

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: March 4, 2021
Re: February monthly report

The following departmental activity summary covers the period January 1, 2021 to January 30, 2020.

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. Continued Public Hearing scheduled for March 9, 2021.
- **“Brody Way”** 1-lot subdivision entitled located at **0 Oak Hill Avenue** being AP 34, Lot 392 in an R-1 Zoning District. Final plan execution pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan approved January 12, 2021 Setting of surety scheduled for March 9, 2021.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located at **0, 224 and 250 Arcade Avenue** being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Pre-construction meeting anticipated in early March
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final clean up and acceptance application filing pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **Hidden Hills** 14 lot residential subdivision off **Taunton Ave** -Housing construction ongoing.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – Surety reduction request scheduled for March 9, 2021; acceptance application filing pending for Spring 2021 Town Meeting (subject to final review status).
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up completed; acceptance application filed with Board of Selectmen referral to Planning Board anticipated March 17, 2021.
- **45 Industrial LLC** ANR submission **45 Industrial Court** being AP 1, Lot 57 located in an Industrial Zoning District Planning Board endorsement issued February 9, 2021.
- **Michael & Danielle Lamanuzzi and Susann Bessette** ANR submission for **200 & 222 Woodland Avenue**; being AP 36 Lots 5, 9, and 18 located in an R-4 Zoning District. Planning Board endorsement issued February 9, 2021.
- **Brigham Farm III** Conceptual Pre-application Discussion with **Gary Sagar** of proposed 8-lot definitive subdivision of land located off Burnside Avenue being AP 36 lots 2 and 11 and AP 35 lot 20 scheduled for March 9, 2021

SITE PLANS

- **Metro Harvest, Inc.** for proposed Retail Marijuana Dispensary for the property located at **1903 Fall River Ave.** being AP 1, Lot 104 in an Industrial District. Scheduled for

Planning Board review February 9, 2021 Conservation Commission and Zoning Board of Appeals reviews pending.

- **965 Neon Seekonk, LLC** for construction of a gas/convenience store at **965 Fall River Avenue.**, AP 8, Lots 20, 101, 103 in a Highway Business Zoning District. TRC review conducted October 29, 2020. The Planning Board's motion to approve failed on a 3 in favor to 3 opposed vote at their December 8, 2020 meeting.
- **Positive Synergy** for construction of 6389 sq ft addition to existing 2482 sq ft building at **1573 Fall River Avenue.**, AP 1, Lot 41 in an R-3 Zoning District. Approval decision executed and issued.
- **Levitation Gallery LLC** for a change in use at **1635 Fall River Avenue.**, AP 1, Lot 14 in a mixed use, R-3 Zoning District. Approval decision executed and issued.
- **KC Reilly LLC** for construction of a proposed drive thru/pick up window to the existing building at **1379 Fall River Avenue.**, AP 7, Lot 93 in a Local Business Zoning District. Approval decision executed and issued. Special Permit granted by the Zoning Board of Appeals December 14, 2020
- Subdivision Control Law Amendments discussion with General Court Representatives for possible legislative consideration.
- **Herb Chambers44 Inc.** to include storage/parking on adjacent parcel, **185-189 Taunton Avenue**, AP 14, Lots 97 & 98 in a Highway Business Zoning District.
- **R&P Dias Realty, Inc** for construction of new commercial facility truck body fabrication/assembly, and associated site improvements at **1727 Fall River Ave.**, AP 1, Lot 20 consisting of 2.8 acres located in an Industrial Zoning District. Currently pending before the Conservation Commission.
- *(SPL2020-00017)* **Seekonk Realty Ventures, LLC**, for proposed site redevelopment and improvement of the portions of the existing easement to accommodate the construction of a fastfood restaurant with a drive-thru window at **1151 Fall River Ave.**, AP 7, Lots 82 & 81 in a Highway Business Zoning District. Planning Board approval issued February 9, 2021 to allow for resolution of an access issue with an abutting property owner.

AMENDMENTS

- Spring 2021 Zoning Amendments: Review of Site Plan, Industrial Land Use Table, Development and Design Standards. Preliminary discussion of amendments conducted February 9, 2021, Joint meeting with Board of Selectmen held February 24, 2021, Review and referral of proposed amendments to the Board of Selectmen scheduled for March 9, 2021
- OSREC Plan draft forthcoming from project consultant for board reviews
- 5 year Master Plan update drafting ongoing
 - Economic Development and Land Use Element-ready for adoption process upon receipt of implementation matrix from SRPEDD
 - Public services master plan – SRPEDD draft submitted staff Planning Board review underway, public review pending.
 - Pending: Public Workshop: goals and Policies, Hosing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements
 - SRPEDD District Local Technical Assistance Grant application for Land Use Element to be submitted March 5, 2021
- Pre and post construction stormwater management regulations drafted by GPI. Under Planning Board review for formal adoption proposal to board of selectmen (General By-law)
- Zoning Amendments: corrections, affordable housing units, mandatory inclusionary zoning pending for March 3, 2021 Town Meeting.

MISC

- Massachusetts Community One Stop for Growth Grant program application preparation
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going
- Attleboro Dye Works:
 - EPA Assessment Grant closeout final phase II and III remediation plans complete
 - MassDevelopment Remediation and Brownfield Re-use grant awarded and accepted by BOS
 - EPA Remediation grant submitted
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
 - MS4 Annual Report completed
 - Monthly meetings ongoing