

PLANNING BOARD

Annual Report

FY 2020

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 (FY19), 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 2020:

- July 9, 2019 and August 13, 2019 the Planning Board held a public hearing on amendments to the **Rules and Regulations Governing the Subdivision of Land in Seekonk, MA** pertaining to the electronic filing of applications to the Board and construction standards and details
- September 10, 2019 the Planning Board conducted a public hearing relative to the request for partial covenant release and Definitive Subdivision Modification for Farmland Estates residential development on Rose Ann Court located off Lincoln Street
- October 22, 2019 the Planning Board conducted a public hearing relative to new language or otherwise substantive amendments proposed to: **Section 2 – Administration** (to facilitate the adoption of online permitting by the Town); and to provide for a determination with regard to notice of a site plan application to abutters; **Section 4 - Land Use** (to add a footnote 4 referencing the proposed Category 14B: Fowl of the Seekonk General By-laws); and (by petition) **Section 8. Development and Design Standards** (to provide for an exemption for yard sale signs within **Section 8.8 Signs** of the **Seekonk Zoning By-law**.
- November 12, 2019 the Planning Board conducted a public hearing relative to new language or otherwise substantive amendments proposed to: **Section 3 (Zoning Map)** and **Section 6 (6.10 Marijuana Overlay District)** for the purpose of altering the boundaries of the Marijuana Overlay District of the Seekonk Zoning By-law.

- June 9, 2020 the Planning Board conducted a public hearing relative to the petition of **Steven Dippolito**, to Rezone a parcel of land owned by Robert T. Butler, from the Highway Business District to the Local Business District designated as Seekonk Assessors Plat 12, Lots 491-495 & 489-490 containing approximately .45 acres of land situated on **0 Elden Street & 0 Taunton Avenue**.
- June 9, 2020 the Planning Board conducted a public hearing relative to on the petition of **Jhung & Kilza Lee Jhung**, Owners, to Amend Section 3.2 of the Town of Seekonk Zoning By-laws and the Zoning Map and to Rezone a parcel of land from the R-4 Zone to the R-2 Zone being AP 16, Lots 30 & 32 containing approximately 25.45 acres of land located on **Lake Street**.

Site Plan Applications

The following site plans were reviewed by the Planning Board in FY 2020:

Site Plan Report FY 20

- Site Plan application of **DRA Architects, Greg Smolley, AIA** for proposed construction of a single-story classroom addition, vehicular drives, parking, and sidewalks to the Mildred H. Aitken School, and recommendation to Zoning Board of Appeals, for the property located at **165 Newman Avenue** being AP 21, Lot 55-74.
- Updated Site Plan application of **John Nassar** for Seekonk Auto Center for property located at **1810 Fall River Avenue** being AP 1, Lots 40 & 45 located in an Industrial Zoning District.
- Updated Site Plan application of **Albert Gouveia** for Wayside Auto for property located at **1651 & 1655 Fall River Avenue** being AP 1, Lots 16, 70, 73, & 117 located in a Mixed use & R3 zoning districts
- Site Plan application of **Joseph Geha** for proposed change of use at the property located at **635 Fall River Avenue** being AP 9, Lot 248 to allow for a convenience store within an existing unit on the subject property located within the Luthers Corners Village Zoning District.
- Site Plan application of **Motorsports Nation Massachusetts LLC** for proposed change of use on the property located at **3-5 Progress Street** being AP 8, Lot 142 to allow for a motorsports vehicle retail sales and service operation on the subject property located within the Highway Business District.
- Site Plan application of **Seekonk Gas, Inc.** for proposed convenience store with drive through window on the property located at **1075 Newman Avenue** being AP 27, Lot 135 located within the neighborhood business
- Site Plan application of **Daniel D. Wright Realty LLC** for update of site pan for existing automotive sales and service use on the property located at **1825 Fall river Avenue** being AP 1, lot 118.
- Site Plan application of **Michelle Hines on behalf of the Town of Seekonk** for modifications to the approved site pan for expansion of existing municipal

services use (Seekonk Senior Center) on the property located at **540 Arcade Avenue** being AP 18, lots 97 and 98 located in the R-2 and Mixed Use Overlay zoning districts.

- Site Plan application of **Herb Chambers 44, Inc.** for update of site pan for existitng automotive sales and service use on the property located at **185 Taunton Avenue** being AP 14, lots 97 and 98 located in the highway business district.
- Site Plan application of **William McIlmail** for update of site plan for existing automotive sales use on the property located at **166 Central Avenue** being AP 31, Lots 162, 163, 164 located in a Local Business district.
- Site Plan application of **Steven S. Howitt** for update of site pan for existing automotive sales and service use on the property located at **246 Pine Street** being AP 28, Lot 109 located in the Industrial zoning district.
- Site Plan application of **Steven S. Howitt** for update of site pan for existing automotive sales and service use on the property located at **45 Woodland Avenue** being AP 26, Lot 6 located in the Industrial zoning district.
- Site Plan application of **Karlene and Paul Germane** for update of site pan for existing automotive sales and service use on the property located at **250 Pine Street** (14 & 30 Woodland Ave) being AP 35, Lots 2 & 27 located in an Industrial Zoning District.
- Site Plan application of **Hillary Lungren and Jordan Gosetti** for update of site pan for existing automotive sales and service use on the property located at **49 Mink Street** being AP 8, lot 137 located in a Highway Business District.
- Site Plan application of **Landpoint, LLC** for update of site plan for existing automotive sales use on the property located at **16 Highland Avenue** being AP 08, Lot 08 located in a Highway Business district.
- Site Plan application of **Auto Mart** for update of site plan for existing automotive sales use on the property located at **1012 Fall River Avenue** being AP 07, Lot 11 located in a Highway Business district.
- Site Plan application of **Ally Motor Group** for update of site plan for existing automotive sales use on the property located at **980 Fall River Avenue** being AP 07, Lot 73 located in a Highway Business district.
- Site Plan application of **New England Collision** for update of site plan for existing automotive sales use on the property located at **45 Old Fall River Road** being AP 01, Lot 200 located in an Industrial Zoning district
- Site Plan application of **Pride Hyundai** for update of site plan for existing automotive sales use on the property located at **11-13 Taunton Ave** being AP 12, Lots 507 & 508 located in an Industrial Zoning Highway Business district.
- Site Plan application of **All Mobile Towing** for update of site plan for existing automotive sales use on the property located at **102B Pond Street** being AP 32, Lot 69 located in an Industrial Zoning district.

- Site Plan application of New England Collision for update of site plan for existing automotive sales use on the property located at 45 Old Fall River Road being AP 01, Lot 200 located in an Industrial Zoning district.
- Site Plan application of Continental Auto Sales for update of site plan for existing automotive sales use on the property located at 265 Taunton Ave being AP 15, Lot 242 located in a Local Business Zoning district.
- Site Plan application of Seekonk Parks & Recreation for Playground located at 100 Peck Street being AP 18, Lot 11 located in an R-2 Zoning district/municipal use.

Summary: 23 Site Plan submittals representing approval of 17 updated site plans, approximately 25,000 square feet of authorized renovation, redevelopment, new construction including phase 2 of the Seekonk Senior Center project, a significant addition and renovation project at the Aitken School, and new municipal playground at the Municipal Services Campus.

Subdivision Applications

Form A Plans: 12 submittals reviewed; 14 new lots for development created.

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

Preliminary Plans: 3 Preliminary Subdivision Plans approved.

- Preliminary Subdivision application of Narragansett Capital, LLC for "Magnolia Court" proposed 10-lot residential **preliminary subdivision** of land located at 43 Walker Street being AP 24, Lot 628 in an R-2 Zoning district.
- Preliminary Subdivision application of C-Door Holdings, LLC, for the development of a nine- (9) lot subdivision entitled "Horton Property" located at 0, 224 and 250 Arcade Avenue, containing approximately 10.31 +/- acres and being AP 21, Lot 18, 277 and 305; owned by Robert W. Horton
- Preliminary Subdivision application of Moonlight Realty, for the development of a thirteen- (13) lot subdivision entitled "Berson Estates" located at 0 Pine Street, containing approximately 57.30 +/- acres and being AP 28, Lot 20; owned by Shirley and Denise Berson and Ester Dinerman Trustees of the Shirley Berson Irrevocable Trust.

Definitive Plans: 0

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:

- Implementation of online permitting for all departmental applications
- Oversee the Seekonk Technical Review Committee staff level body engaged in development review convened on a monthly basis

- 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 Seekonk Stormwater Advisory Committee, the body charged with Implementing the Town MS4 stormwater plan and address drainage issues throughout Town.
- Participated in successful efforts to designate Seekonk as MVP (Municipal Vulnerable Program) community and develop a Municipal Vulnerability and Hazard Mitigation Plan
- Completion of EPA assessment grant and continued remediation, outreach and reuse efforts related to the former Attleboro Dye Works at 36 Maple Avenue;
- Participation in efforts related to the 2020 Census;
- 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 (in comment);
- Completed Economic Development Element of Seekonk Master Plan in coordination with SRPEDD (pending adoption);
- Continued preparation of the Seekonk Master Plan update process.
- Drafted and secured Town Meeting adoption of **Category 14B Fowl** into the Seekonk General By-laws

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 under Departments>Planning

The Planning Board also has a Twitter Account – [twitter@seekonkplanning](https://twitter.com/seekonkplanning)

Respectfully Submitted,



John J. Aubin, III

Town Planner

Town of Seekonk