

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, Hosing 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)