

**TOWN OF SEEKONK**  
**Planning Board**

**MEMORANDUM**

**To:** The Planning Board

**From:** John J. Aubin III, Town Planner

**Date:** February 5, 2021

**Re:** January monthly report

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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. Public Hearing scheduled for February 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. Planning Board approval issued January 12, 2021, TRC review conducted January 28, 2021 Conservation Commission review pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan approved January 12, 2021 Setting of surety pending.
- **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. Surety set and authorized January 12, 2021 recordation pending.
- **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 pending; acceptance application filing pending.
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up completed; acceptance application filed.
- **Caleb Estates** 5 lot residential subdivision off Olney Street Meeting held with homeowners and Town Administrator for status update. Final lot construction pending.
- **45 Industrial LLC** ANR submission **45 Industrial Court** being AP 1, Lot 57 located in an Industrial Zoning District filed and scheduled for review on 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.

**SITE PLANS**

- **Jeffrey Joaquin** for proposed redevelopment of warehouse/garage site to asphalt and concrete plant at **45 Industrial** Court being AP 1, Lot 57 located in an Industrial Zoning District. Scheduled for Planning Board conditional approval issued January 12, 2021.

- 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
- 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. Continued to Feberuary 9, 2021 to allow for resolution of an access issue with an abutting property owner.

#### **AMENDMENTS**

- 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
- 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. Preliminary discussion of 2021 Spring Town meeting amendments scheduled for February 9, 2021

#### **MISC**

- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going for February 8<sup>th</sup> implementation
- 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