

# ***TOWN OF SEEKONK***

## ***Planning Board***

### **MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** February 8, 2022  
**Re:** January monthly report

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The following departmental activity summary covers the period January 1, 2021 to January 31, 2021.

#### **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. Roadway construction start pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Roadway construction commenced.
- **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. Residential construction commenced.
- **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** - Roadway accepted at Fall Town Meeting request for final surety release anticipated.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for 2021 Town Meeting (subject to final review status).
- **Pine Hill** (Jacoby Way) 9 lot residential subdivision off Newman Avenue HOA completing outstanding work required before acceptance inquiries on covenant lot received.
- **Brigham Farm III** Conservation Subdivision application of **Gary Sagar** for proposed 8-lot definitive subdivision of land located off Burnside Avenue being AP 36 lots 2 and 11 and AP 35 lot 20 conditional approval granted August 10, 2021. Execution and recordation pending submission of final plans
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Spring Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Acceptance application anticipated for Spring Town Meeting
- **Brady Estates** 11 lot residential subdivision off Lake Street - Final planting and cleanup underway; acceptance application filed for Fall Town meeting tabled to 2022 Spring Town Meeting. All known outstanding issues resolved.

## SITE PLANS

- Site plan application of **Tayeh Realty** for proposed gas station and convenience store located at **155 Fall River Avenue** and **113-111 Taunton Avenue** being AP 12 lots 266 & 269 located in the Local Business Zoning District. Site plan review and conditional approval granted at January 11<sup>th</sup> Planning Board meeting.
- Extension of Site plan application of **Jeffrey Joaquin/International Paving Corp.** for 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. Denial issued January 11, 2022 Public records request reviewed and response completed January 28, 2022.
- Site plan application of **Pedro Correia** for construction of a mixed industrial residential structures at **0 Perrin Avenue.**, AP 31, Lot 6 in an Industrial Zoning District. TRC review conducted January 27, 2022. Planning Board review scheduled for February 8, 2022

## AMENDMENTS

- Fall 2021 Zoning Amendments **Section 4.2.6 Prohibit Uses** public hearing adopted by Fall Town meeting Attorney General Review pending
- OSREC Plan draft submitted to DCR for review complete
- 5-year Master Plan update drafting ongoing
  - Final element drafts Land Use and Public Service expected presentation from SRPEDD March 22, 2022

## MISC

- FY 2023 preliminary budget submitted
- Annual fee review completed
- **Greenbrier II** Comprehensive Permit application for proposed 240-unit multi-family residential complex – Traffic study submission pending and revised plan submitted. Public Hearing on-going
- Massachusetts Community One Stop for Growth Grant program application awards accepted and TAG scoping meeting held with MassDevelopment and project consultant
- Attleboro Dye Works:
  - Site remediation funding by MassDevelopment utilized to remediation first settling pond
  - Coordination meeting conducted with regard to EPA Remediation grant award
  - MassDevelopment Technical Assistance Grant Funding formal documentation prepared
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
  - MS4 Annual Report reviewed and submitted
  - Ongoing assessment and remediation of identified and prioritized stormwater issues
  - Drain labels installed
  - Dog waste outreach program commenced
  - Informational signage under development