

## PLANNING BOARD

### Annual Report

FY 2019

The Seekonk Planning Board is a seven-member elected board, which administers and implements the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk, ensuring that streets, sidewalks and utilities under construction in new developments meet the Town's specifications and standards. The Board also administers Site Plan Review as required by the Zoning By-Laws, proposes revisions to the Zoning By-laws and engages in long term planning efforts on behalf of the Town in coordination with the Board of Selectmen, other Town departments and boards, state agencies and regional organizations.

Members included, David Sullivan, Jr., Michael Bourque, Lee B. Dunn, Sandra M. Foulkes, James Roach, Bruce Hoch, and Peter Aguiar.

On April 19, 2019, the Planning Board voted to re-organize their members: David Sullivan, Jr., Chairman; James Roach, Vice-Chairman; Michael Bourque, Clerk; Bruce Hoch, Vice-Clerk; and Lee B. Dunn, SRPEDD Representative.

Town Planner: John J. Aubin, III

### Public Hearings

The Planning Board conducted the following Public Hearings during the course of FY 2017:

- August 14, 2018, the Planning Board held a public hearing on proposed revisions to the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk with regard to stormwater management systems, certification of new subdivision roads for construction and updated construction standards.
- September 11 and 23 and October 9 and 24, 2018, the Planning Board held a public hearing on the proposed 14-lot Definitive Subdivision, Kathleen Court located off Lincoln Street.
- October 9, 2019, the Planning Board held a public hearing to solicit public comment on proposed text amendments to the Seekonk Zoning By-laws: **Section 1 (1.4.3 Lot Design/ Layout); Section 3 (3.1 Classification of Districts); Section 5 (5.1.4 Dimensional Table - footnote 5); Section 6 (6.10 Medical Marijuana Overlay District); Section 7 (Temporary Moratorium on Recreational Marijuana Establishments)** for formal consideration for the November 19, 2018 Fall Town Meeting.
- January 22, 2019 the Planning Board conducted a public hearing relative to proposed re-zoning of a portion of **800 Fall River Avenue** from R-3 to Multi-Family Development Overlay District.
- March 5, 2019 the Planning Board held a public hearing on the proposed 1-lot Definitive Subdivision at 685 County Street.
- April 10, 2019 the Planning Board held a public hearing on proposed amendments to the Seekonk Zoning By-laws: Zoning By-law Amendments to **Section 2 (2.8 Site Plan**

**Review); Section 3 (Zoning Map); Section 4 (4.2 Use Table and 4.3 non-Conforming Uses and Structures); Section 5 (5.1.4 Dimensional Table); and Section 6 (6.10 Marijuana Overlay District) for Spring Town Meeting.**

- April 23, 2019 the Planning Board held a public hearing with regard to a petition of R.I. Seekonk Holdings for proposed Marijuana Cultivation and Wholesale Sale Overlay District and Partial Rezone of a portion of the property at 800 FRA Marijuana Overlay District being AP 8 lot 3 to place the "front" portion of the property within the proposed MCWSOD.
- April 23, 2019 the Planning Board held a public hearing with regard to an application of Julio and Lee-Ann Fonseca to rezone of the property located at 102 Burnside Avenue being AP 38, lot 134 from the Residential-4 zoning district to the Residential-2 zoning district.
- June 25, 2019 the Planning Board opened a public hearing on proposed revisions to the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk regarding electronic filing of applications, certification of storm water management systems, new public improvement and surety provisions as well as updated constructions standards.

### **Site Plan Applications**

The following site plans were reviewed by the Planning Board in FY 2019:

- Application of Jeffrey Millette for a proposed auto dealership on the property located at 991 Newman Avenue located in an Industrial zoning district
- Application of Aubin Corp.-Lawrence Aubin for proposed new construction and associated site improvements on the property located at 1761 Fall River Avenue, being AP 1, Lot 153, located in an Industrial zoning district.
- Application of John Dichristoforo for motor vehicle sales use on the property located at 14 Taunton Avenue being AP12, Lots 471 & 475 located in a Local Business and Local Business/R-1 zoning district.
- Application of the Town of Seekonk for proposed 2500 square foot Animal Shelter on the property located at 100 Peck Street being AP 18, Lot 11.
- Application of Town of Seekonk for Public Safety Complex Communications Tower located at 500 Taunton Avenue, being AP 18, Lot 10 located in the R-2MU zoning district.

**Summary:** 5 Site Plan submittals representing approval of approximately 23,000 square feet of authorized renovation, redevelopment, new construction, a new animal shelter facility, and new public safety communications tower.

### Subdivision Applications

**Form A Plans:** 10 submittals reviewed; 5 new lots for development created.

**Preliminary Plans:** 0

**Definitive Plans:** 2 submittal reviewed;

- **Kathleen Court** 14-lot definitive subdivision of land located off Lincoln Street: approved.
- **Escaler**: 1-lot definitive subdivision of land located off County Street: approved.

**Total new lots for development created: 11**

(Please note new lots for development represents the net number of additional lots created)

### Miscellaneous

In addition to the above listed applications and amendments, the Planning Board and Town Planner also worked on the following miscellaneous projects over the last fiscal year:

- Implemented procedures with regard to incomplete subdivisions, initiated enforcement actions on incomplete developments, and instituted a periodic review of the active but incomplete subdivision list;
- Continued development of the Seekonk Open Space and Recreation Plan (OSRP) as an element of the Seekonk Master Plan through participation in the OSRP Working Group;
- Continued Participation in the assessment, remediation, outreach and reuse efforts related to the former Attleboro Dye Works at 36 Maple Avenue;
- Participated in preliminary efforts related to the 2020 Census;
- Preparation of amendments to the **Rule and Regulations Governing the Subdivision of Land in the Town of Seekonk**;
- Conducted joint meeting with the Board of Selectmen and Board of Health regarding development issues in Town;
- Developed the Draft Public Services Element of Seekonk Master Plan in coordination with SRPEDD;
- Developed the Draft Economic Development Element of Seekonk Master Plan in coordination with SRPEDD;
- Continued preparation of the Seekonk Master Plan update process.

More information on most of the above listed applications and items can be found on the Planning Board's webpage at: [www.seekonk-ma.gov](http://www.seekonk-ma.gov) under Departments>Planning

The Planning Board also has a Twitter Account – [twitter@seekonkplanning](mailto:twitter@seekonkplanning)

Respectfully Submitted,



John J. Aubin, III  
Town Planner