

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** August 3, 2020  
**Re:** July monthly report

---

The following departmental activity summary covers the period **March 1, 2020 to July 31, 2020**.

**SUBDIVISIONS**

- 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 Preliminary subdivision plan approved May 12, 2020 definitive subdivision submission pending.
- Preliminary Subdivision Application of **Narragansett Capital, LLC** for "**Magnolia Court**" proposed 10-lot residential of land located at **43 Walker Street** being AP 24, Lot 628. Preliminary subdivision plan approved June 9, 2020 definitive subdivision submission pending.
- The 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 plan approved June 9, 2020 definitive subdivision submission pending.
- ANR application of **Costa Development** to reconfigure the lots located at **0 & 64 Fall River Avenue and 0 Pleasant Street** being AP 20, Lots 208, 209, 211, 221 and 229 and including the unimproved portion of Ziter Street within the R-1 Zoning District. Endorsed July 14, 2020.
- ANR application of **Robert and Julia Emlen** to reconfigure the existing lot of record located at **360 Prospect Street**, AP 22, Lot 21, within an R-4 Zoning District. Endorsed July 14, 2020.
- ANR application of **James Viara** to reconfigure the existing lots of record located at **154, 168 and 202 Greenwood Avenue**, AP 21, Lot 239, 240 and 292, within the R4 Zoning district. Endorsed June 9, 2020.
- **Country Brook Estates** 18-lot residential subdivision off Arcade Avenue discussion of final clean up, remaining work and initiation of acceptance procedure.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – awaiting completion of sidewalks and initiation of acceptance.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street - storm water and road base complete binder course laid, residential construction on going.
- **Woo Estates** TRC and on site review of roadway status and final paving, clean up, and initiation of acceptance procedure. Final paving anticipated August 2020.

- **Wyatt Strawberry Patch** 4 lot residential subdivision off Lake Street - Roadway construction commenced binder course installed.
- **Hidden Hills** 14 lot residential subdivision off Taunton Ave -residential construction ongoing.
- **Jacob Hill Estates** 11 lot residential subdivision of Jacob Street - Final paving, clean up and drainage corrections pending completion.
- **Madison Court** 8 lot residential subdivision off Read Street, drainage repair is required prior to surety reduction requested in anticipation of acceptance application.
- Pre-application review of **Randy Pardini** of potential 1-lot definitive subdivision located at **0 Oak Hill Avenue** being AP 39 lot 392

#### SITE PLANS

- **Town of Seekonk** for proposed playground and associated site improvements at 100 Peck Street being AP 18, lot 11. Site plan approval granted January 14, 2020. Construction ongoing. As-built plan submission pending.
- Site Plan application of **Costa Development** for proposed commercial structure and associated site improvements on the property located at **33 Lake Street** being AP 16, portion of Lot 186. Site plan approved May 12, 2020
- Site Plan application of **The Wheeler School** for proposed location of temporary class room structure to the existing educational facility at **350 Walker Street** being AP 23 lots 5 and 9. Site plan approval granted July 14, 2020.
- Pre-application TRC review of proposed site plan for **DiPrete Engineering** for proposed Gas Station and Carwash at **965 Fall River Avenue** being AP 8, lot 10
- Pre-application TRC review for **Robi-Ann Medeiros** for 2-chair hair salon/ wedding services at **208 Taunton Avenue** being AP 20, Lot 210, located in a Commercial Zoning district.
- Pre-application TRC review for **Koolian Realty, LP** for a proposed hotel at **761 & 767 Fall River Avenue** being AP 8, Lot 16 & 17.
- Pre-application TRC review for **Choubah Engineering Group, P.C.** for a proposed gas station and convenience store and drive-up window at **155 Fall River Avenue & 113-115 Taunton Avenue** (Corner of Route 114 and Route 44) being AP 12, Lot 269
- Pre-application TRC review for **Barry Glassman, Security Vault Works Inc.** for a proposed drive-up ATM at **1 Commerce Way** being AP 7, Lot 24.
- Pre-application TRC review of proposed site plan for **Al Gamboa** for proposed commercial structure and associated site improvements on the property located at **0 Perrin Avenue** being AP31, Lot 6

#### AMENDMENTS

- Public hearing on 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**.
- Public Hearing 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**.

- OSREC Plan draft being completed by consultant public review and comment session anticipated September 2020
- 5 year Master Plan update drafting ongoing
  - Baseline demographic data collected
  - 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 and public review pending.
  - Fall 2020 Public Workshop: goals and Policies, Housing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements
- Pre and post construction stormwater management regulations drafted by GPI. Planning Board review pending
- Fall Zoning Amendments: corrections, affordable housing units, mandatory inclusionary zoning scheduled for March 10, 2020 referral to the BOS. Joint Planning Board and Board of selectmen meeting scheduled for March 18, 2020.

## MISC

- MassDOT “Shared streets and spaces” grant
- Electronic Permitting Ener-gov - Planning and Zoning configuration complete. System online and available. Implementation on going
- Attleboro Dye Works EPA site specific assessment grant:
  - Assessment Grant in closeout phase
  - Tax taking complete
  - EPA Remediation grant denied follow up with EPA pending
- Municipal Vulnerability Program (MVP) Resiliency plan being completed
- Stormwater Advisory Committee
  - Stormwater outfall analysis and prioritization on going with Save the Bay
  - Sedimentation and Erosion Control Regulations drafted
  - Stormwater Management Regulations drafted
  - Local mitigation efforts (Rt. 6, Jacob Street, Milton Street)