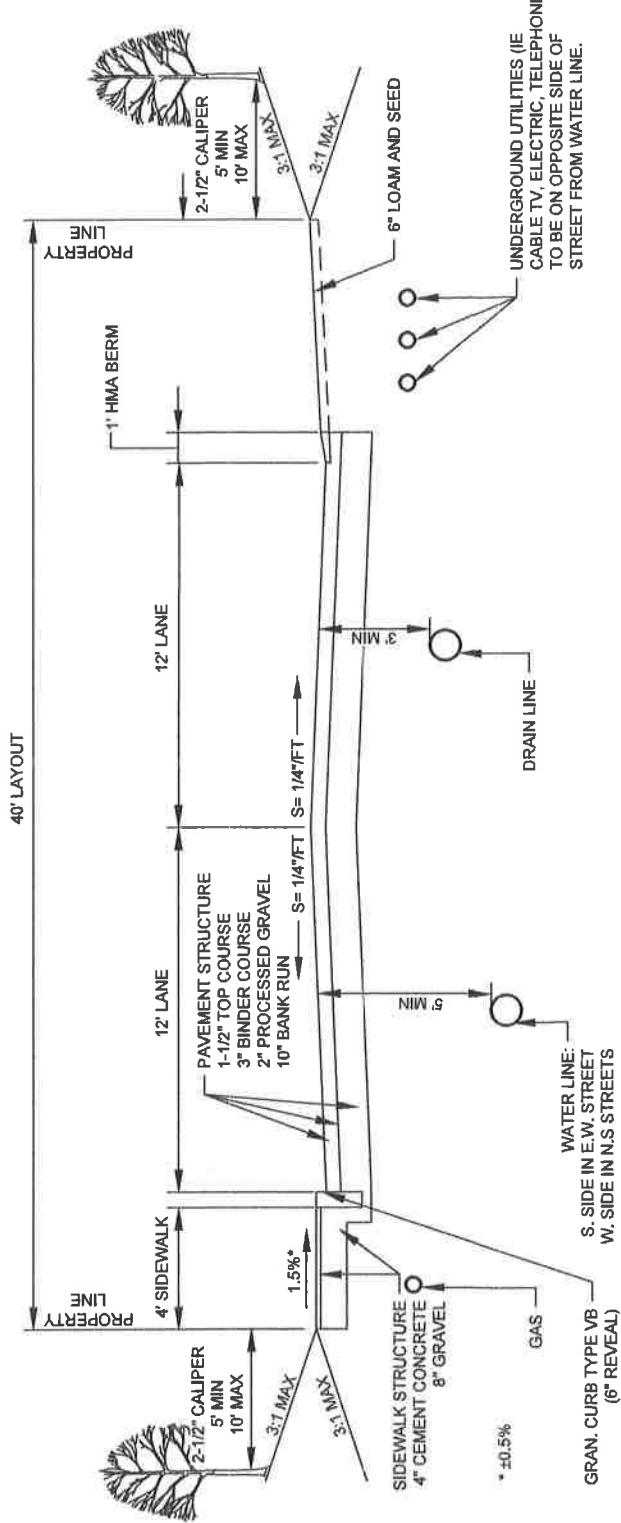


TYPICAL CROSS SECTION - MINOR STREET w/ GRASS STRIP

TOWN OF SEEKONK, MA
STANDARD DETAILS



JULY 18, 2018	DETAIL NO. 1
REV. 0	



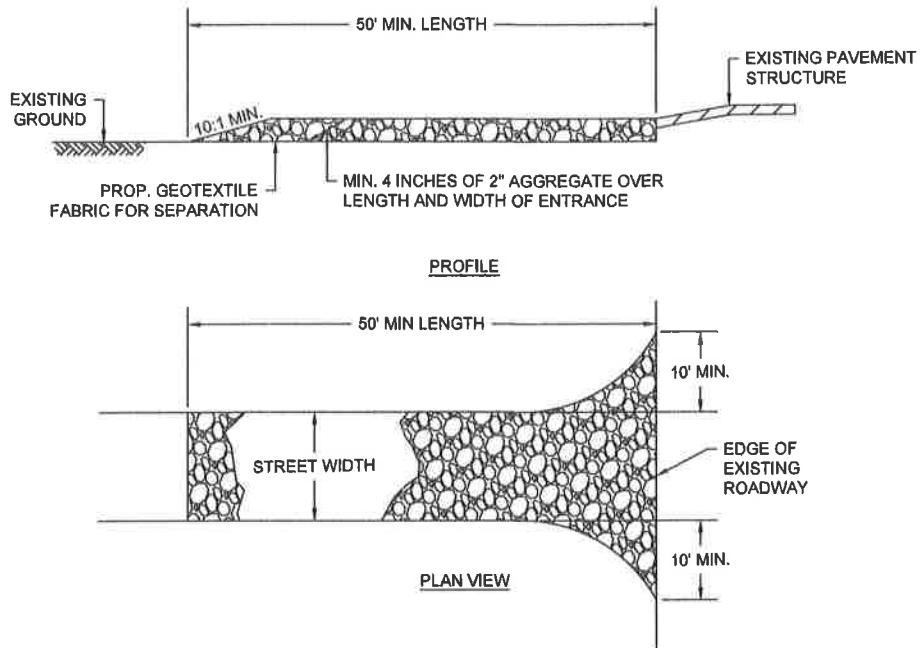
TYPICAL CROSS SECTION - MINOR STREET w/o GRASS STRIP

NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018	DETAIL NO. 2
REV. 0	



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET ACROSS ENTIRE WIDTH OF APPROVED ROAD. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PREPARE SUBGRADE AND PLACE GEOTEXTILE FABRIC FOR SEPARATION.
3. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
4. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

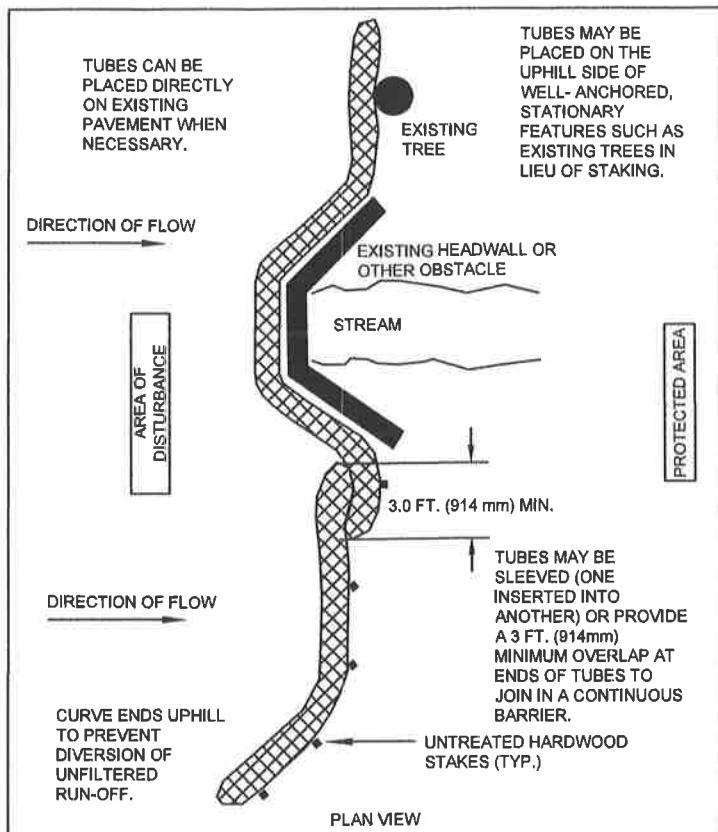


**TOWN OF SEEKONK, MA
STANDARD DETAILS**

JULY 18, 2018

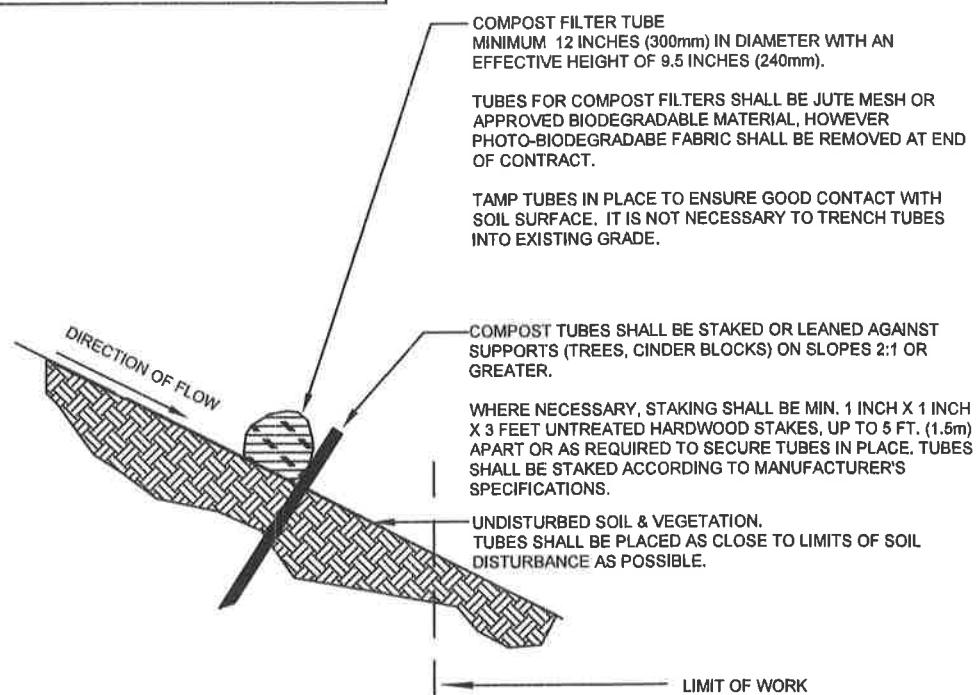
REV. 0

DETAIL NO. 3



GENERAL NOTES:

1. PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES (300mm) FOR SLOPES UP TO 50 FEET (15.24m) IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
2. INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
3. TUBE LOCATION MAY BE SHIFTED TO ADJUST TO LANDSCAPE FEATURES, BUT SHALL PROTECT UNDISTURBED AREA AND VEGETATION TO MAXIMUM EXTENT POSSIBLE.
4. DO NOT INSTALL IN PERENNIAL, Ephemeral OR INTERMITTENT STREAMS.
5. ADDITIONAL TUBES SHALL BE USED AT THE DIRECTION OF THE ENGINEER.
6. ADDITIONAL STAKING SHALL BE USED AT THE DIRECTION OF THE ENGINEER.



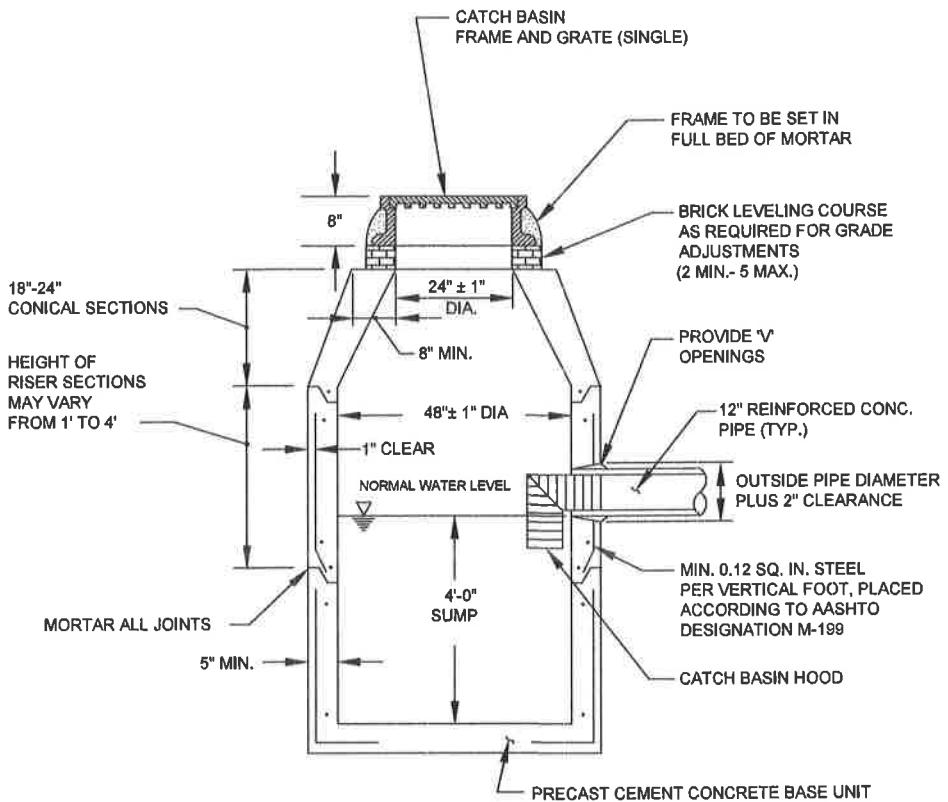
SINGLE COMPOST FILTER TUBE DETAIL
NOT TO SCALE



**TOWN OF SEEKONK, MA
STANDARD DETAILS**

JULY 18, 2018
REV. 0

DETAIL NO. 4



CONCRETE CATCH BASIN (PRECAST)

WITH 4-FOOT SUMP

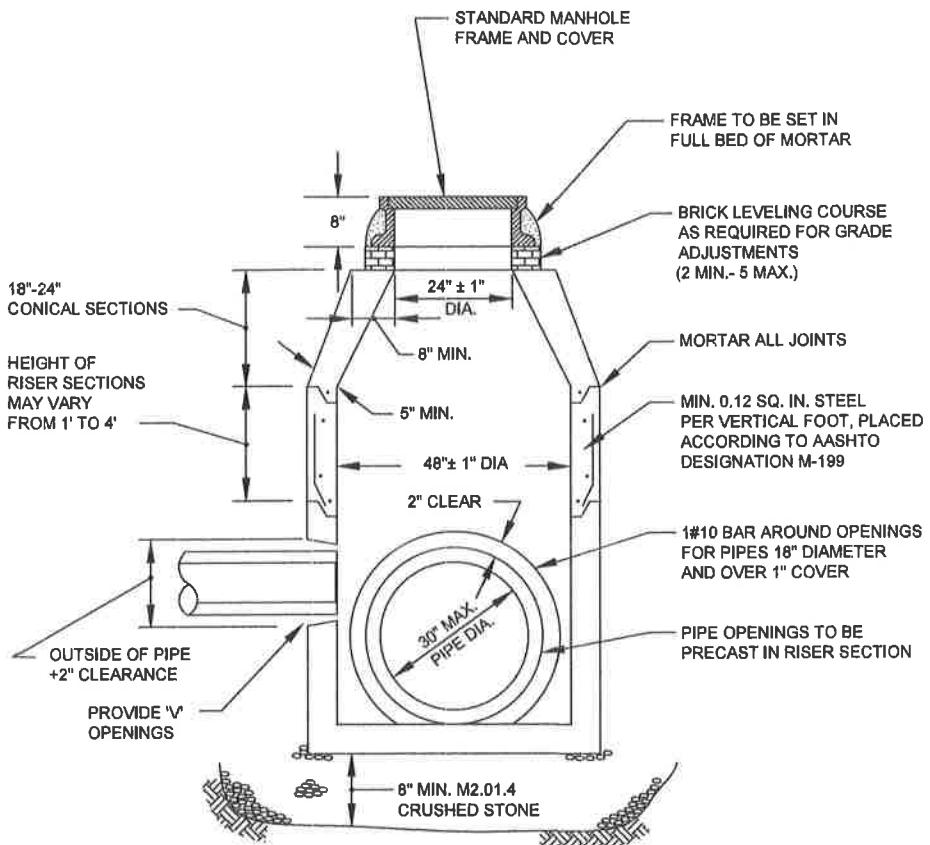
NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 5



CONCRETE DRAIN MANHOLE (PRECAST)

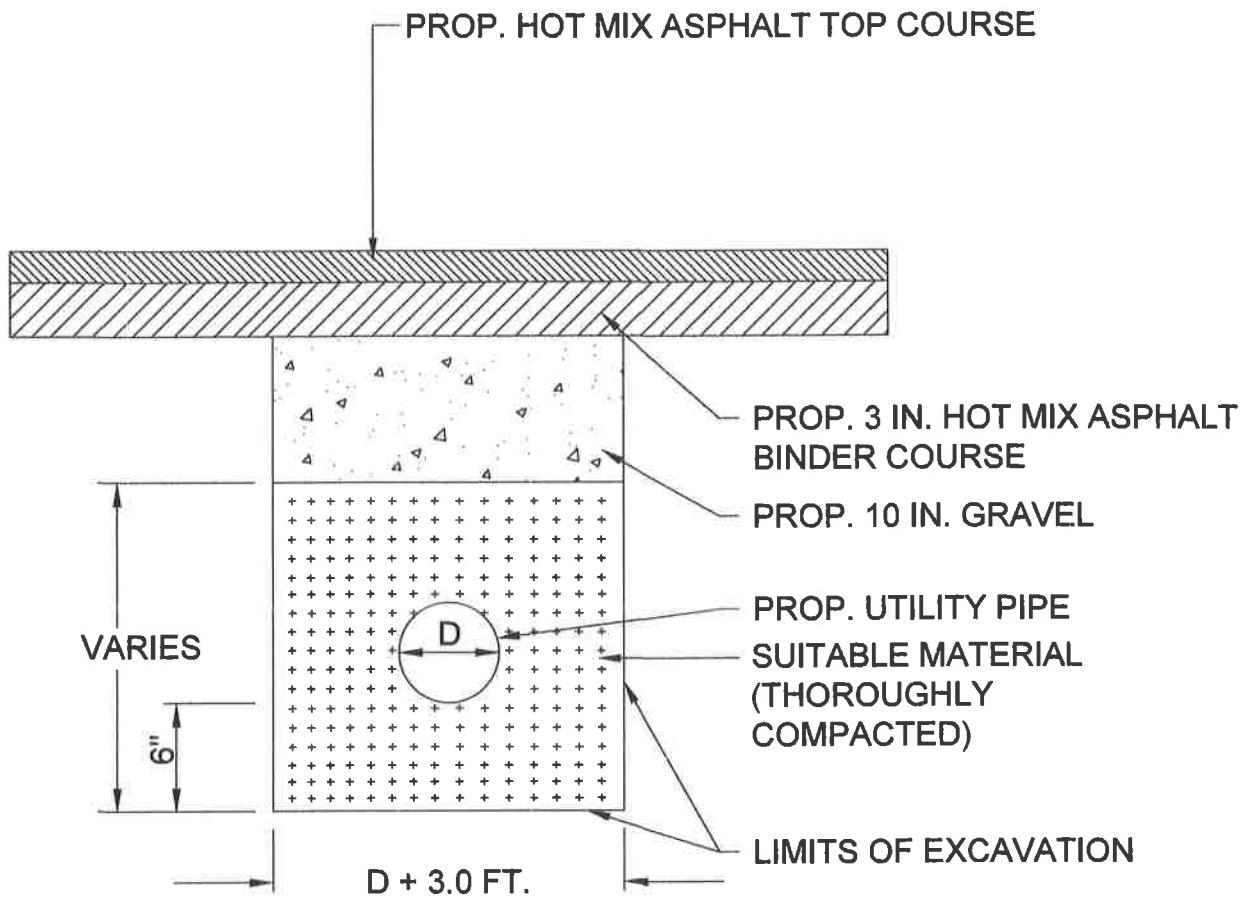
9 FEET OR LESS IN DEPTH
NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 6



UTILITY TRENCH DETAIL IN ROAD

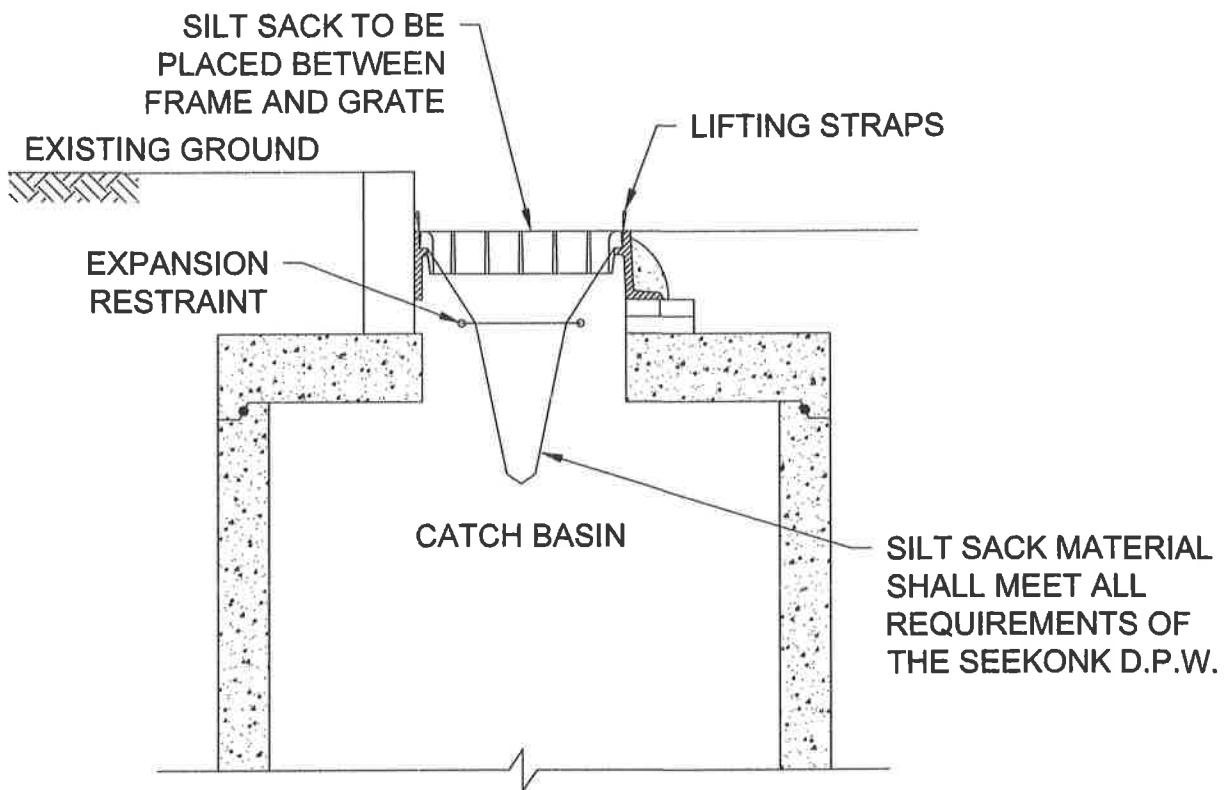
NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 7



NOTE: SILT SACKS SHALL BE PLACED IN ALL EXISTING AND INSTALLED CATCH BASINS WITHIN THE VICINITY OF NEW CONSTRUCTION UNTIL THE SITE HAS BEEN FULLY STABILIZED. SILT SACKS SHALL BE CHECKED WEEKLY AND CLEANED AND/OR REPLACED AS NEEDED.

SILT SACK INSTALLATION

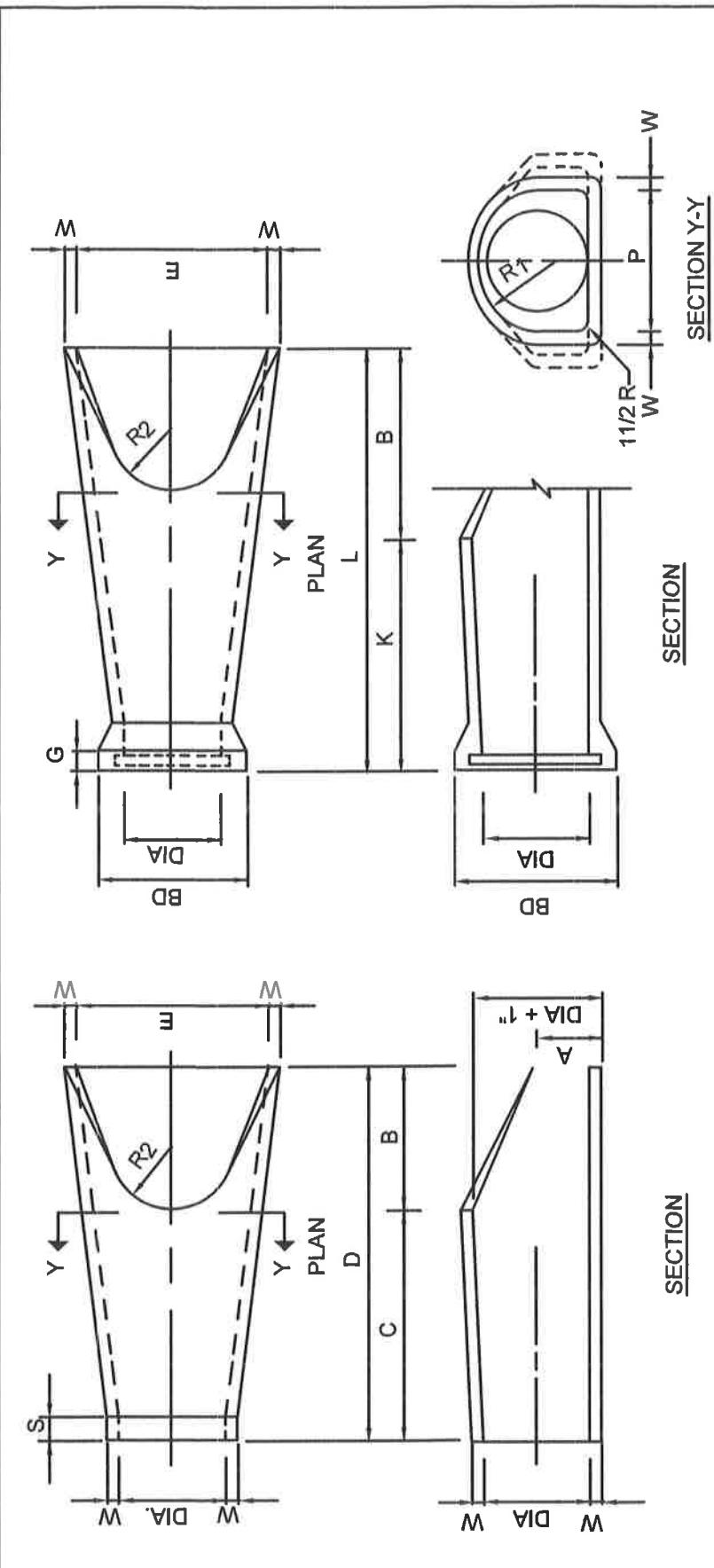
NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 8



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA + 1"	R ₁	R ₂	S	G	SLOPE
12"	2"	4"	2'-0"	4'-0 ¹⁵ ₈ "	6'-1 ³ ₈ "	2'-0"	20"	4'-6 ¹ ₈ "	6'-6 ¹ ₈ "	19 ¹⁵ ₁₆ "	13"	10 ¹ ₈ "	9"	4"	2 ¹ ₂ "	3:1
15"	2 ¹ ₂ "	6"	2'-3"	3'-10"	6'-1 ¹ ₂ "	2'-6"	24"	4'-3 ¹ ₁₆ "	6'-6 ¹ ₁₆ "	24 ⁵ ₁₆ "	16"	12 ¹ ₂ "	11"	4"	2 ¹ ₂ "	3:1
18"	2 ¹ ₂ "	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 ⁷ ₈ "	6'-6 ⁷ ₈ "	29"	19"	15 ¹ ₂ "	12"	4"	2 ³ ₄ "	3:1
24"	3"	9 ¹ ₂ "	3'-7 ¹ ₂ "	2'-6"	6'-1"	4'-0"	36"	3'-0 ¹ ₂ "	6'-8"	33 ³ ₁₆ "	25"	16 ¹³ ₁₆ "	14"	4"	3"	3:1

FLARED END SECTION

NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 9

FOR FLARED END SECTIONS STONE
SHALL EXTEND UPSLOPE SIMILAR
TO MASSDOT CONSTRUCTION
DETAIL E 206.7.0

STONE SHALL BE IN
CONFORMANCE WITH
MATERIAL SECTION M2.02.3

A

PIPE

A

VARIABLE

VARIABLE

PLAN VIEW

PROP. FIELD STONE
MASONRY HEADWALL

PIPE

MATCH EXIST. SLOPE

6" 12"

6" OF CRUSHED
STONE

GEOTEXTILE FABRIC FOR
SEPARATION

SECTION A-A

STONE FOR PIPE ENDINGS W/BEDDING

NOT TO SCALE

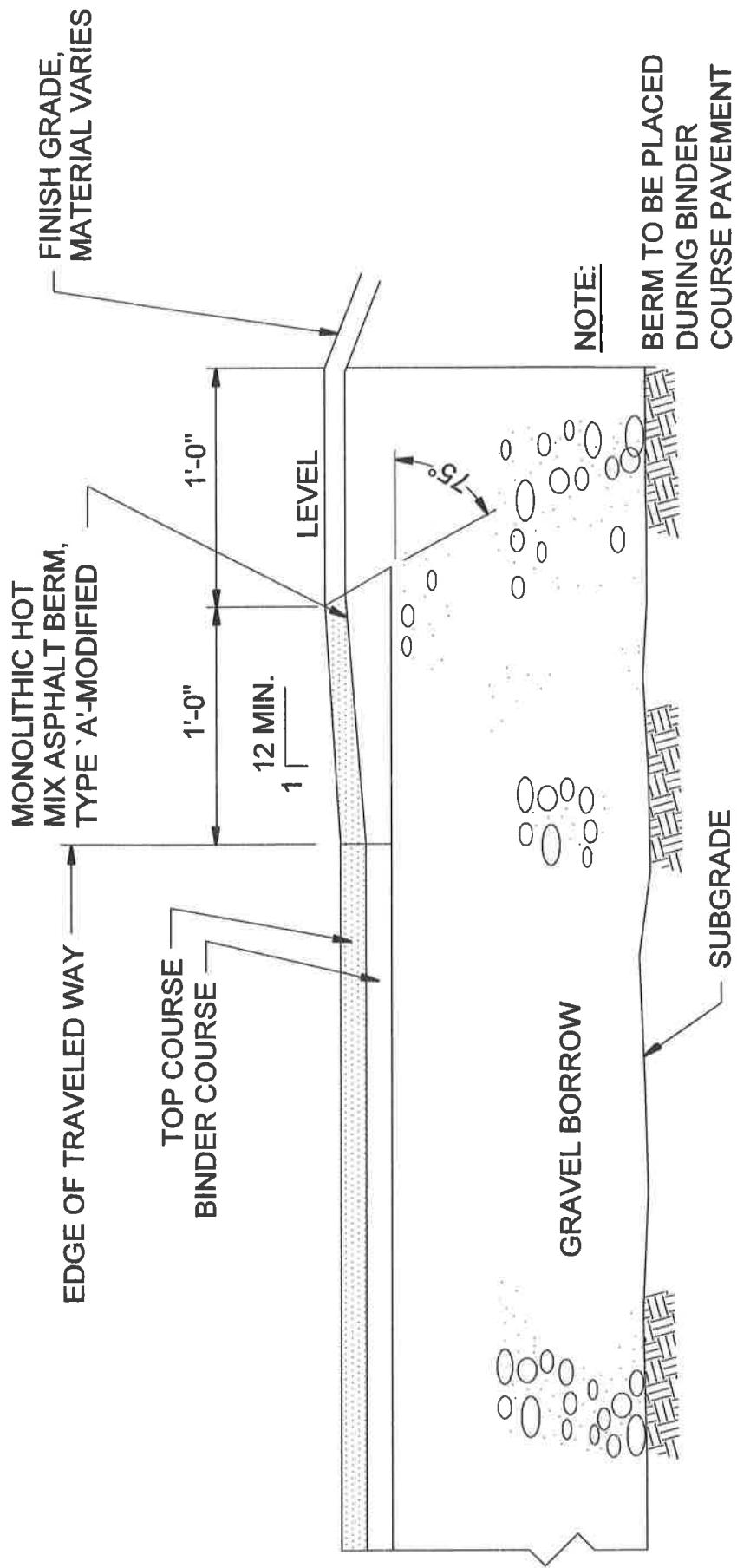


TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018

REV. 0

DETAIL NO. 10

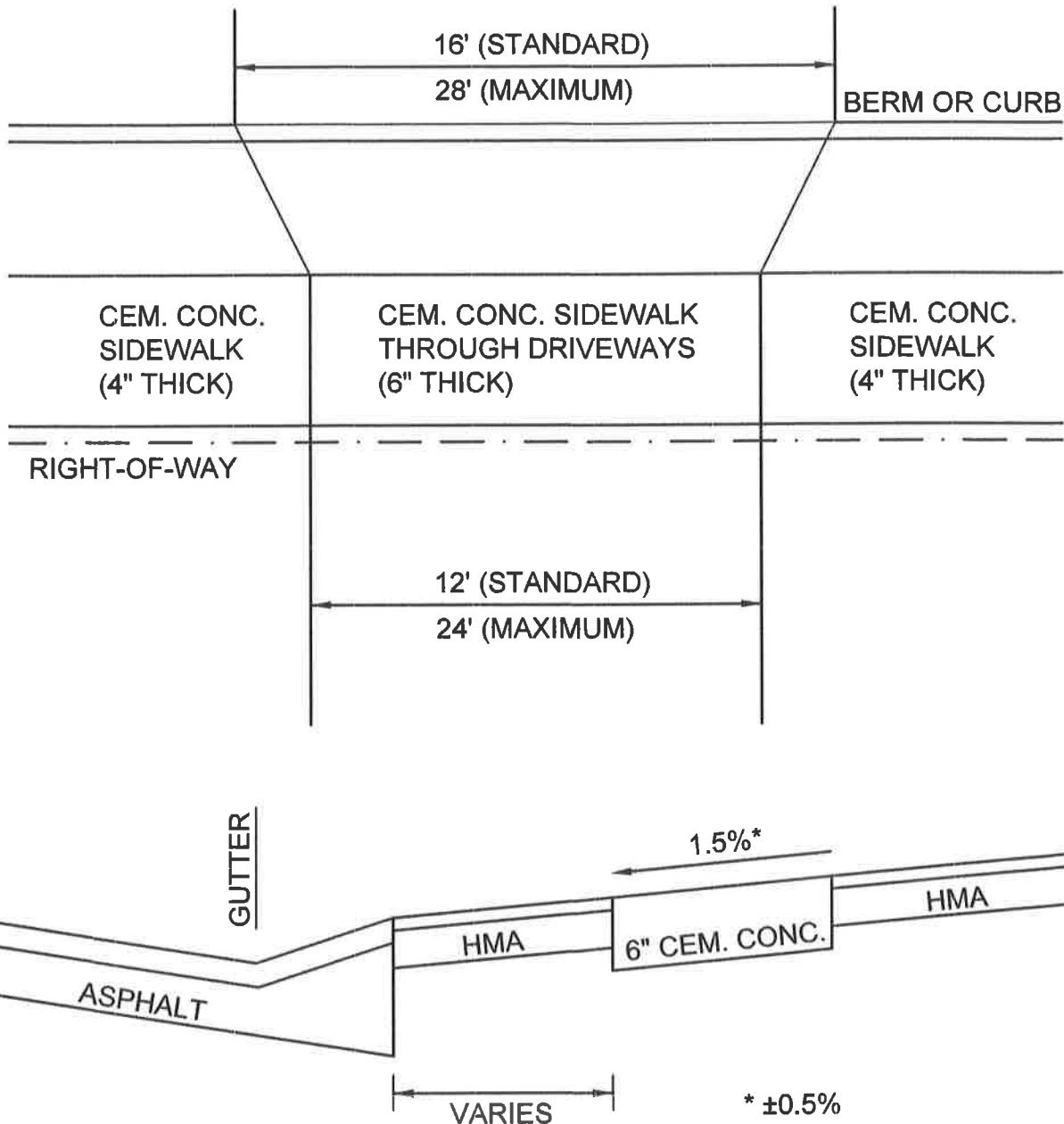


HOT MIX ASPHALT BERM, TYPE "A"-MODIFIED



TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018	REV. 0
DETAIL NO. 11	



DRIVEWAY SECTION

NOT TO SCALE



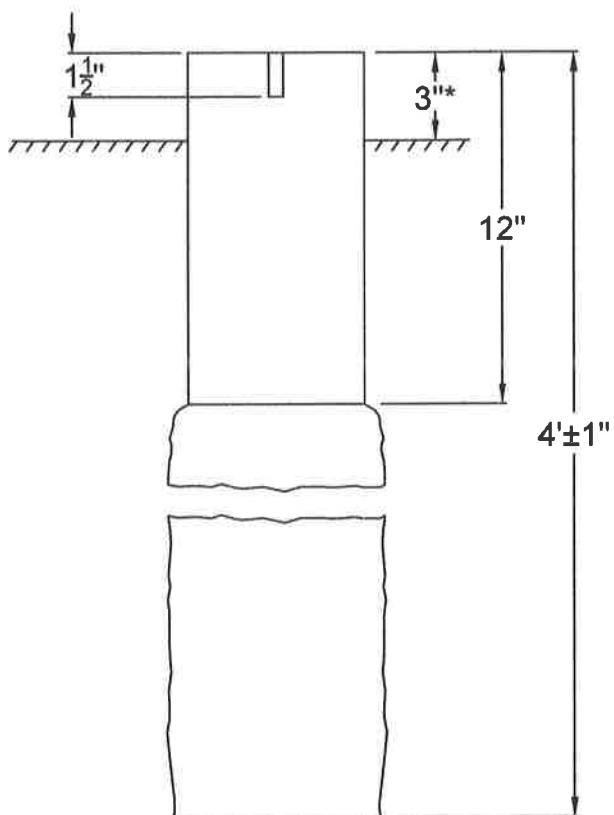
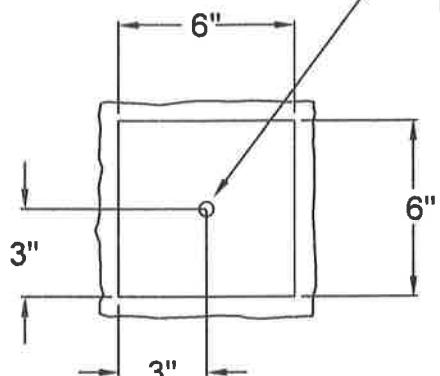
TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018

REV. 0

DETAIL NO. 12

1/2" DIA. HOLE IN CENTER OF TOP 1-1/2" DEEP;
FLARED AT BOTTOM; RAMMED WITH LEAD ROPE
TOP AND TOP 12 INCHES TO BE POINTED.



PLAIN

GRANITE BOUND
NOT TO SCALE



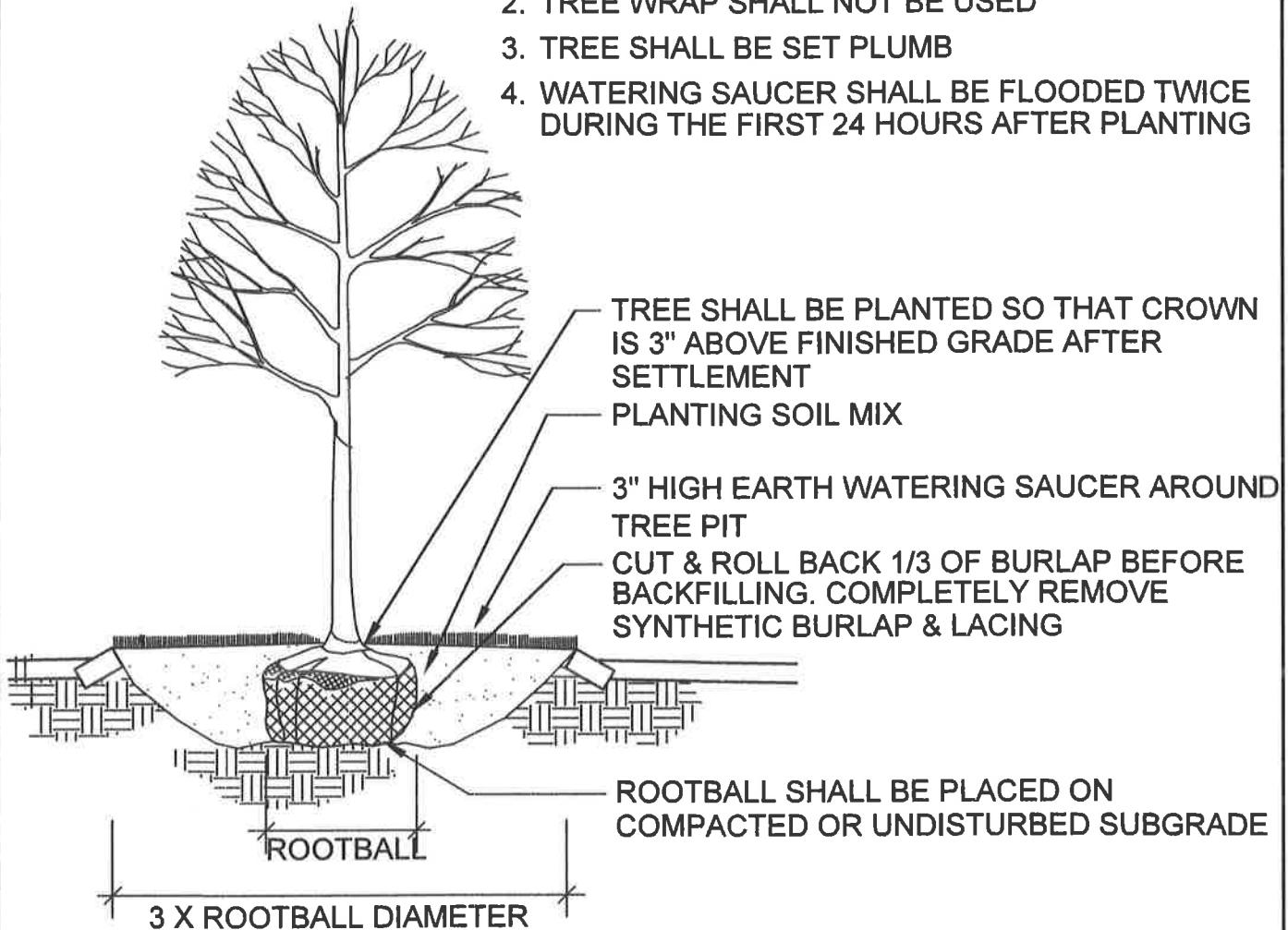
TOWN OF SEEKONK, MA
STANDARD DETAILS

JULY 18, 2018
REV. 0

DETAIL NO. 13

NOTES:

1. DO NOT CUT LEADER
2. TREE WRAP SHALL NOT BE USED
3. TREE SHALL BE SET PLUMB
4. WATERING SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING



DECIDUOUS TREE PLANTING

NOT TO SCALE



TOWN OF SEEKONK, MA
STANDARD DETAILS

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REV. 0

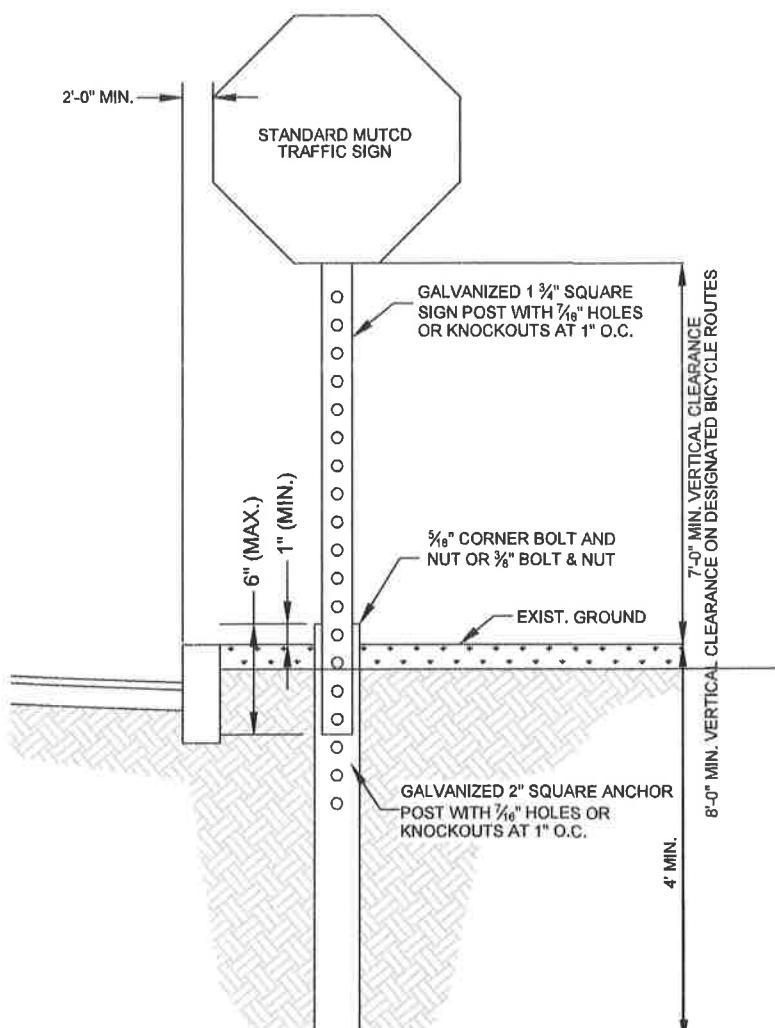
DETAIL NO.14

NOTES:

1. TYPICALLY, SIGNS SHOULD BE ERECTED INDIVIDUALLY ON SEPARATE POSTS EXCEPT WHERE ONE SIGN SUPPLEMENTS ANOTHER OR WHERE DIRECTIONAL SIGNS MUST BE GROUPED. WHEN USING SUPPLEMENTAL SIGNS, DO NOT OVERLAP WITH THE PRIMARY SIGN. WARNING AND REGULATORY SIGNS SHALL NOT BE COMBINED. IF IN DOUBT ABOUT COMBINING SIGNS, CHECK WITH THE TOWN ENGINEER.
2. SIGNS SHALL BE LOCATED SO THAT THEY DO NOT BLOCK OR OBSCURE OTHER SIGNS.
3. THE OUTER EDGE OF A SIGN SHALL BE OFFSET A MINIMUM OF TWO FEET HORIZONTALLY FROM THE FACE OF CURB. WHERE SIDEWALK IS LESS THAN FIVE FEET WIDE, ONE FOOT FROM FACE OF CURB IS PERMISSIBLE.
4. SIGNS SHALL BE INSTALLED TO PROVIDE 7 FEET OF VERTICAL CLEARANCE ABOVE SIDEWALKS OR ANY LOCATION WHERE PEDESTRIANS MAY BE PRESENT (8 FEET OF VERTICAL CLEARANCE SHALL BE PROVIDED ON DESIGNATED BICYCLE ROUTES).

TRAFFIC SIGN INSTALLATION NOTES

NOT TO SCALE



TRAFFIC SIGN INSTALLATION

NOT TO SCALE



**TOWN OF SEEKONK, MA
STANDARD DETAILS**

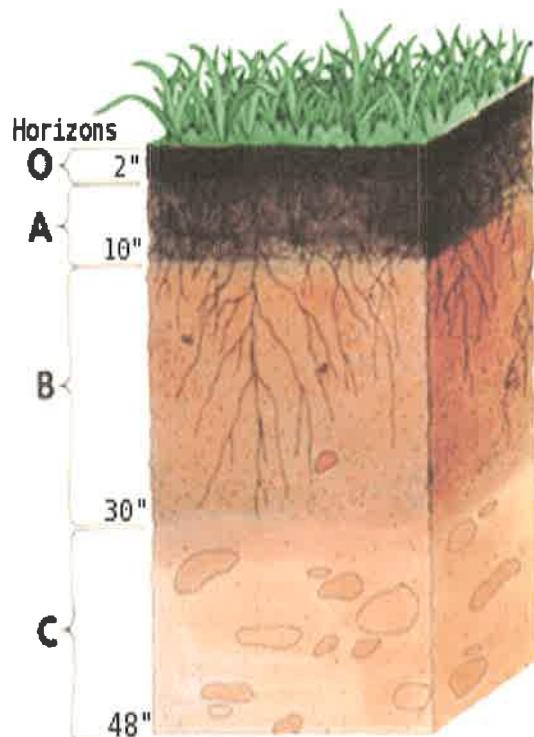
JULY 18, 2018

REV. 0

DETAIL NO. 15

Seekonk Board of Health

Soil Profile



Most soils have three major horizons -- the surface horizon (A), the subsoil (B), and the substratum (C)

Some soils have an organic horizon (O) on the surface, but this horizon can also be buried.

The master horizon, E, is used for horizons that have a significant loss of minerals (eluviation).

Hard bedrock, which is not soil, uses the letter R.

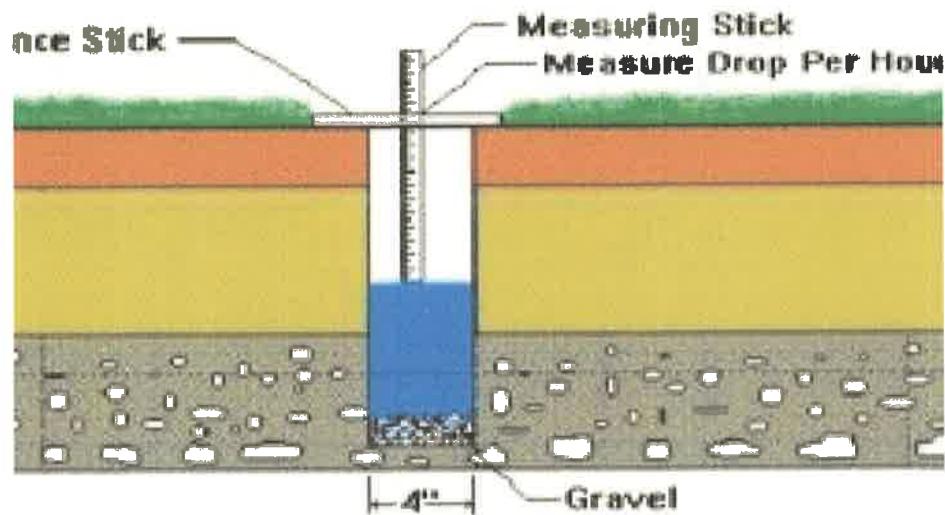
TOWN OF SEEKONK, MA

STANDARD DETAILS JULY 18, 2018

DETAIL NO. 16

Seekonk Board of Health

FIELD MEASUREMENT OF PERCOLATION RATE

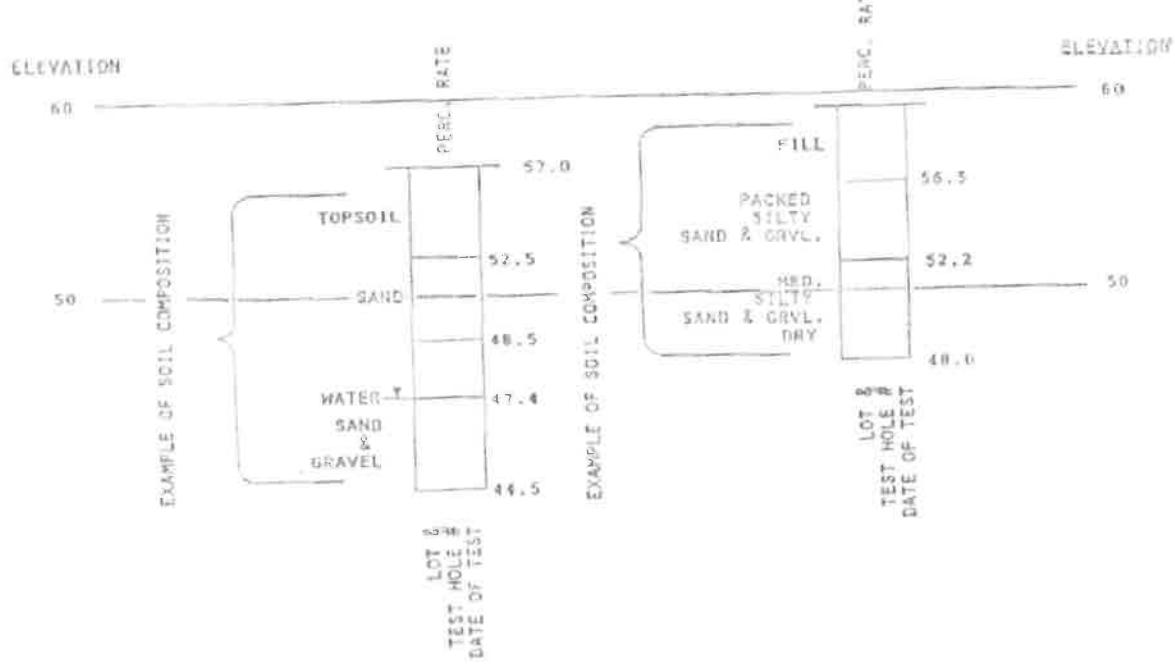


TOWN OF SEEKONK, MA

STANDARD DETAILS JULY 18, 2018

DETAIL NO. 17

Seekonk Board of Health



TOWN OF SEEKONK, MA

STANDARD DETAILS JULY 18, 2018

DETAIL NO. 18