

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** July 8, 2021  
**Re:** June monthly report



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The following departmental activity summary covers the period June 1, 2021 to June 30, 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. Request to set surety scheduled for July 13, 2021.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan approved January 12, 2021 preconstruction meeting 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. Construction commenced covenant release request scheduled for July 13, 2021.
- **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 acceptance anticipated Fall Town Meeting.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for Fall 2021 Town Meeting (subject to final review status).
- **Pine Hill** (Jacoby Way) site visit with HOA representative conducted for June 9, 2021 final punch list submitted by GPI.
- **Woo Estates** 11 lot residential subdivision off Jacob Street - accepted at Spring 2021 Town Meeting.
- **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 continued public hearing scheduled for July 13, 2021
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving pending conceptual discussion of potential sidewalk waiver scheduled for July 13, 2021

**SITE PLANS**

- **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. Conditional Planning Board approval granted June 8, 2021 Conservation Commission review 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 approval (on remand from the Zoning Board of Appeals) issued March 9, 2021.

- **Solar Therapeutics Dispensary** for proposed Retail Marijuana Dispensary for the property located at **1875 Fall River Ave.** being AP 1, Lot 104 in an Industrial District. Conditional Planning Board approval granted May 11, 2021
- **JSC Management** for additional drive-thru for the property located at **1009 Fall River Ave.** being AP 8, Lot 118. Approval granted June 8, 2021
- **Nina Reed Sarcastic Sweets** for outdoor seating on the property located at **184 Taunton Ave.** being AP 20, Lot 584. Approval granted June 8, 2021

#### **AMENDMENTS**

- Spring 2021 Zoning Amendments: Review of Site Plan, Industrial Land Use Table, Development and Design Standards. Adopted at June 7, 2021 Spring Town Meeting Attorney General review pending.
- OSREC Plan draft BOS/ Public Comment Period completed draft submission pending
- 5 year Master Plan update drafting ongoing
  - 2021 DLTA grant awarded from SRPEDD to facilitate and prepare an update to the Land Use Element of the Master Plan pending acceptance of grant award by the board of Selectmen.
  - 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, Housing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements

#### **MISC**

- Massachusetts Community One Stop for Growth Grant program application to be submitted June 4, 2021.
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going
- 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
  - \$500,000 EPA Remediation grant awarded
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
  - MS4 Annual Report completed for July 1, 2021
  - Ongoing assessment and remediation of identified and prioritized stormwater issues