


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

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 February 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 8th 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