

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: April 9, 2021
Re: March monthly report

The following departmental activity summary covers the period March 1, 2021 to March 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. Continued Public Hearing scheduled for April 13, 2021.
- **“Brody Way”** 1-lot subdivision entitled located at **0 Oak Hill Avenue** being AP 34, Lot 392 in an R-1 Zoning District. Final plan recordation pending.
- **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 mid-March 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.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – Surety reduction request scheduled for March 9, 2021; acceptance application filing pending for Spring 2021 Town Meeting (subject to final review status).
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up completed; acceptance application scheduled to be before 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 public hearing scheduled for April 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. 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 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. Scheduled for Planning Board review April 13, 2021 Conservation Commission and Zoning Board of Appeals reviews pending.
- **Chris Quinn (Chase Bank)** for proposed drive thru ATM for the property located at **35 Highland Ave.** being AP 8, Lot 33 in a Highway Business District. Planning Board approval granted March 9, 2021

AMENDMENTS

- Spring 2021 Zoning Amendments: Review of Site Plan, Industrial Land Use Table, Development and Design Standards. Preliminary discussion of amendments conducted February 9, 2021, Joint meeting with Board of Selectmen held February 24, 2021, Review and referral of proposed amendments to the Board of Selectmen conducted March 9, 2021, Public Hearing Scheduled for April 13, 2021
- OSREC Plan draft forthcoming from project consultant for board reviews
- 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, Hosing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements
 - SRPEDD District Local Technical Assistance Grant application for Land Use Element to be submitted March 5, 2021
- 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)
- Fall 2020 Zoning Amendments approved at the March 27, 2021 Fall Town Meeting.

MISC

- Massachusetts Community One Stop for Growth Grant program statement of interest submitted and under review
- 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
 - 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