



JAN 7 2026 PM 3:58

Planning Board

Seekonk Town Hall
Planning Board Meeting Room
100 Peck Street, Seekonk, MA 02771
1-508-336-2961

AGENDA

January 13, 2026

7:00 p.m.

Select Board Room
Seekonk Town Hall
100 Peck St
Seekonk, MA

Type of Meeting: Regular Business and Work Session

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

Regular Business:

1. Site plan review of Steve Cortinheiro for 1629 Fall River Avenue, being AP 1, Lot 102 in a R-3 Zoning District with a mixed-use overlay for a proposed automotive dealership.
2. Site plan review of Thuyanh Le for 208 Taunton Avenue, being AP 20, Lot 210 in a Local Business Zoning District for a proposed nail salon.

Work Session:

3. Master Plan Update
 - a. Public Facilities and Services Element
 - b. Transportation Element
 - c. Housing Production Plan
4. Subdivision status update
5. Town Planner Update
6. Member Reports
 - SRPEDD Reports
 - CPC Report
 - Medeiros Farm Report
7. Correspondence
8. Approval of Minutes from November 18, 2025 and December 9, 2025

Adjournment

Executive Session

1. To Discuss strategy with respect to potential litigation pursuant to MGL c 30A §21(a) (3) as having the discussion in open session may have a detrimental effect on the Town's litigating position, and the chairman so declares, with respect to: Country Brook Estates, Madison Estates, Ursulas's Way, Hart's Court, Curt St. Extension, Pine Hill Estates, Jacob Hill Estates, Caleb Estates, Holland Woods, Three Ledges, Brigham Farms II, Greenwood Farm, Kathleen Court,

The Board shall not take any new agenda items after 10:00 PM absent a vote to do so by the majority of the Planning Board then sitting.

Wyatt Strawberry Patch and Orchard Estates. Votes may be taken. The Board will not reconvene in open session.

2. Consider the approval of executive session minutes from June 10, 2025, and July 22, 2025.



Agenda Item: 1
Date: January 13, 2026

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 for a proposed automotive sale use and associate site improvements at 1629 Fall River Ave being AP 1, lot 102 located in an R-2 and mixed-use overlay district.

APPLICANT: Steve Cortinheiro

OWNER: CFC Realty LLC

LOCATION: 1629 Fall River Ave, AP 1, Lot 102

REQUESTED ACTION: Site plan application to allow an auto sales use and associate site improvements on the subject property

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 the redevelopment of the site for an automobile sales use.

The subject parcel is comprised of .89 acres of land with access directly from Fall River Avenue within the R-2 and a mixed-use overlay zoning districts. The use of the parcel is currently listed as general office by the Tax Assessor and the site is developed with a 1701 sf mixed use building and approximately 2600 sf accessory structure (garage). The surrounding area is comprised of mixed commercial, residential, and industrial development along Fall River Avenue. Attached are copies of aerial photos depicting the existing conditions on the site and in the area including a 2019 historic aerial. The proposed development is generally consistent with mixed nature of the surrounding development. The site abuts residential uses to the east, west and south.

The applicant is seeking site plan approval to allow the redevelopment of the site for an auto sales operation and 3 residential units (existing). The submitted plans document proposed parking and display with 6 resident spaces located to the rear of the building and display and customer/ employee spaces located on the front portion of the site. Additional proposed site improvements include landscaping, fencing, accessibility improvements and grading. The site falls below the 1 acre requirement to trigger a full drainage review however the plan indicates the site is to be graded to match the current on site drainage pattern. The existing onsite wastewater treatment system is proposed to be re-used subject to Title 5 compliance through the Board of Health. A Motor Vehicle Sales license will be required from the Select Board in association with the use. As the property is within a mixed-use overlay district the applicant will need a special permit from the Zoning Board of Appeals to alter the commercial

use of the property. It is recommended any approval the Planning Board may grant be subject to any such required further Select Board, Board of Health and zoning relief as determined by the Office of the Town Administrator, Health Agent, and Zoning Enforcement Officer respectively.

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.

The Technical Review Committee reviewed the application submission on December 18, 2025. During the review the primary focus was on the nature of the proposed use with regard to automotive repair and confirmation of the number of residential units (3) and proposed parking layout. The application indicated that automotive work would be limited to detailing with no major repairs proposed to be undertaken onsite in association with the automobile sales use.

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** however where such standards are not being met it is a result of pre-existing nonconforming conditions on the site resulting from the fact that the site was developed prior to the current Seekonk Zoning By-law.

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. Issuance of all required licenses by the Select Board;
2. Final approval of the proposed wastewater treatment system by the Seekonk Board of Health as required;
3. Any required further approval or relief related to the proposed development by the Zoning Board of Appeals;
4. Submission of a revised final plan set for execution upon completion of all reviews and approvals if necessary.
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: 12/01/2025

Applicant Name: Steve Cortinheiro Phone No.: 401-265-6278

Applicant Address: 1629 Fall River Ave Seekonk, MA 02771

Address of Subject Property: 1629 Fall River Ave Seekonk, MA 02771

Subject Property Plat No.: 001 Subject Property Lot No.: 102 Present Zoning: R-4/ Mixed Use

Brief description of proposed project:

Proposed site plan for the conversion of an existing paved area into a vehicle sales area, featuring improvements to parking layout, and site circulation to accommodate automotive sales operations.

Checklist Form D:

- Application Form (2x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk
- A) Application fee for change of use with **NO** construction is \$2.00 dollars per parking & loading space with a \$25-dollar minimum fee, CK # 10352
- B) Application fee for change of use **WITH** change to development standards or new construction is as follows:
 - New Construction with less than 5,000 sq ft is \$250. CK# 10352
 - New Construction with 5,000 sf to 20,000 sf is \$500. CK# _____
 - New Construction with 20,000 sf to 50,000 sf is \$1,000. CK# _____
 - New Construction with 50,000 sf or more is \$1,500. CK# _____
 - Uses not requiring an enclosed building or parking (including but not limited to Cellular Communications Facilities and Large Scale Solar Photovoltaic Facilities is \$1,000. CK# _____

CHECKS MUST BE MADE PAYABLE TO "TOWN OF SEEKONK"

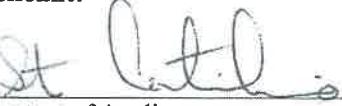
The cost for an outside consultant review shall be borne by Applicant.

- Certificate of Good Standing, completed and signed by Tax Collector
- Zoning Determination Letter from Zoning Enforcement Officer certifying that the proposed use is permitted by right or special permit under the provisions of Town of Seekonk Zoning By-Law 2.8.4
- 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)
- 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 in Electronic format
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- Landscaping Plan
- Lighting Plan
- Traffic study or documentation that sec. 10.6.1.20 does not apply
- Architectural Plan

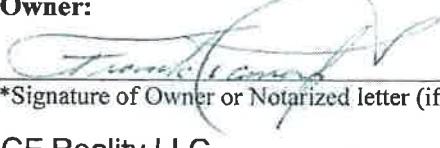
Received by Planning Board or Town Clerk:

12/4/25
Date
10:00 AM
Time
Stephen C. Cortinheiro
*Signature

Applicant:


*Signature of Applicant
Steve Cortinheiro
Print Name
1629 Fall River Ave Seekonk, MA 02771
Address of Applicant

Owner:


*Signature of Owner or Notarized letter (if applicable)
CF Reality LLC
Print Name
1629 Fall River Ave Seekonk, MA 02771
Address of Owner

*Please use blue pen to sign



Oakhill Engineering LLC + Dyer Surveying

Seekonk:
75 Oak Hill Ave; 2nd FL
Seekonk, MA 02771
(401)-574-0871
508-252-4363

Rehoboth:
368 Fairview Ave
Rehoboth, MA 02769
(508)-252-4363

Civil Engineers | Surveyors | Aquatic Engineers

December 1, 2025

To: Planning Board
Planning Department
100 Peck Street
Seekonk, MA 02771

From: Mark Mariano, PE CPO
Oakhill Engineering LLC
Mailing: 75 Oak Hill Ave; 2nd Floor, Seekonk, MA 02771
Office: 368 Fairview Ave, Rehoboth, MA 02769

Planning Board Site Plan Submission - Map: 001, Lot: 102 – 1629 Fall River Ave

Dear Planning Board,

Please find the attached package for site plan approval for a proposed auto dealership located at 1629 Fall River Avenue.

The submission includes an updated parking lot layout designed to meet or exceed the requirements set forth in the Town of Seekonk Zoning By-Laws for Automotive Sales and Repair.

The plan provides one (1) van-accessible handicap space, two (2) patron parking spaces (only one was required), and one (1) parking space for the full-time employee.

If you have any questions, please feel free to contact me at (508) 252-4363 or by email at Mark@oakhilleng.com.

Sincerely,

Mark Mariano, PE CPO
Principal



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

Planning / Zoning Board of Appeals

Mark Mariano

Petitioner Name

368 Fairview Ave

Petitioner Address

Rehoboth, MA 02769

City, State Zip

508-252-4363

Petitioner Phone Number

Steve Cortinheiro

Property Owner

1629 Fall River Ave

Property Address

Seekonk, MA 02771

City, State Zip

001/ 102

Plat Number

Lot Number(s)

The Applicant must submit this form to the Tax Collector's Office. This completed and signed "Certificate of Good Standing" must also be submitted with your application . Delinquent bills must be paid in full before any application will be accepted. If applicable, a tax statement is attached itemizing all past due amounts. This certificate is valid for 30 days from date signed below.

Applicant is in Good Standing with the Town of Seekonk.

Applicant is not in Good Standing with the Town of Seekonk.

Collector comments (if necessary): _____

Christine N. DeFontes

Christine N. DeFontes

Collector of Taxes

12/2/25

Date

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

Site Plan 1629 Fall River Avenue, AP 1, Lot 102: Area View



Property Information

Property ID 265/001.0-0000-0102.0
Location 1629 FALL RIVER AVE
Owner CF REALTY, LLC

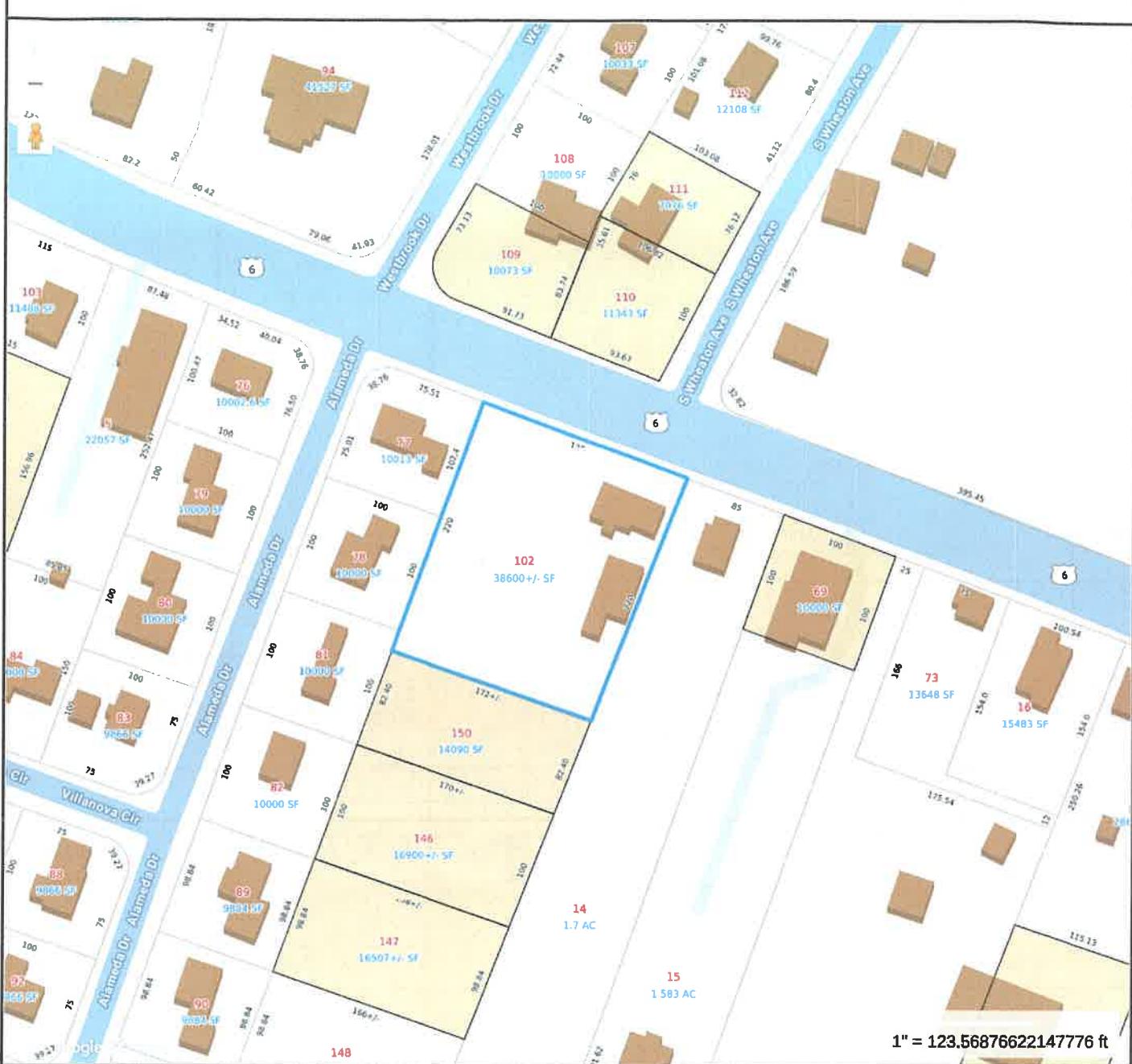
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Geometry updated July 2025
Data updated December 2025

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Site Plan 1629 Fall River Avenue, AP 1, Lot 102: Assessor's Map



Property Information

Property ID 265/001.0-0000-0102.0
Location 1629 FALL RIVER AVE
Owner CF REALTY, LLC



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Site Plan 1629 Fall River Avenue, AP 1, Lot 102: Aerial



Property Information

Property ID 265/001.0-0000-0102.0
Location 1629 FALL RIVER AVE
Owner CF REALTY, LLC

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Site Plan 1629 Fall River Avenue, AP 1, Lot 102: Historic Aerial - 2019



1" = 123.56876622147776 ft

Property Information

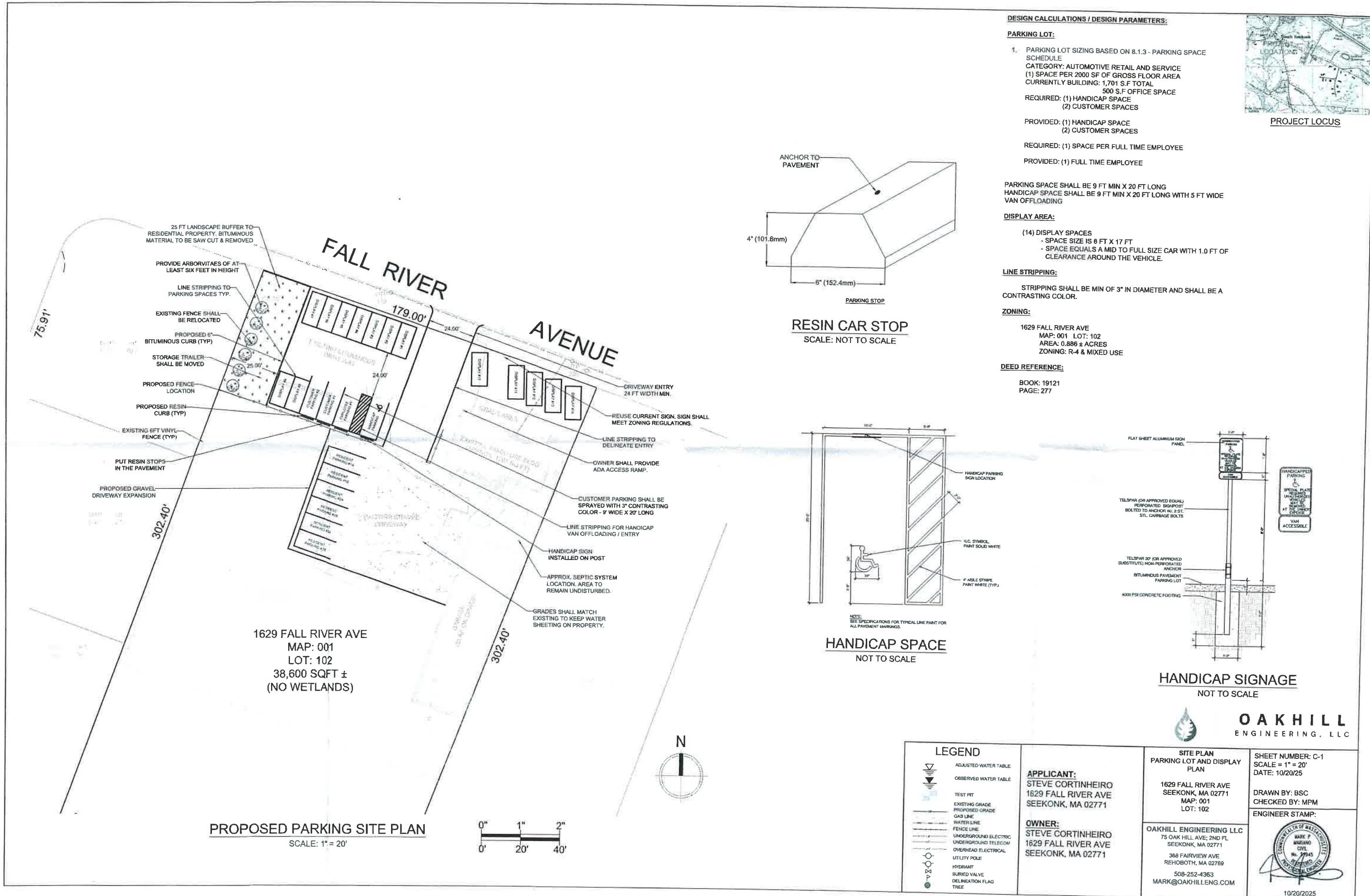
Property ID 265/001.0-0000-0102.0
Location 1629 FALL RIVER AVE
Owner CF REALTY, LLC

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Agenda Item: 2
Date: January 13, 2026

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 of Thuyanh Le for proposed motor vehicle sales operation at 208 Taunton Avenue being AP 20, lot 210 located in the Local Business zoning district.

APPLICANT: Thuyanh Le

OWNER: Same

LOCATION: 208 Taunton Avenue, AP 20, Lot 142

REQUESTED ACTION: Site plan review for proposed nail salon

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** relative to a proposed nail salon use on the property. The site is currently developed with an office use and the commercial use of the site appears to predate site plan review as no site plan or parking plan records exist relative to the property. Review of historic aerials indicate the rear portion of the lot was cleared sometime around 2019 for work related to the existing wastewater system. A site plan showing existing site conditions and proposed employee and client parking, as well as assessors map and aerials documenting the existing as well as historic conditions and the overall area are attached.

The site is comprised of one lot of record being AP 20 lot 142 with a total area of .20 acres with 87.50' of frontage on Taunton Avenue and 197 feet of frontage on Pleasant Street. The site is developed with one commercial building of 1700 sf with associated parking and site improvements along the Taunton Avenue and Pleasant Street frontages. The surrounding area is comprised of mixed commercial and residential development along Taunton Avenue with residential uses to the east along Pleasant Street.

The applicant has submitted the attached site plan documenting parking for 6 customer spaces along Taunton Avenue and 4 employee parking spaces and 1 accessible parking space along the Pleasant Street frontage. Both parking areas are existing with the current application providing the proposed designations. Minor

paving and grade changes are proposed to the subject parcel to improve ADA access to the building. **Section 8.1.3 Parking** of the **Seekonk Zoning By-law** requires a minimum of 2 parking space per practitioner and 1 per employee for salon uses. Based on that minimum and the proposed 11 spaces the parking as shown on the site plan would appear to support 3 practitioners (6 spaces) + 3 employee spaces with an additional regular space and 1 ADA accessible. With regard to the number of practitioners, the Planning Board may wish to confirm or otherwise condition any decision based on the applicant's testimony and available onsite parking.

Regarding the compliance of the site plan application with the design standards set forth in **Section 8 of the Seekonk Zoning By-Laws**, it should be noted that the development of the site predates the adoption of the current site plan design standards and likely adoption of the Zoning By-law (1942) by the Town. The site plan was reviewed by the Technical Review Committee on December 18, 2025. During the review the primary focus was on the amount of provided parking relative to the proposed number of practitioners and Board of Health authorization of the proposed reuse of the wastewater treatment system.

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** or that where such standards are not being met it is a result of pre-existing nonconforming condition on the site resulting from previous approvals by the Town of Seekonk.

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. Board of Health approvals, as required, with regard to the proposed uses and adequacy of the existing wastewater treatment system for the proposed nail salon use.
2. All parking shall done in accordance with the site plan as approved. There shall be required practitioner and employee parking provided on the site to ensure conformance **Section 8.1.3 Parking**;
3. 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: 12/11/25

Applicant Name: Thuyanh Le Phone No.: 774-253-0297

Applicant Address: 208 Taunton Ave Seekonk, MA 02771

Address of Subject Property: 208 Taunton Ave Seekonk, MA 02771

Subject Property Plat No.: 020 Subject Property Lot No.: 210 Present Zoning: Local Business

Brief description of proposed project: _____

Proposed site plan for the conversion of an existing partially paved area into a nail salon business.

Checklist Form D:

- Application Form (2x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk
- A) Application fee for change of use with **NO** construction is \$2.00 dollars per parking & loading space with a \$25-dollar minimum fee, CK # 10361
- B) Application fee for change of use **WITH** change to development standards or new construction is as follows:
 - New Construction with less than 5,000 sq ft is \$250. CK# 10361
 - New Construction with 5,000 sf to 20,000 sf is \$500. CK# _____
 - New Construction with 20,000 sf to 50,000 sf is \$1,000. CK# _____
 - New Construction with 50,000 sf or more is \$1,500. CK# _____
 - Uses not requiring an enclosed building or parking (including but not limited to Cellular Communications Facilities and Large Scale Solar Photovoltaic Facilities is \$1,000. CK# _____

CHECKS MUST BE MADE PAYABLE TO "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
- Zoning Determination Letter from Zoning Enforcement Officer certifying that the proposed use is permitted by right or special permit under the provisions of Town of Seekonk Zoning By-Law 2.8.4
- 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)
- 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 in Electronic format
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- Landscaping Plan
- Lighting Plan
- Traffic study or documentation that sec. 10.6.1.20 does not apply
- Architectural Plan

Received by Planning Board or Town Clerk:

12/15/25
Date

2:12 pm
Time

Stephan Logolla
*Signature

Applicant:


*Signature of Applicant
Thuyanh Le
Print Name
208 Taunton Ave Seekonk, MA 02771
Address of Applicant

Owner:

*Signature of Owner or Notarized letter (if applicable)
Thuyanh Le, LLC
Print Name
208 Taunton Ave Seekonk, MA 02771
Address of Owner

***Please use blue pen to sign**

Oakhill Engineering LLC

Seekonk:	Rehoboth:
75 Oak Hill Ave; 2 nd FL	368 Fairview Ave
Seekonk, MA 02771	Rehoboth, MA 02769
(401)-574-0871	(508)-252-4363
508-252-4363	



O A K H I L L
E N G I N E E R I N G , L L C

Civil Engineers | Surveyors | Aquatic Engineers

January 13th, 2025

To: Planning Board
Planning Department
100 Peck Street
Seekonk, MA 02771

From: Mark Mariano, PE CPO
Oakhill Engineering LLC
Mailing: 75 Oak Hill Ave; 2nd Floor, Seekonk, MA 02771
Office: 368 Fairview Ave, Rehoboth, MA 02769

Planning Board Site Plan Submission - Map: 020, Lot: 210 – 208 Taunton Avenue

Dear Planning Board,

Please find the attached package for site plan approval for a proposed nail salon located at 208 Taunton Avenue.

The submission includes an updated parking lot layout designed to try and meet the requirements set forth in the Town of Seekonk Zoning By-Laws for Hair, Nail, Massage, Tattoo establishment.

The plan provides one (1) van-accessible handicap space, six (6) customer parking spaces (12 required), and Three (3) full-time employee parking space (3 required). Providing the minimum required ten (10) total parking spaces. ADA Accessible Ramp and post and sign for ADA parking is provided.

We have provided an area for trash barrels for curb side pickup.

If you have any questions, please feel free to contact me at (508) 252-4363 or by email at Mark@oakhilleng.com.

Sincerely,

Mark Mariano, PE CPO
Principal



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

Planning / Zoning Board of Appeals

Mark Mariano	Thuyanh Le LLC
Petitioner Name	Property Owner
368 Faiview Avenue	208 Taunton Avenue
Petitioner Address	Property Address
Rehoboth, MA 02769	Seekonk, MA 02771
City, State Zip	City, State Zip
508-252-4363	020
Petitioner Phone Number	Plat Number
	210
	Lot Number(s)

The Applicant must submit this form to the Tax Collector's Office. This completed and signed "Certificate of Good Standing" must also be submitted with your application . Delinquent bills must be paid in full before any application will be accepted. If applicable, a tax statement is attached itemizing all past due amounts. This certificate is valid for 30 days from date signed below.

Applicant is in Good Standing with the Town of Seekonk.

Applicant is not in Good Standing with the Town of Seekonk.

Collector comments (if necessary): _____

Christine N. DeFontes 12/11/25
 Date

Christine N. DeFontes
 Collector of Taxes

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

Site Plan 208 Taunton Avenue, AP 20, Lot 21: Aera View

**Property Information**

Property ID 265/020.0-0000-0210.0
Location 208 TAUNTON AVE
Owner K&S RESIDENTIAL INVESTMENTS, LLC &

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Geometry updated July 2025
Data updated December 2025

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Site Plan 208 Taunton Avenue, AP 20, Lot 21: Assessor's Map



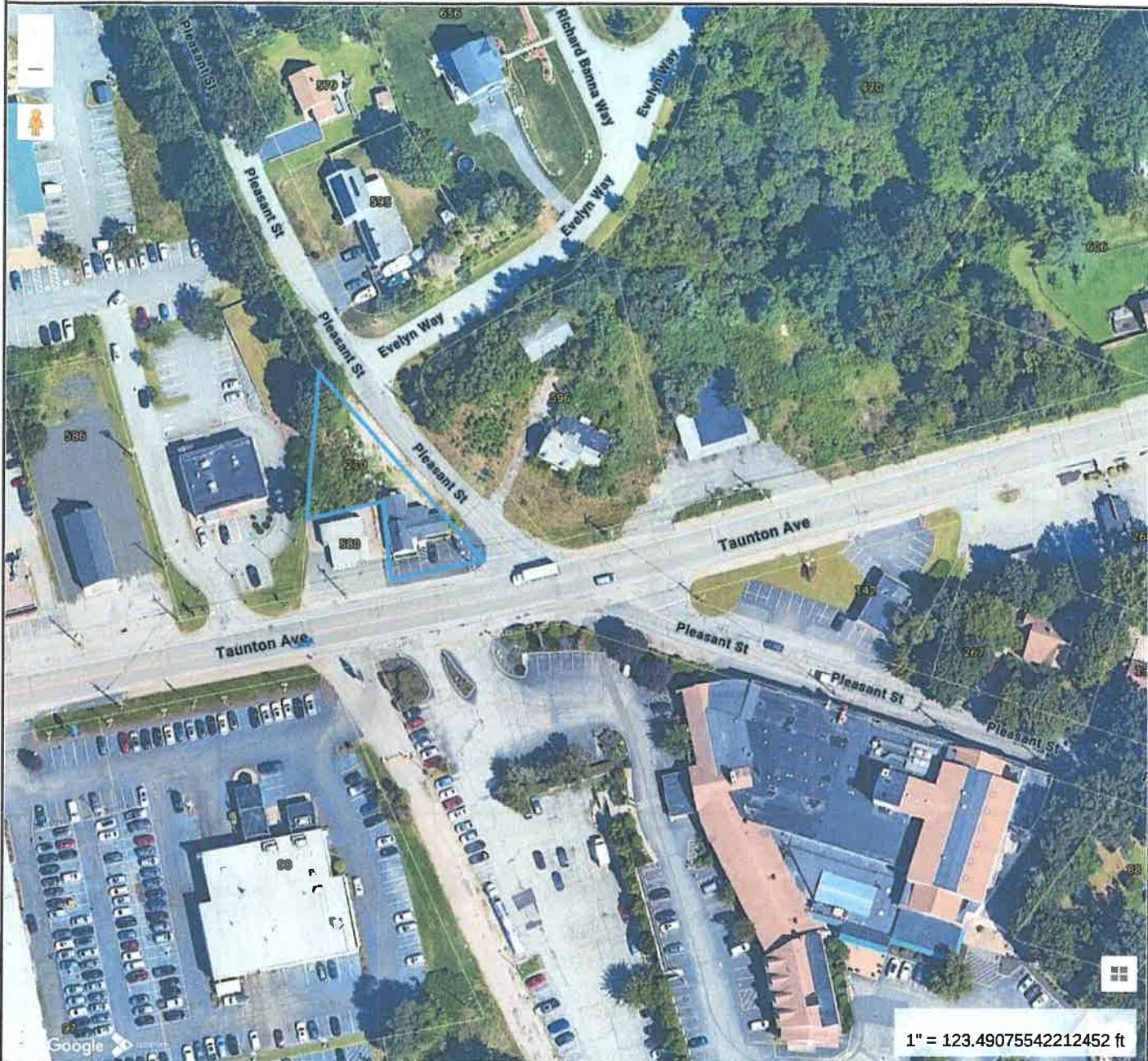
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Site Plan 208 Taunton Avenue, AP 20, Lot 21: Aerial



1" = 123.49075542212452 ft

Property Information

Property ID 265/020.0-0000-0210.0
Location 208 TAUNTON AVE
Owner K&S RESIDENTIAL INVESTMENTS, LLC &



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Site Plan 208 Taunton Avenue, AP 20, Lot 21: Historic - 2019



Property Information

Property ID 265/020.0-0000-0210.0
Location 208 TAUNTON AVE
Owner K&S RESIDENTIAL INVESTMENTS, LLC &



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Geometry updated July 2025
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PROJECT LOCUS

DESIGN CALCULATIONS / DESIGN PARAMETERS:

PARKING LOT:

1. PARKING LOT SIZING BASED ON 8.1.3 - PARKING SPACE SCHEDULE
CATEGORY: HAIR, NAIL, MASSAGE, TATTOO ESTABLISHMENT
(2) SPACES PER EACH PRACTITIONER PLUS (1) SPACE FOR EACH EMPLOYEE
PROPOSED: 6 CHAIR NAIL SALON
(3) EMPLOYEES X 2 SPOTS PER EACH PRACTITIONER = 6 PARKING SPOTS
(3) EMPLOYEES X 1 PER EACH EMPLOYEE = 3 PARKING SPOTS

REQUIRED: (1) HANDICAP SPACE
(6) CUSTOMER SPACES

PROVIDED: (1) HANDICAP SPACE
(6) CUSTOMER SPACES

REQUIRED: (3) SPACES FOR FULL TIME EMPLOYEES

PROVIDED: (3) FULL TIME EMPLOYEE SPACES

PARKING SPACE SHALL BE 9 FT MIN X 20 FT LONG
HANDICAP SPACE SHALL BE 9 FT MIN X 20 FT LONG WITH 5 FT WIDE VAN OFFLOADING

LINE STRIPPING:

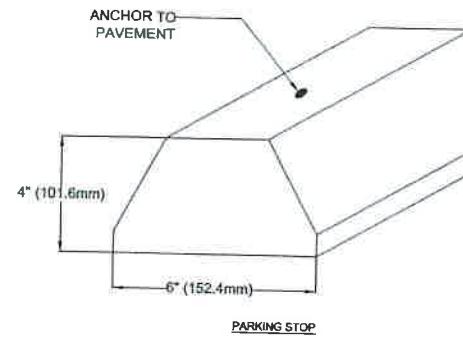
STRIPPING SHALL BE MIN OF 3" IN DIAMETER AND SHALL BE A CONTRASTING COLOR.

ZONING:

208 TAUNTON AVENUE
MAP: 020 LOT: 210
AREA: 0.20 ± ACRES
ZONING: LOCAL BUSINESS

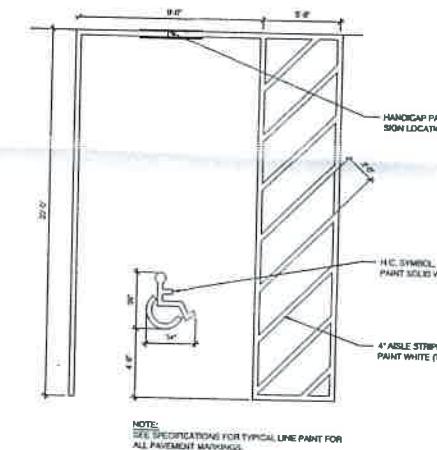
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BOOK: 29480
PAGE: 252



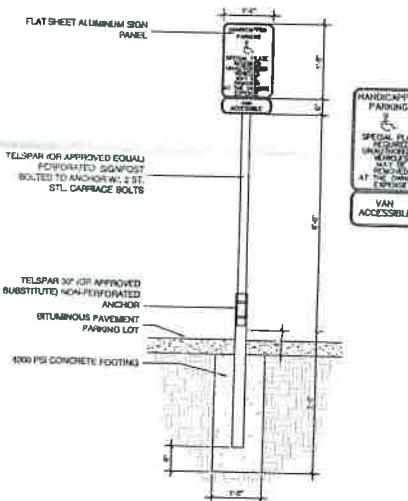
RESIN CAR STOP

SCALE: NOT TO SCALE

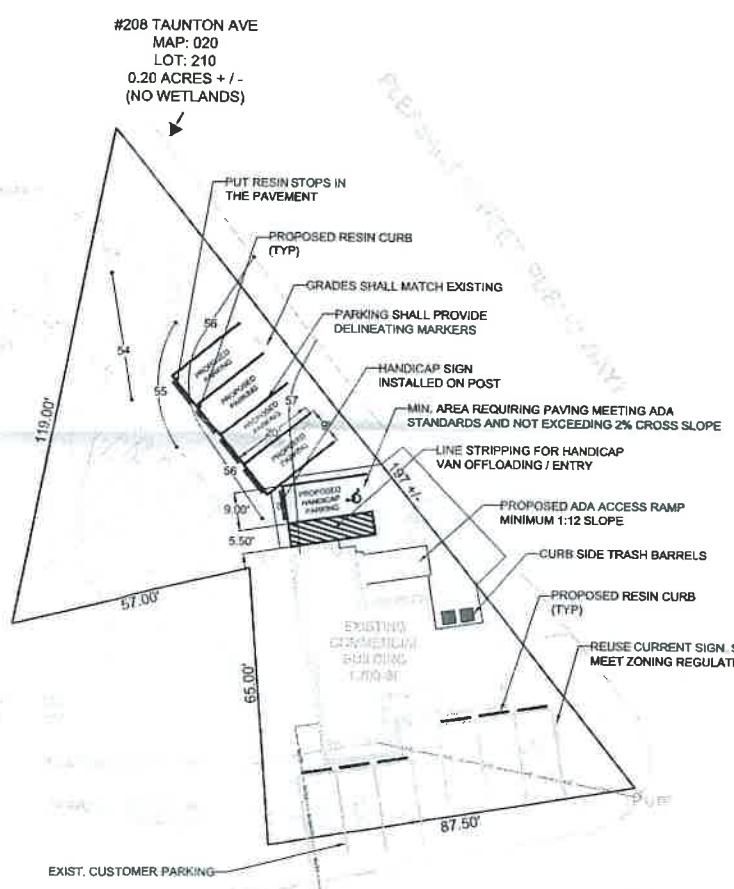


HANDICAP SPACE

NOT TO SCALE



HANDICAP SIGNAGE
NOT TO SCALE



PROPOSED PARKING SITE PLAN

SCALE: 1" = 20'



LEGEND	APPLICANT: THUYANH LE 208 TAUNTON AVENUE SEEKONK, MA 02771	PROPOSED PARKING LOT - SITE PLAN	SHEET NUMBER: C-1 SCALE: 1" = 20' DATE: 12/09/25
	OWNER: THUYANH LE, LLC 208 TAUNTON AVENUE SEEKONK, MA 02771	PROPOSED PARKING LOT - SITE PLAN	DRAWN BY: LRJ CHECKED BY: MPM
	OAKHILL ENGINEERING LLC 75 FAIRHILL AVE, 2ND FL SEEKONK, MA 02771 368 FAIRVIEW AVE REHOBOTH, MA 02769 508-252-4363 MARK@OAKHILLENG.COM		ENGINEER STAMP: MARK P. MARNI CPE No. 51545 REGISTERED PROFESSIONAL ENGINEER

12/09/2025



Planning Board

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

MEMORANDUM

Date: December 9, 2025

To: Seekonk Planning Board

From: John J. Aubin III, Town Planner

Re: Master Plan Work Session: Public Facilities (continued), Transportation (continued), and Housing Production Plan

By way of continued discussion with regard to the Public Facilities, Transportation and Housing Production Plan Elements of the Seekonk Master Plan; please find attached the most recent available US Census Bureau data pertaining to Seekonk across the following demographic sectors:

1. Population and People;
2. Education;
3. Employment;
4. Housing;
5. Health;
6. Families and Living Arrangements; and
7. Race and Ethnicity.

It respectfully requested that the Planning Board review and consider the above materials in the Planning Board's continuing discussions and deliberations with regard to the update of the Seekonk Master Plan. This office is preparing additional Townwide maps and historic aerial reviews of targeted areas of Seekonk for presentation to further facilitate the discussion.

Thank you.

Please advise this office should you require additional copies of previously provided materials

QuickFacts

Seekonk town, Bristol County, Massachusetts; Bristol County, Massachusetts; Massachusetts; United States

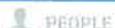
QuickFacts provides statistics for all states and counties. Also for cities and towns with a **population of 5,000 or more**.

Enter state, county, city, town, or zip code

-- Select a fact --



Table

All Topics	Seekonk town, Bristol County, Massachusetts	Bristol County, Massachusetts	Massachusetts	United States
Population estimates, July 1, 2024, (V2024)	▲ 15,912	▲ 588,593	▲ 7,136,171	▲ 340,110,988
 Population				
Population estimates, July 1, 2024, (V2024)				
Population estimates base, April 1, 2020, (V2024)	▲ 15,526	▲ 579,298	▲ 7,033,132	▲ 331,515,736
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	▲ 2.5%	▲ 1.6%	▲ 1.5%	▲ 2.6%
Population, Census, April 1, 2020	15,531	579,200	7,029,917	331,449,281
Population, Census, April 1, 2010	13,722	548,285	6,547,629	308,745,538
Age and Sex				
Persons under 5 years, percent	▲ 3.3%	▲ 4.9%	▲ 4.9%	▲ 5.5%
Persons under 18 years, percent	▲ 20.1%	▲ 20.0%	▲ 19.0%	▲ 21.5%
Persons 65 years and over, percent	▲ 17.4%	▲ 18.6%	▲ 18.7%	▲ 18.0%
Female persons, percent	▲ 48.3%	▲ 51.0%	▲ 51.1%	▲ 50.5%
Race and Hispanic Origin				
White alone, percent	▲ 88.8%	▲ 84.5%	▲ 78.1%	▲ 74.8%
Black alone, percent (a) (a)	▲ 2.7%	▲ 8.9%	▲ 9.9%	▲ 13.7%
American Indian and Alaska Native alone, percent (a) (a)	▲ 0.0%	▲ 0.9%	▲ 0.6%	▲ 1.4%
Asian alone, percent (a) (a)	▲ 0.5%	▲ 2.8%	▲ 8.3%	▲ 6.7%
Native Hawaiian and Other Pacific Islander alone, percent (a) (a)	▲ 0.0%	▲ 0.2%	▲ 0.1%	▲ 0.3%
Two or More Races, percent	▲ 5.6%	▲ 2.7%	▲ 3.0%	▲ 3.1%
Hispanic or Latino, percent (b) (b)	▲ 5.0%	▲ 10.9%	▲ 14.0%	▲ 20.0%
White alone, not Hispanic or Latino, percent	▲ 87.8%	▲ 76.6%	▲ 67.6%	▲ 57.5%
Population Characteristics				
Veterans, 2019-2023	642	24,980	253,731	16,569,149
Foreign-born persons, percent, 2019-2023	8.0%	13.5%	17.7%	13.9%
Housing				
Housing Units, July 1, 2024, (V2024)	X	246,345	3,058,052	146,770,711
Owner-occupied housing unit rate, 2019-2023	85.1%	62.2%	62.6%	65.0%
Median value of owner-occupied housing units, 2019-2023	\$461,600	\$421,800	\$525,800	\$303,400
Median selected monthly owner costs - with a mortgage, 2019-2023	\$2,440	\$2,330	\$2,659	\$1,902
Median selected monthly owner costs -without a mortgage, 2019-2023	\$927	\$860	\$1,001	\$612
Median gross rent, 2019-2023	\$1,808	\$1,181	\$1,687	\$1,348
Building Permits, 2024	X	863	14,338	1,478,000
Families & Living Arrangements				
Households, 2019-2023	5,847	232,202	2,762,070	127,482,865
Persons per household, 2019-2023	2.66	2.43	2.45	2.54
Living in the same house 1 year ago, percent of persons age 1 year+, 2019-2023	95.0%	90.2%	88.0%	87.3%
Language other than English spoken at home, percent of persons age 5 years+, 2019-2023	10.5%	21.8%	Is this page helpful? 	
Computer and Internet Use				
Yes		No		

① Households with a computer, percent, 2019-2023	96.2%	93.1%	95.1%	94.8%
① Households with a broadband Internet subscription, percent, 2019-2023	92.8%	88.6%	91.8%	89.7%
Education				
① High school graduate or higher, percent of persons age 25 years+, 2019-2023	92.2%	86.2%	91.4%	89.4%
① Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	43.3%	30.6%	46.6%	35.0%
Health				
① With a disability, under age 65 years, percent, 2019-2023	8.4%	10.9%	8.3%	9.1%
① Persons without health insurance, under age 65 years, percent	▲ 1.8%	▲ 3.9%	▲ 3.3%	▲ 9.6%
Economy				
① In civilian labor force, total, percent of population age 16 years+, 2019-2023	67.1%	65.2%	67.1%	63.0%
① In civilian labor force, female, percent of population age 16 years+, 2019-2023	66.0%	61.4%	63.6%	58.7%
① Total accommodation and food services sales, 2022 (\$1,000) (c)	90,581	1,598,584	28,679,963	1,196,315,575
① Total health care and social assistance receipts/revenue, 2022 (\$1,000) (c)	26,641	5,301,635	98,329,081	3,330,304,719
① Total transportation and warehousing receipts/revenue, 2022 (\$1,000) (c)	75,136	929,903	18,712,723	1,316,303,546
① Total retail sales, 2022 (\$1,000) (c)	1,227,030	13,129,296	153,190,723	6,974,691,329
① Total retail sales per capita, 2022 (c)	\$78,460	\$22,647	\$21,938	\$20,928
Transportation				
① Mean travel time to work (minutes), workers age 16 years+, 2019-2023	27.4	28.4	29.3	26.6
Income & Poverty				
① Median households income (in 2023 dollars), 2019-2023	\$116,310	\$84,198	\$101,341	\$78,538
① Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$50,340	\$43,752	\$56,284	\$43,289
① Persons in poverty, percent	▲ 4.4%	▲ 12.7%	▲ 9.7%	▲ 10.6%
 BUSINESSES				
Businesses				
① Total employer establishments, 2023	X	13,221	183,767	8,361,342
① Total employment, 2023	X	201,320	3,487,228	139,831,742
① Total annual payroll, 2023 (\$1,000)	X	11,885,235	301,819,559	9,556,351,319
① Total employment, percent change, 2022-2023	X	2.0%	2.7%	3.0%
① Total nonemployer establishments, 2023	X	42,710	633,439	30,427,808
① All employer firms, Reference year 2022	536	9,592	136,712	5,876,787
① Men-owned employer firms, Reference year 2022	S	6,154	88,954	3,633,787
① Women-owned employer firms, Reference year 2022	S	1,754	27,549	1,309,282
① Minority-owned employer firms, Reference year 2022	16	1,058	19,942	1,326,462
① Nonminority-owned employer firms, Reference year 2022	S	7,692	106,917	4,230,881
① Veteran-owned employer firms, Reference year 2022	S	S	4,694	273,542
① Nonveteran-owned employer firms, Reference year 2022	403	8,420	121,659	5,275,279
 GEOGRAPHY				
Geography				
① Population per square mile, 2020	844.3	1,047.2	901.2	93.8
① Population per square mile, 2010	746.9	991.3	839.4	87.4
① Land area in square miles, 2020	18.40	553.11	7,800.96	3,533,038.28
① Land area in square miles, 2010	18.37	553.10	7,800.06	3,531,905.43
① FIPS Code	2500560645	25005	25	1

[About datasets used in this table](#)

Value Notes

▲ Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically insignificant. See the notes in the [row in TABLE view](#) to learn about sampling error.

The vintage year (e.g., V2024) refers to the final year of the series (2020 thru 2024). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2019-2023 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2023 5-year ACS Comparison page](#).

Is this page helpful?  Yes  No

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
 - Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest open ended distribution.
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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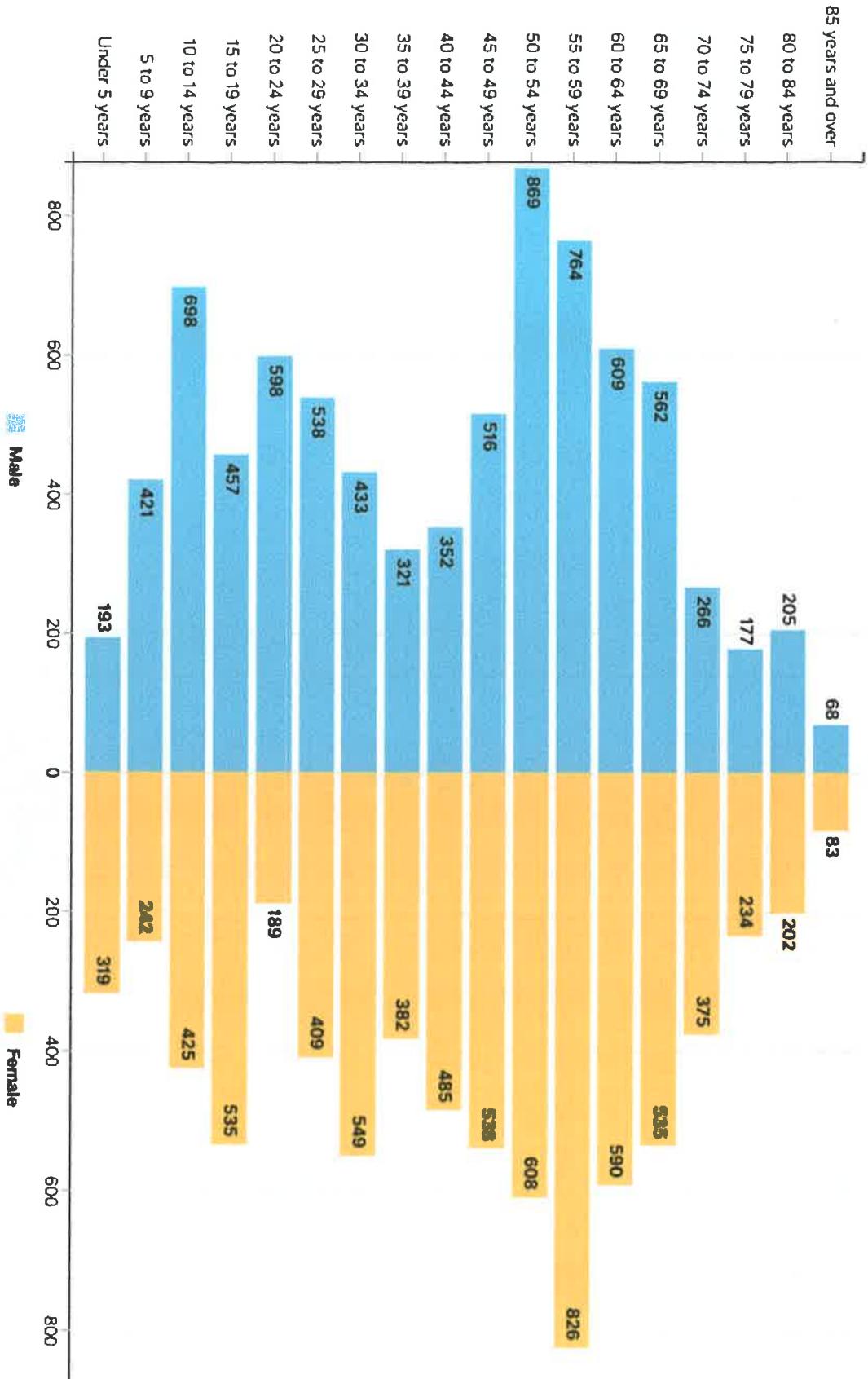
 Yes

 No

Population Pyramid: Population by Age and Sex
 in Seekonk town, Bristol County, Massachusetts

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Seekonk town, Bristol County, Massachusetts



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Populations and People

Age and Sex

46.1 ± 2.9

Median Age in Seekonk town, Bristol County, Massachusetts

41.0 ± 0.5

Median Age in Bristol County, Massachusetts

2011 | 2023 American Community Survey 5-Year Estimates

Native and Foreign-Born

8.0% ± 2.1%

Foreign-Born population in Seekonk town, Bristol County, Massachusetts

14.4% ± 1.2%

Foreign-Born population in Bristol County, Massachusetts

DP02 | 2023 American Community Survey 5-Year Estimates

Foreign-Born Population

in Seekonk town, Bristol County, Massachusetts

Naturalized U.S. citizen - 80.1%

Not a U.S. citizen - 19.9%

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DP02 | 2023 American Community Survey 5-Year Estimates

Older Population

17.4% ± 3.0%

65 Years and Older in Seekonk town, Bristol County, Massachusetts

18.5% ± 0.1%

65 Years and Older in Bristol County, Massachusetts

DPOS | 2023 American Community Survey 5 Year Estimates

Older Population by Age

in Seekonk town, Bristol County, Massachusetts

65 to 74 years - 11.2%

75 to 84 years - 5.3%

85 years and over - 1.0%



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DPOS | 2023 American Community Survey 5 Year Estimates

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Income and Earnings

\$116,310 ± \$6,900

Median Household Income in Seekonk town, Bristol County, Massachusetts

\$81,882 ± \$4,003

Median Household Income in Bristol County, Massachusetts

S1901 | 2023 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Seekonk town, Bristol County, Massachusetts

Families - \$139,625



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S1901 | 2023 American Community Survey 5-Year Estimates

Poverty

4.4% \pm 1.8%

Poverty, All people in Seaport Town, Bristol County, Massachusetts

10.0% \pm 1.3%

Poverty, All people in Bristol County, Massachusetts

S1701 | 2023 American Community Survey 5 Year Estimates

Poverty by Age

in Seaport Town, Bristol County, Massachusetts

Under 18 years - 3.5%

18 to 64 years - 3.0%

65 years and over - 10.5%



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S1701 | 2023 American Community Survey 5 Year Estimates

Education

Educational Attainment

43.3% \pm 5.4%

Bachelor's Degree or Higher in Seekonk town, Bristol County, Massachusetts

31.7% \pm 1.5%

Bachelor's Degree or Higher in Bristol County, Massachusetts

S1501 | 2023 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older)

in Seekonk town, Bristol County, Massachusetts

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High school or equivalent degree - 24.7%

Some college, no degree - 16.9%

Associate's degree - 7.2%

Bachelor's degree - 23.1%

Graduate or professional degree - 20.3%

Percentage
2%
4%
6%
8%
10%
12%
14%
16%
18%
20%
22%
24%
26%
28%

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S1501 | 2023 American Community Survey 5-Year Estimates

School Enrollment

76.6% ± 8.3%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Seekonk town, Bristol County, Massachusetts

71.4% ± 1.7%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Bristol County, Massachusetts

S1401 | 2023 American Community Survey 5 Year Estimates

School Enrollment (Population 3 Years and Over Enrolled in School)

in Seekonk town, Bristol County, Massachusetts

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Nursery school, preschool - 5.4%

Kindergarten to 12th grade - 76.6%

College, undergraduate - 11.9%

Graduate, professional school - 6.0%



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S1401 | 2023 American Community Survey 5 Year Estimates

Employment

Class of Worker

16.8% ± 3.9%

Local, state, and federal government workers in Seekonk town, Bristol County, Massachusetts

13.0% ± 1.1%

Local, state, and federal government workers in Bristol County, Massachusetts

S2406 | 2023 American Community Survey 5-Year Estimates

Class of Worker

in Seekonk town, Bristol County, Massachusetts

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Employee of private company workers - 59.8%

Self-employed in own incorporated business workers - 3.4%

Private not-for-profit wage and salary workers - 12.3%

Local, state, and federal government workers - 16.8%

Self-employed in own not incorporated business workers and unpaid family workers - 7.7%



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S2406 | 2023 American Community Survey 5-Year Estimates

Commuting

27.4 ± 2.2

Average travel time to work (in minutes) in Seekonk town, Bristol County, Massachusetts

30.9 ± 0.8

Average travel time to work (in minutes) in Bristol County, Massachusetts

S0801 | 2023 American Community Survey 5-Year Estimates

Means of Transportation to Work (Workers 16 Years and Over)

in Seekonk town, Bristol County, Massachusetts

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Drove alone - 71.4%

Carpool - 7.5%

Public transportation - 2.3%

Walked - 0.3%

Bicycle - 0.0%

Taxicab, motorcycle, or other means - 0.1%

Worked from home - 18.4%



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S0801 | 2023 American Community Survey 5-Year Estimates

Industry

Industry for the Civilian Employed Population 16 Years and Over

In Seekonk town, Bristol County, Massachusetts

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Educational services, and health care and social assistance - 32.9%

Professional, scientific, and management, and administrative and waste management services - 11.3%

Retail trade - 9.6%

Manufacturing - 9.4%

Finance and insurance, and real estate and rental and leasing - 7.5%

Construction - 5.9%

Other services, except public administration - 5.9%

Arts, entertainment, and recreation, and accommodation and food services - 5.0%

Public administration - 5.0%

Transportation and warehousing, and utilities - 3.7%

0%
5%
10%
15%
20%
25%
30%
35%

DP03 | 2023 American Community Survey 5-Year Estimates

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Occupation

Occupation for the Civilian Employed Population 16 Years and Over
in Seekonk town, Bristol County, Massachusetts

[Share / Embed](#)

Management, business, science and arts occupations - 4,560

Sales and office occupations - 1,380

Service occupations - 1,056

Production, transportation, and material moving occupations - 727

Natural resources, construction, and maintenance occupations - 545

0 500 1K 1.5K 2K 2.5K 3K 3.5K 4K 4.5K 5K

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S2401 | 2023 American Community Survey 5 Year Estimates

Housing

Financial Characteristics

\$1,808 ± \$142

Median Gross Rent in Seekonk town, Bristol County, Massachusetts

\$1,354 ± \$56

Median Gross Rent in Bristol County, Massachusetts

DP04 | 2023 American Community Survey 5-Year Estimates

Occupied Units Paying Rent

in Seekonk town, Bristol County, Massachusetts

Less than \$500 - 4.6%

\$500 to \$999 - 7.8%

\$1,000 to \$1,499 - 14.0%

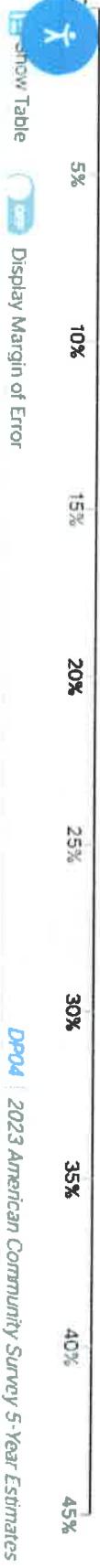
\$1,500 to \$1,999 - 38.2%

\$2,000 to \$2,499 - 18.6%

\$2,500 to \$2,999 - 16.8%

\$3,000 or more - 0.0%

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DP04 | 2023 American Community Survey 5-Year Estimates

Homeownership Rate

85.1% \pm 3.6%

Homeownership Rate in Seekonk town, Bristol County, Massachusetts

63.6% \pm 1.5%

Homeownership Rate in Bristol County, Massachusetts

DP04 | 2023 American Community Survey 5 Year Estimates

Housing Value

in Seekonk town, Bristol County, Massachusetts

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Less than \$50,000 ~ 1.1%



\$50,000 to \$99,999 ~ 0.0%



\$100,000 to \$149,999 ~ 2.1%



\$150,000 to \$199,999 ~ 0.3%



\$200,000 to \$299,999 ~ 10.0%



\$300,000 to \$499,999 ~ 50.3%



\$500,000 to \$999,999 ~ 34.3%



\$1,000,000 or more ~ 1.6%



0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55%

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DP04 | 2023 American Community Survey 5-Year Estimates

Housing Units

6,324 ± 380

Total Housing Units in Seekonk town, Bristol County, Massachusetts

246,320 ± 96

Total Housing Units in Bristol County, Massachusetts

[B25002](#) | 2023 American Community Survey 5 Year Estimates

Housing Occupancy

in Seekonk town, Bristol County, Massachusetts

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Occupied housing units - 5,847



Vacant housing units - 477



0 500 1K 1.5K 2K 2.5K 3K 3.5K 4K 4.5K 5K 5.5K 6K 6.5K

[Show Table](#)



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[B25002](#) | 2023 American Community Survey 5-Year Estimates

Occupancy Characteristics

5,847 \pm 347

Occupied Housing Units in Seekonk town, Bristol County, Massachusetts

234,865 \pm 2,321

Occupied Housing Units in Bristol County, Massachusetts

[B25002](#) | 2023 American Community Survey 5 Year Estimates

Owner Occupied Housing Units by Types of Households

in Seekonk town, Bristol County, Massachusetts

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Married-couple family - 3,419

Male householder, no spouse present - 63

Female householder, no spouse present - 457



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[S2501](#) | 2023 American Community Survey 5 Year Estimates

Physical Characteristics

30.9% ± 6.0%

Occupied Housing Units with Four or More Bedrooms in Seekonk town, Bristol County, Massachusetts

18.2% ± 1.3%

Occupied Housing Units with Four or More Bedrooms in Bristol County, Massachusetts

S2504 | 2023 American Community Survey 5 Year Estimates

Bedrooms in Occupied Housing Units

In Seekonk town, Bristol County, Massachusetts

No bedroom - 0.2%

One bedroom - 3.8%

2 or 3 bedrooms - 65.1%

4 or more bedrooms - 30.9%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60% 65% 70%

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S2504 | 2023 American Community Survey 5 Year Estimates

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Health

Disability

12.8% \pm 2.5%

Disabled Population in Seekonk town, Bristol County, Massachusetts

13.9% \pm 0.8%

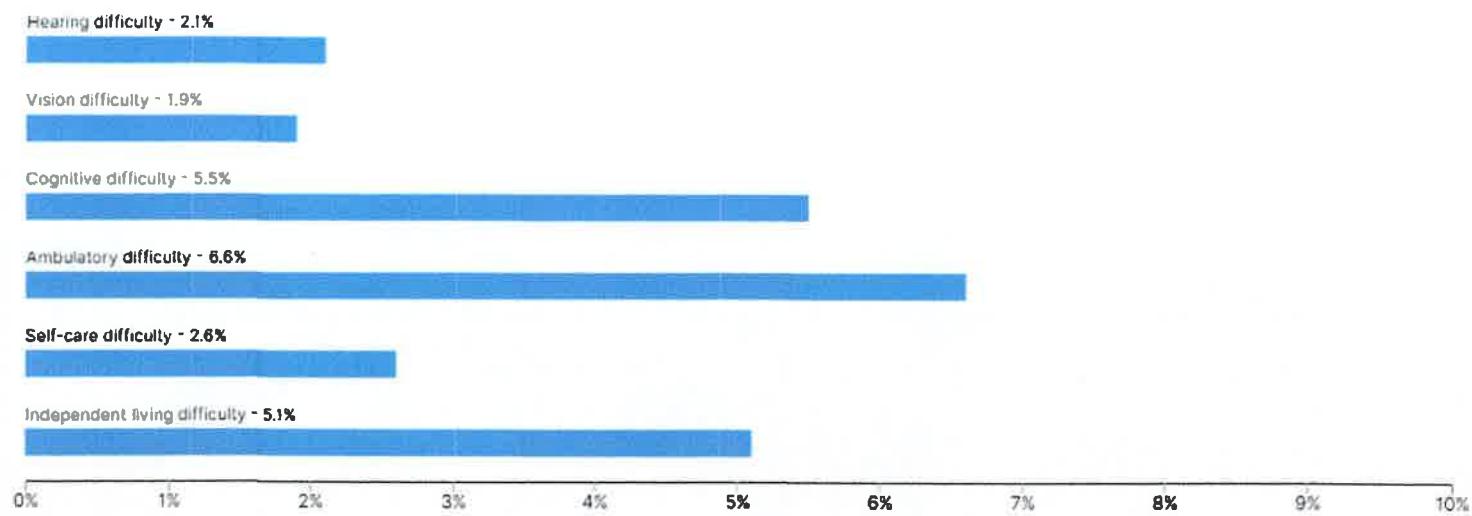
Disabled Population in Bristol County, Massachusetts

S1810 | 2023 American Community Survey 5 Year Estimates

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Types of Disabilities

in Seekonk town, Bristol County, Massachusetts



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S1810 | 2023 American Community Survey 5 Year Estimates

Families and Living Arrangements

Children

20.1% ± 3.2%

Under 18 years old in Seekonk town, Bristol County, Massachusetts

20.0% ± 0.1%

Under 18 years old in Bristol County, Massachusetts

S0101 | 2023 American Community Survey 5 Year Estimates

Children Under 18 by Age Range

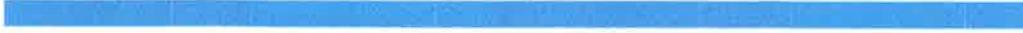
in Seekonk town, Bristol County, Massachusetts

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Under 5 years - 3.3%



5 to 14 years - 11.5%



15 to 17 years - 5.3%



0% 2% 4% 6% 8% 10% 12% 14% 16%

 Show Table



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S0101 | 2023 American Community Survey 5 Year Estimates

Families and Household Characteristics

3.02 ± 0.18

Average Family Size in Seckonk town, Bristol County, Massachusetts

3.01 ± 0.06

Average Family Size in Bristol County, Massachusetts

DP02 | 2023 American Community Survey 5-Year Estimates

Total Households by Type of Households in Seckonk town, Bristol County, Massachusetts

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Married-couple family household

- 63.9%

Male householder, no spouse/partner present, family household

- 10.7%

Female householder, no spouse/partner present, family household

- 19.6%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60% 65% 70%

 [Show Table](#)  [Display Margin of Error](#)

DP02 | 2023 American Community Survey 5-Year Estimates

Race and Ethnicity

American Indian and Alaska Native

32

American Indian and Alaska Native alone in Seekonk town, Bristol County, Massachusetts

2,443

American Indian and Alaska Native alone in Bristol County, Massachusetts

PE | 2020 Decennial Census

Asian

447

Asian alone in Seekonk town, Bristol County, Massachusetts

13,779

Asian alone in Bristol County, Massachusetts

PE | 2020 Decennial Census

Black or African American

218

Black or African American alone in Seekonk town, Bristol County, Massachusetts

25,668

Black or African American alone in Bristol County, Massachusetts

PE | 2020 Decennial Census

Hispanic or Latino

558

Hispanic or Latino (of any race) in Seekonk town, Bristol County, Massachusetts

54,751

Hispanic or Latino (of any race) in Bristol County, Massachusetts

P9 | 2020 Decennial Census

Native Hawaiian and Other Pacific Islander

3

Native Hawaiian and Other Pacific Islander alone in Seekonk town, Bristol County, Massachusetts

171

Native Hawaiian and Other Pacific Islander alone in Bristol County, Massachusetts

P8 | 2020 Decennial Census

Not Hispanic or Latino

13,521

White alone, not Hispanic or Latino in Seekonk town, Bristol County, Massachusetts

445,658

White alone, not Hispanic or Latino in Bristol County, Massachusetts

P9 | 2020 Decennial Census

Some Other Race

279

Some Other Race alone in Seekonk town, Bristol County, Massachusetts

30,694

Some Other Race alone in Bristol County, Massachusetts

P8 | 2020 Decennial Census



Two or More Races

891

Two or More Races in Seekonk town, Bristol County, Massachusetts

50,682

Two or More Races in Bristol County, Massachusetts

p8 | 2020 Decennial Census

White

13,661

White alone in Seekonk town, Bristol County, Massachusetts

455,763

White alone in Bristol County, Massachusetts

p8 | 2020 Decennial Census



Planning Board

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

Date: January 8, 2026

Re: Request for update on public improvements and street acceptance for: _____
definitive residential subdivision

Dear _____,

I am writing to you as the developer or record for the above development(s) on behalf of the Seekonk Planning Board and Town of Seekonk to request an update with regard to the incomplete public improvements and roadway acceptance(s) related to the above referenced definitive subdivision(s), as approved by the Planning Board, pursuant to the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk. The Planning Board is in the process of reviewing the status of all active and incomplete subdivisions within the Town in an effort facilitate completion of any outstanding public improvements and with a goal of working with you to present any unaccepted roadways for formal layout and acceptance by the Select Board and Town Meeting. To that end, a summary of the acceptance procedure follows and a copy of the roadway acceptance application is attached. This office together with the Seekonk Technical Review Committee are available to assist in this effort with regarding to any pending or unresolved issues related to the public improvements.

As you are likely aware under Massachusetts Law, roadways may only be formally accepted via a two-step process which stands outside of the definitive subdivision procedures which consists of: 1) adoption of the layout for the roadway by the Select Board and; 2) acceptance of any such adopted roadway by Town Meeting. The specific process and requirements are set forth below.

Adoption

Chapters 82 and 41 of the Massachusetts General Laws give specific authority for the laying out of public ways to the Select Board. The applicable provisions require both a report from the Planning Board and a public hearing on the adoption of any proposed roadway layout. Upon initial review, the Select Board must refer the request to the Planning Board who then have 45

day window in which to make a report to the Select Board on the proposed roadway. The Select Board must also convene a public hearing with notice not less than seven (7) days in advance of the hearing being provided to all property owners with frontage on the proposed roadway. Upon adoption of the layout for the roadway and not less than seven (7) days before the Town Meeting at which the acceptance of the roadway is to be considered, the Select Board must file a plan and copy of the metes and bounds description of the roadway with the Town Clerk.

Acceptance and Acquisition

Upon adoption of the roadway layout by the Select Board and filing of the plan and legal description with the Town Clerk and the passage of at least seven (7) days, the roadway may be accepted by vote of the Town Meeting. Approval of the acceptance of the roadway must be by two-thirds (2/3) majority of those attending the Town Meeting at which the acceptance is considered. Upon acceptance and within thirty (30) days of the Town Meeting the property comprising the accepted roadway must be formally acquired by execution of a deed to the Town. Within thirty days of acquisition of the land comprising the roadway the Town must record necessary documentation related to the acquisition. After recordation, the Select Board must report the completion of the acceptance process to the Town Clerk.

Application

The Town has adopted the enclosed application to facilitate the process of adoption of a layout and acceptance for a proposed roadway. Please complete and return the application to the Office of Town Administrator together with the required plans and documents as applicable. The letter requesting acceptance referred to on the application should be addressed to the Select Board. Please contact Christina Testa and Sandra Smith of the Office of the Town Administrator at (508) 336-2910 or 2911 for coordination of the public hearing particularly, as regards scheduling and the required notice.

Should you have any questions with regard to any portion of the above, wish to meet with myself, the Planning Board's inspecting engineering firm or Technical Review Committee or require anything further from this Office as you prepare the application please contact Stephanie Iagatta or myself at (508) 336-2961.

Sincerely,

John J. Aubin III
Town Planner
Town of Seekonk

Cc
Christina Testa Executive Assistant to the Town Administrator
Applicant's Engineer of Record

Approved Definitive Plan of Subdivision under Construction; not yet accepted by Town Meeting (updated 1/8/26)

SUBDIVISION	LOCATION	STREET NAME	OG DEVELOPER	Current Developer	#LOTS	Date Approved	Date Recorded	Public improvement completion/deadline	WAITING ON	NOTES	SURETY FORM / STATUS	Distance of Roadway	Status
Brigham Farm II	extension of Burnside Avenue	Burnside Ave., Linwood	Paul Bowen	Paul Bowen	24 lots	05/23/2006	6/28/2006	Out of date	Swale repair and drainage maintenance	Notice/ Letters: 2/24, 11/24	5k	4762'	
Brigham Farm III	off Burnside Avenue	Matt's Way	Gary Sagar	Gary Sagar	9 lots	6/22/2022	7/11/2022	N/A	Residential construction initiated	Final paving Spring 2026	Cash: \$248,846.00	1400'	
Country Brook Estates	off Arcade Avenue	Antonio Drive	Watermellen, LLC	Watermellen, LLC	18 lots	9/11/2012	11/18/2014, 11/19/2014 ?	out od date	Final clean up, drainage, and sidewalk modification installation,	final pavement completed 7/25 Notice/ letter: 9/23 1/26	Performance Bond date: 11/19/15 - \$143,623	1015'	
Curt Street Ext.	off Curt Street	Curt St. Extension	Joe Viera	Joe Viera	4 lots	4/25/2016	8/29/2016	Out of date	Acceptance (paving final 11/25)	11.25 Notice/ letters 9/23 7/24, 1/26	Covenant recorded 8/22/16 \$195k	400'	
Greenwood Farm/Chelsea Dr.	off Greenwood Avenue	Chelsea Drive	DuShaw Development	DuShaw Development	18 lots	01/12/2005	3/18/2005		*Chelsea Drive* Will not accept	Road to stay unaccepted due to drainage issues Letter sent 2/23 10/24	Surety amount: \$5,377		
Hart's Court	off Anthony Street	Hart's Court	Edward/Susan Chaisty	Edward/Susan Chaisty	2 lots	6/10/2003	9/24/2003	Final paving completed 8/24	Street Acceptance	Notice/ letters: 9/23, 7/24, 1/26	Covenant on vacant lot	1580'	
Holland Woods	off Davis St. near Seekonk Swim Court	Patricia Dr./Lindsey Court	H. Charles Tapalian	H. Charles Tapalian	20 lots	12/10/2002	6/29/2007	Final paving complete	Final clean up and street acceptance	Notice/ letters: 2/24, 7/24 1/26	Covenant	210'	
Kathleen Court	off Lincoln Street	Kathleen Court	Costa Development	Costa Development	14 lots	10/23/2018		Binder course installed	Construction completion final paving	letter: 1/26		1970'	
Madison Estates	off Read Street	Madison Court	Michael Costa	Michael Costa	8 lots	12/14/2010	3/1/2011	Close out work and acceptance	Street Acceptance, drainge improvements	Notice/ letters 9/23,7/24, 1/26	\$57,026.94 cash surety (as of 11/21/16)	1550'	
Magnolia Court	Walker Street	Magnolia Court/Garden Lane	Narragansett Capital, LLC	Narragansett Capital, LLC	10 lots	1/12/2021	6/1/2021	Spring 2025	Street Acceptance	final drainage work and inspection pending weather	Bond \$248,509.00		
Orchard Estates	School/Leavitt	Kellie Ann Court	Steve Najas	Steve Najas	9 lots	5/8/2012	7/11/2012	Out of date	Street Acceptance,	Notice/ letters: 2/24, 7/24	Tri-Party Agreement	350'	
Pine Hill Estates	Off Newman Avenue	Jacoby Way	Najas Realty	Najas Realty	10 Lots	5/8/2012	3/00/2013	Out of date	As built acceptance	Notice/ letters: 12/23, 7/24, 1/26	Bond \$18,750	520'	
Three Ledges	Extension of Richard Circle	Emily Way	H. Charles Tapalian	H. Charles Tapalian	15 lots	08/08/2006	8/23/2006	Final Paving Fall 2018	Final clean up and street acceptance	letters: 9/23, 7/24, 1/26	Covenant on lot 14	1170'	
Ursula's Way	Off Read Street	Ursula's Way	Peter & Sheila Matonis	Peter & Sheila Matonis	6 lots	11/23/2004	7/11/2005	Final paving and acceptance	final paving and close out work	letters: 9/23, 7/24, 1/26	Covenant on lot 3	830'	
Wyatt Strawberry Patch off Lake Street	Wyatt Court	RAD Associates	RAD Associates	RAD Associates	4 lots	7/11/2018	8/20/2018	Binder and stormwater system installed	Final paving and acceptance	Final paving pending per developer letter: 1/26	Covenant	250'	
Submitted Definitive Plan of Subdivision Not Yet Acted Upon (NONE AT THIS TIME)													
Submitted Preliminary Plan of Subdivision (NONE AT THIS TIME)													

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: January 8, 2025
Re: December monthly report

The following departmental activity summary covers the period December 1, 2025 to December 31, 2025.

SUBDIVISIONS

- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final sidewalk installation and paving completed. Stormwater system under observation for erosion and excessive retention
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street -construction ongoing.
- **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. Residential construction On-going. Final paving Spring 2026

The following defaulted or incomplete and unaccepted developments will be reviewed with the Select Board on January 21, 2025 for further enforcement proceedings: **Country Brook Estates** (stormwater and sidewalk), **Madison Estates** (awaiting acceptance application), **Ursulas's Way, Hart's Court** (final paving completed), **Curt St. Extension** (final paving completed), **Pine Hill Estates** (Change of surety approved April 8, 2025), **Holland Woods, Three Ledges, Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**. A letter to the developers of record is being sent

SITE PLANS

- Pre-application Site Plan review for **Blue Wave Solar** of **0 County Road** being AP 5 lots 9 & 16 in a R-4 Zoning District for a proposed solar agrivoltaics development located off County and Miller Street. Special permit application pending before the Zoning Board of Appeals continued to January 2026
- Site plan application of **Steve Cotinheiro** for **1629 Fall River Avenue**, being AP 1, Lot 102 in a R-2 and mixed use overlay Zoning Districts for the redevelopment of the site to include an automotive sales operation. Application scheduled for review January 13, 2026
- Site plan review of **Thuyanh Le** for **208 Taunton Avenue**, being AP 20, Lot 210 in a Local Business Zoning Districts for the redevelopment of the site to include a nail salon operation. Application scheduled for review January 13, 2026

AMENDMENTS

- Storm water regulation and control
- Review of Category 20B and 20C and review of **Section 2.10 Single Lot Development within Residential Districts** relative to stormwater and erosion control (TRC/ SWAC, Building Department, Planning Board, Board of Health and Conservation Commission January 29, 2026)
- 5-year Master Plan update drafting ongoing
 - Continued Public Services and Facilities and Transportation Master Plan Elements work session scheduled for January 13, 2026
 - HPP public work sessions scheduled for January/ February 2026

MISC

- Online permitting (Planning) implementation in testing
- Bristol County Planners roundtable January 14 in Seekonk
- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- FAA Small Unmanned Aerial Vehicle training and licensing complete
- Attleboro Dye Works:
 - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and ADW dam removal Dam removal engineering (GPI) awaiting removal/ repair determination
 - Status review meeting held with Verdantas environmental site professional
 - Mill Structure Demolition Project Letter of Intent Submitted for One Stop for Community Growth Grant Program
- Sowams National Heritage Area Steering Committee: feasibility study and executive board outreach commenced, re-organization of management entity under way, Congressional outreach Washington DC visit February 1-4
- Stormwater Advisory Committee
 - Met with SRPEDD regarding regional stormwater collaborative
 - Monitoring and enforcement program under development
 - Second Stormwater Utility Financing presentation with BOS and PB pending
 - MS4 Annual Report preparation submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Mapping and GIS update

SEEKONK PLANNING BOARD
Regular Business and Work Session
Select Board Meeting Room
December 9, 2025

Present: D. Sullivan, B. Hoch, S. Escaler, J. Perry, S. Smith, and John Aubin (Town Planner)

Absent with cause: P. Dunn, M. Bingham

Chair D. Sullivan opened the meeting at 7:00 PM

Regular Business:

1. ANR Application of **Corinne Sylvia on behalf of Mallon Irrevocable Trust** to divide the lot into 2 parcels for the property located at **55 Burnside Avenue**, being AP 38, Lot 53, within an R-2 zoning district.

D. Sullivan read the application into the record. J. Aubin said this application is dividing the parcel into a second lot for development. Both lots will conform to the R-2 zoning district requirements.

Corinne Sylvia, of 282 Central Avenue, was present to represent herself as the applicant.

S. Escaler asked a clarifying question regarding the fact that the property has two sides of frontage. J. Aubin explained that lot 2 will have 150 feet of frontage on Burnside Avenue and no frontage on the other side of Burnside.

S. Smith made a motion to endorse the ANR of 55 Burnside Avenue as presented. Seconded by S. Escaler.

VOTE: 5-0-0

Work Session:

1. Letter of Support to the Sowams Heritage Area Project for designation of the Sowams National Heritage Area by the Congress of the United States of America

J. Aubin stated that this is an update and a request for a letter of support. A steering committee has been in place for the last 4 years to help direct the effort forward towards the area being designated as a national heritage area. The feasibility study documents whether the area has the criteria required at the national level to qualify as a national heritage area. A national heritage area is a federal designation of an area that has a significant existing history of the United States. J. Aubin went in front of the Rehoboth and Seekonk Select Boards and received support from both bodies. He is also in discussion with the historic commissions of Seekonk and will be appearing before them as well.

J. Aubin explained that usually, people do not understand what it means to have a national heritage area and what impacts come with it. He went on to explain that there are no impacts on people's property rights or ability to do anything with their property; it is just a dedication to the national heritage history.

J. Perry made a motion to supply a letter of support from the Planning Board. Seconded by S. Escaler.

VOTE: 5-0-0

2. Master Plan Update

a. Public Facilities and Services Element

J. Aubin wanted to provide some additional information for the Board. He reached out to the public works director with regard to ongoing projects. He provided the Board with a demographic summary prepared as part of the Open Space Recreation Plan (OSRP), a land use map, as well as a map of recent residential development. We are in the process in updating those as we use the most updated census data.

D. Sullivan discussed one of the public facilities elements and one of the goals of a public wastewater system being sewers. D. Sullivan said this should not be listed as a goal but should still be mentioned. J. Aubin suggested the best option would be to look for opportunities to tie into existing wastewater treatment facilities in other communities.

D. Sullivan said the library has been improved and this information should be updated. The same goes for the Department of Public Works.

J. Aubin asked what to do with the South End Fire Station. D. Sullivan stated that the South End Fire Station is not a usable fire station anymore and has been authorized to be sold. This could be noted in the public facilities element. D. Sullivan said that the animal control building section should be updated as well since the construction has been completed.

D. Sullivan stated that the Board had a great discussion with the School Superintendent and Dave Cabral last meeting. He then asked J. Aubin what he thought the Board should be looking at pertaining to the school structure. J. Aubin said the biggest thing would be anticipating what they will need for renovations at existing facilities and construction of new facilities. J. Aubin suggested that the Planning Board have a process to discuss possible new construction locations.

D. Sullivan asked the office to check the construction dates on the public facilities.

J. Aubin stated the OSRP plan was to just get thinking about it and have a general discussion in relation to the other elements.

b. Transportation Element

D. Sullivan said he has requested dates and timelines but J. Aubin said that D. Cabral may not be privy to those dates and timelines. D. Sullivan asked if there were any questions from the Board regarding the email from D. Cabral. D. Sullivan then went over the previous conversation with D. Cabral and the school superintendent from the last meeting.

c. Housing Production Plan

Preliminary discussion. Advertised for the January and February meetings.

3. Town Planner Update

Subdivisions

- **Berson Estates:** for a proposed 13-lot residential subdivision of land located at 0 Pine Street being AP 28, Lot 20 in an R-4 Zoning District. Accepted at Fall Town meeting.
- **Magnolia Court:** 10-Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction ongoing. Final sidewalk installation and paving completed. Stormwater system under observation for erosion and excessive retention
- **Pine Brook Court:** Definitive Subdivision application for development of a 9-lot residential subdivision located off Arcade Avenue being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Pre-acceptance site visit completed. Cooper Road accepted at Fall Town Meeting.
- **Farmland Estates:** 12-lot residential subdivision located off Lincoln Street - sidewalk installation completed final paving and clean up. Public hearing on requested modification to be held November 18, 20025. Accepted at Fall Town Meeting.
- **Kathleen Court:** 16-lot residential subdivision off Lincoln Street - construction ongoing.
- **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. Residential construction Ongoing. Final paving Spring 2026
- The following defaulted or incomplete and unaccepted developments reviewed with the Select Board October 1, 2025 for further enforcement proceedings: **Country Brook Estates** (stormwater and sidewalk), **Madison Estates** (awaiting acceptance application), **Ursulas's Way**, **Hart's Court** (final paving completed), **Curt St. Extension** (final paving completed), **Pine Hill Estates** (Change of surety approved April 8, 2025), **Jacob Hill Estates** (accepted for Fall 2025 Town Meeting), **Caleb Estates** (accepted for Fall 2025 Town Meeting), **Holland Woods, Three Ledges, Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**.

Site Plans

- Pre-application Site Plan review for **Blue Wave Solar** of 0 County Road being AP 5 lots 9 & 16 in a R-4 Zoning District for a proposed solar agrivoltaics development located off County and Miller Street. Special permit application pending before the Zoning Board of Appeals continued to January 2026
- Site plan review of **Demoulas Super Markets, INC** for 100 Commerce Way being AP 7, Lot 334 in a Highway Business Zoning District for the redevelopment of the site to include the construction of two retail entities with associated site improvement. Application approved November 18, 2025
- Pre-application Site Plan review of 800 Fall River Avenue being AP 8 lot 3 in a Highway Business Zoning District for a proposed Hyundai Dealership.

Amendments

- Stormwater regulation and control
 - Review of Category 20B and 20C and review of **Section 2.10 Single Lot Development within Residential Districts** relative to stormwater and erosion control (TRC/ SW AC reviews scheduled for December 20, 2025, Board of Health and Conservation Commission January 2026)
- 5-year Master Plan update drafting ongoing
 - Continued Public Services and Facilities and Transportation Master Plan Elements work session scheduled for December 9, 2025
 - HPP public work sessions scheduled for January/ February 2026

MISC

- Online permitting (Planning) implementation in testing
- Bristol County Planners roundtable Dec. in Seekonk
- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard A venue properties
- Attleboro Dye Works:
 - Pond Street Bridge design preliminary surveying and engineering
 - ongoing in coordination with MVP grant and ADW dam removal Dam removal engineering (GPI) awaiting removal/ repair determination

- Status review meeting held with Verdantas environmental site professional
- Mill Structure Demolition Project Letter of Intent Submitted for One Stop
- for Community Growth Grant Program
- Sowams National Heritage Area Steering Committee: feasibility study and executive board outreach commenced; re-organization of management entity underway
- Stormwater Advisory Committee
 - Met with SRPEDD regarding regional stormwater collaborative Monitoring and enforcement program under development
 - Second Stormwater Utility Financing presentation with BOS and PB pending
 - MS4 Annual Report preparation submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Mapping and GIS update

J. Aubin asked for authorization from the Board to reach out to Mr. Costa about Country Brook, Madison, and Kathleen Court for an update.

S. Escaler made a motion to authorize the Town Planner to send a letter to Mr. Costa and any other necessary developer. Seconded by J. Perry

VOTE: 5-0-0

A discussion about selecting two people from the Planning Board for an advisory meeting with the Conservation Commission, Storm Water Advisory Committee, and the Board of Health was had. J. Aubin also mentioned that in November, he completed his drone pilot certification.

4. Member Reports

- SRPEDD Reports – new meeting tomorrow night.
- CPC Report – none.
- Medeiros Farm Report – Committee looking to meet in January to go over the Request for Qualifications (RFQ) applications.

5. Correspondence

none

6. Approval of Minutes from October 14, 2025

S. Escaler made a motion to accept the October 14th minutes as presented. Seconded by J. Perry.

VOTE: 5-0-0

Adjournment 7:33 pm

S. Smith made a motion to adjourn. Seconded by B. Hoch.

VOTE: 5-0-0

Respectfully submitted by,

Stephanie Iagatta, Secretary
Planning Board

*Formally accepted on 1/00/2025
0 in favor, 0 against, 0 abstentions*

SEEKONK PLANNING BOARD
Public Hearing, Regular Business and Work Session
Select Board Meeting Room
November 18, 2025

Present: D. Sullivan, S. Escaler, M. Bingham, P. Dunn, S. Smith, and John Aubin (Town Planner)

Absent with cause: B. Hoch, J. Perry

Chair D. Sullivan opened the meeting at 7:00 PM

Public Hearing:

1. Modification of Definitive Subdivision application of Bernard Mastropietro for Rose Anne Court of Farmland Estates for the removal of the fire call box and for the alteration of street trees.

M. Bingham made a motion to enter into the public hearing. Seconded by S. Smith.

ROLL CALL: S. Smith: AYE, M. Bingham: AYE, P. Dunn: AYE, D. Sullivan: AYE.

P. Dunn made a motion to waive the reading of the public notice. Seconded by S. Smith.

ROLL CALL: S. Smith: AYE, M. Bingham: AYE, P. Dunn: AYE, D. Sullivan: AYE.

J. Aubin stated that this roadway was accepted at Town Meeting and is now here for a definitive subdivision modification for the removal of the fire call box and of the street trees. The Subdivision Regulations have been changed since this subdivision approval was granted, so the fire call boxes are not necessary anymore. The applicant submitted letters from the residents in the development indicating they are not interested in having trees on their property. The modification is for the removal of the street trees and the removal of the fire call box. J. Aubin stated that the Board could discuss the possibility of adding trees elsewhere.

Mark Mariano from Oak Hill Engineering was present to represent Bernard Mastropietro for the modification application. M. Mariano stated that they are asking to remove the fire call box and the street trees. The applicant had provided emails from the current residents which stated they did not want the street trees, with the exception of two residents. He also stated that there are more trees than were previously on the property.

S. Smith made a motion to close the public hearing. Seconded by M. Bingham.

ROLL CALL: S. Smith: AYE, M. Bingham: AYE, P. Dunn: AYE, D. Sullivan: AYE, S. Escaler: AYE.

It was stated that this modification would prevent the addition of about 24 trees. The Board then discussed the possibility of having those trees planted somewhere else and noted that a donation could not be mandated.

M. Bingham made a motion to grant the definitive subdivision modification to remove the fire call box and the street trees as requested. Seconded by S. Smith.

Kristen Mastropietro spoke about the removal of trees. She explained that she does want trees, but she wants to have control over where they go and what kind of trees are put on her property. She also explained her view on donating trees somewhere else in Seekonk.

VOTE: 5-0-0

Regular Business:

1. Site Plan Application of Demoulas Supermarkets, INC for the construction of a proposed 2-unit, 107,500 square foot commercial building and associated site improvements, on the property located at 100 Commerce Way being AP 7, Lot 334 within a Highway Business Zoning District.
Continued from October 14th, 2025

J. Aubin stated that the primary reason for this continuance was to wrap up the traffic study. Both traffic engineers were present.

Beau Akers, from Brainsky and Levinson, was present to represent the applicants of 100 Commerce Way.

Rob Nagi from VHB Engineering was present to finish the traffic study discussion from the last meeting. He stated that after their exchange with Crossman Engineering, he feels they have come to an agreement. Crossman Engineering raised several questions that required a deep dive into them. The general concern was safety. There will be specific safety improvements at the intersection of Route 6 and Mink Street. VHB made a soft commitment to implement mitigation at that location. R. Nagi included a list of everything that they have agreed to do to make the intersection safer. One of the major findings from the road safety audit was to better coordinate the traffic signals along the entire corridor. He mentioned other improvements included cleaning up the vegetation and proper signage. There were also some questions as to how they designed the analysis of the corridor and R. Nagi went on to explain this process. VHB submitted a response to Crossman and Crossman was pretty much in agreement with their response.

D. Sullivan asked R. Nagi to explain a little more about what intersections they are focusing on. R. Nagi said that all the intersections along the Route 6 corridor down to School Street are being coordinated. The traffic controllers will be replaced and updated. Today, there are wire detections underground and they will be upgrading those to a video detection that is more reliable. All of these will be linked so that each signal can work together. This will be helpful during the busier times of the day and allow traffic to flow much more efficiently. The three locations on Highland Avenue are also part of the system. Currently, VHB is working with MassDOT to see which ones they are paying for and if MassDOT will contribute.

D. Sullivan asked for a timeline. R. Nagi that is a question for the client to see when they would like to break ground. R. Nagi said the improvements need to be in place by the time the store opens. If all goes accordingly, this should all be functional by the spring of 2027. R. Nagi said they have made a commitment to monitor this system and make sure it works and make any necessary tweaks.

D. Sullivan expressed that he feels good about this project after hearing the work that has been done so far in congruence with Mass DOT. D. Sullivan asked if the representative from Crossman and

M. Bingham asked if there are any plans to widen or add a lane to Commerce Way. R. Nagi explained that they would not be adding a lane to Commerce Way, but they will be adding a roundabout. D. Sullivan asked J. Aubin about the volume of traffic and if anything has been brought up to him from other staff. J. Aubin stated that nothing has been brought up to him at the staff level regarding the TRC (Technical Review Committee), but that traffic is more the peer reviewers' area of expertise. D. Sullivan said we would have the Superintendent of Public Works come up to speak on the matter as well.

D. Cabral, superintendent of Public Works was present. He stated the Route 6 corridor has Opticom, which is owned and maintained by the Town. He wanted to make them aware.

Elizabeth McChesney from Crossman was present to comment on her traffic peer review that she conducted. She explained that all of her comments had been addressed. D. Sullivan asked her about the increase in the volume of cars on Commerce Way. E. McChesney stated that the traffic reviews generally look specifically at the intersections, and she did not see any potential issues regarding capacity. D. Cabral wanted to note that they did close off the first access point to Starbucks with Support from the Select Board because it was causing operational issues.

B. Akers asked if there will be separate motions for the waivers. D. Sullivan asked the Board if they are okay with doing blanket approvals. M. Bingham said he understands the reasoning for wanting the requested waivers.

M. Bingham made a motion to approve the site plan application of Demoulas Supermarkets, Inc. for redevelopment on the property at 100 Commerce Way, including the requested waivers, any additional staff comments, submission of a final plan, and any other required local approvals. Seconded by S. Escaler.

VOTE: 5-0-0

2. Site Plan Application of Zouhir Sendian to construct a 1,000 Square foot coffee-only drive-through on the property located at 1063 Newman Avenue being AP 27, Lot 40 within a Local Business and Groundwater Aquifer Protection Zoning District.

J. Aubin stated this site has come before over the last several years with regard to the Gas on the Run operation. The applicant is proposing to establish a drive-through, coffee-only shop on the site. They have received approval from the Conservation Commission. He did note that the use does require a Zoning application. If the Board approves the site plan tonight, it should be conditioned on Zoning approval as well.

Zouhir Sendian, 501 Newman Avenue, was present to represent the application for himself. The site was previously used for U-Hauls. He stated that this site is completely separate from 1075 Newman Ave.

J. Aubin wanted to note the drainage was reviewed and approved by the Conservation Commission. This will also be discussed at the TRC meeting on Thursday.

M. Bingham asked where the fence is relative to where the drive-thru is. J. Aubin said the fence that is on the plan is the fence that is out there now. M. Bingham clarified that the front is the only part to be paved, as the rest is within the wetland district.

S. Smith made a motion to approve the site plan of 1063 Newman Avenue as presented with conditions stated at the TRC meeting and with use approval from the Zoning Board of Appeals.

VOTE: 5-0-0

Work Session:

3. Master Plan Update

a. Public Facilities and Services Element

J. Aubin stated that two of the biggest things are having proper inventory for the facilities and the services. He wanted to preface this discussion by stating that in MA, a Master Plan is a document that is only adopted by the Planning Board, which does not require a public hearing. It is not legislatively made to be binding on any other body in Town. This is different compared to RI.

D. Sullivan read John's memo from November 18. Some of the elements were updated with the help of SRPEDD. The areas of focus should be County St down to Route 6. Route 6 is also another major congestion and capacity issue with 1980s infrastructure servicing modern-day traffic. Route 44 is another high-volume roadway. J. Aubin stated he has always been an advocate to push that 50 MPH speed limit as far down towards Rehoboth as possible.

A resident stood to speak on the Master plan. He introduced himself as Ron, who lives at 32 Agawam Court in Seekonk. Would like to discuss an issue on County Street that concerns him. He believes someone will get hurt if it is not improved upon. He stated that westbound traffic needs an opportunity to make a left-hand turn. He believes that this issue could be mitigated. He said he sent a letter to the Select Board and SRPEDD to fix that traffic timing and hold all traffic except for the westbound. He hoped someone would hear his concern. Another concern he communicated was for Cole St. He stated that making a left-hand turn onto Cole Street is taking your life into your hands; this is a more immediate issue. He believes the bridge exacerbated this issue. He thinks we should ask RI to help fix this issue.

J. Aubin said the lanes are not well defined either.

D. Cabral said he does not have a lot to say about Luther's Corner because that traffic light was done recently and reviewed by MassDOT. He discussed the left turn lanes. There are some operational concerns, but those are not under his jurisdiction. He explained how there was a left-turn lane that was put in. To the point of Upper County towards Route 6, a left turn will hinder traffic a lot. There is no simple answer and there are constraints because of the properties.

Resident Ron asked why the timing cannot be changed. D. Cabral stated that changing the timing is not as simple as it seems. MassDOT would need to get involved for anything to happen over there. He stated that no one wants to modify anything before doing a formal analysis.

D. Cabral said there are plans for Cole Street in the works, but things have not come to fruition yet. D. Sullivan said the funding for that light is contingent on the developer and construction of Greenbrier II.

Resident Ron said he has experience in pushing these things through. In the past, he had the police call the State to say there was a safety issue. He believes these are two extremely hazardous situations that need to be acted on.

D. Sullivan brought 152 and Walker Street into the discussion. D. Cabral explained that it is on the design right now with GPI. They are proposing to have a T intersection.

M. Bingham mentioned the speed limit on Prospect Street. D. Cabral stated that the speed limit will be reduced to 35 MPH.

b. Transportation Element

D. Sullivan mentioned sidewalks. D. Cabral said he did receive the list of partial and full sidewalks. He stated that sidewalks are very expensive. He mentioned Anthony Street just had sidewalks installed. They were able to save some money but it took a lot of time and effort to install them. explained that they decided not to install them along Arcade Avenue because of how long it took on Anothony Street. He stated they rely almost fully on Chapter 90 money to work on the roadway program, but it is not enough. D. Cabral stated they plan to install new sidewalks along Newman Ave up to Route 44 on the high school side of the roadway. From the Grist Mill back to Route 44 will also get sidewalk improvements. Then D. Cabral went over the sidewalk list that was provided to him from the Planning Board and gave an estimate as to how much it would cost to add sidewalks.

J. Aubin said the major purpose of the facilities and services element is to inventory the town and identify what we need going forward. He said the next step would be to provide a description of the brick-and-mortar facilities in town. He would also like to provide an updated SRPEDD description.

The school superintendent said this is the first meeting she has been involved in with the Planning Board. She wanted to ensure everyone is on the same page going forward, as there are a lot of capital needs for the schools. The two middle schools in town are overcrowded. She stated she would love to be involved in future conversations with the Planning Board.

A conversation about when to have the school superintendent back to continue these topics was had.

D. Sullivan had a conversation with D. Cabral about street trees.

4. Follow up regarding Wheaton/N. Wheaton/S. Wheaton

J. Aubin said he sent a memo to the Select Board but has not heard anything back yet. He gave an overview of the issue.

D. Cabral said everything north of I-95 is north and everything in the south is Wheaton. Safety is important because North Wheaton is not accessible by Route 6. If there was a plowing incident, there are two ways to go. There could be a street sign change. For public safety reasons, you would want to keep it as North Wheaton and South Wheaton.

J. Aubin said that changing the street name would be done through the Select Board. He also suggested that if we are to change this street name, to change the other ones with similar issues, like the two Cross Streets.

D. Cabral said he would like to discuss this in TRC. He suggested keeping it as North and South Wheaton. He felt that Cross Street is another issue.

5. Discussion of Fall Town Meeting

J. Aubin said town council did not like the by-law. It was given to them in October. D. Sullivan and John were looking to sit down with Shawn and discuss it further.

A conversation regarding having or not having Home Owner Associations was had.

6. Consider approving the proposed 2026 Planning Board Meeting Dates

Motion to accept the meeting dates made by S. Escaler. Seconded by P. Dunn.

VOTE: 5-0-0

7. Town Planner Update

Subdivisions

- **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. Acceptance scheduled for Fall 2025 Town meeting.
- **Magnolia Court:** 10-lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction is ongoing. Final sidewalk installation and paving completed. Stormwater system under observation for erosion and excessive retention
- **Pine Brook Court:** Definitive Subdivision application for development of a 9-lot residential subdivision located off Arcade Avenue being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Pre-acceptance site visit completed. Acceptance scheduled for Fall 2025 Town Meeting.
- **Farmland Estates:** 12-lot residential subdivision located off Lincoln Street sidewalk installation completed final paving and clean up. Public hearing on requested modification to be held November 18, 20025. Acceptance scheduled for Fall 2025 Town meeting.
- **Kathleen Court:** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **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. Residential construction On-going. Final paving Spring 2026
- The following defaulted or incomplete and unaccepted developments reviewed with the Select Board October 1, 2025 for further enforcement proceedings: **Country Brook Estates** (final paving completed), **Madison Estates** (awaiting acceptance application), **Ursulas's Way, Hart's Court** (final paving completed), **Curt St. Extension** (final paving completed), **Pine Hill Estates** (Change of surety approved April 8, 2025), **Jacob Hill Estates** (acceptance scheduled for Fall 2025 Town Meeting), **Caleb Estates** (acceptance scheduled for Fall 2025 Town Meeting), **Holland Woods, Three Ledges, Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**.

Site Plans

- Pre-application Site Plan review for **Blue Wave Solar** of 0 County Road being AP 5 lots 9 & 16 in a R-4 Zoning District for a proposed solar agrivoltaics development located off County and Miller Street. Special permit application pending before the Zoning Board of Appeals
- Site Plan Application of George Farhat to establish car sales with no new construction, on the property located at 738 Fall River Avenue being AP 8, Lot 2 within a Highway Business Zoning District. Application approved.
- Site plan review of **Demoulas Super Markets, Inc.** for 100 Commerce Way, being AP 7, Lot 334 in a Highway Business Zoning District for the redevelopment of the site to include the construction of two retail entities with associated site improvement. Application filed scheduled for continued review November 18, 2025
- Pre-application Site Plan review of 800 Fall River Avenue being AP 8 lot 3 in a Highway Business Zoning District for a proposed Hyundai Dealership.

Amendments

- Stormwater regulation and control
 - Review of Category 20B and 20C relative to stormwater and erosion control (TRC/ SW AC reviews scheduled for November 20, 2025)
 - Review of Section **2.10 Single Lot Development within Residential Districts** (TRC/ SWAC reviews)
 - Meeting between Planning Board, Conservation Commission and Board of Health pending
- 5-year Master Plan update drafting ongoing
 - Public Services and Facilities and Transportation Master Plan Elements work session scheduled for November 18, 2025
 - HPP work sessions scheduled for January/ February 2026

MISC

- Online permitting (Planning) implementation underway
- Bristol County Planners roundtable Dec. in Seekonk

- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- Attleboro Dye Works:
 - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and AD W dam removal Dam removal engineering (GPI) awaiting removal/ repair determination
 - Status review meeting held with Verdantas environmental site professional
 - Mill Structure Demolition Project Letter of Intent Submitted for One Stop for Community Growth Grant Program
- Sowams National Heritage Area Steering Committee: feasibility study and executive board outreach commenced; re-organization of management entity underway
- Stormwater Advisory Committee
 - Met with SRPEDD regarding the regional stormwater collaborative Monitoring and enforcement program under development
 - Second Stormwater Utility Financing presentation with BOS and PB pending
 - MS4 Annual Report preparation submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Mapping and GIS update co

8. Member Reports

- SRPEDD Reports – No update.
- CPC Report – no new meetings or action.
- Medeiros Farm Report – **next committee meeting in January.**

9. Correspondence

None.

10. Approval of Minutes from October 28, 2025

One correction to take Sullivan out.

S. Escaler made a motion to accept the minutes of October 28, 2025 with one correction.

Seconded by M. Bingham

VOTE: 5-0-0

Adjournment 9:45 pm

P. Dunn made a motion to adjourn. Seconded by M. Bingham.

VOTE: 5-0-0

Respectfully submitted by,

Stephanie Iagatta, Secretary

Planning Board

*Formally accepted on 12/00/2025
0 in favor, 0 against, 0 abstentions*