

TOWN OF SEEKONK
Planning Board

MEMORANDUM

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

The following departmental activity summary covers the period October 1, 2020 to October 31, 2020.

SUBDIVISIONS

- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan filed and scheduled for public hearing Planning Board review October 13, 2020. Meeting convened with DPW on requested
- **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. Public Hearing scheduled for November 10, 2020.
- **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.
- **Wyatt Strawberry Patch** 4 lot residential subdivision off **Lake Street** – construction on-going.
- **Hidden Hills** 14 lot residential subdivision off **Taunton Ave** -Housing construction ongoing.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up underway; acceptance application filing pending.
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up underway; acceptance application filing pending.
- **Michael Costa** ANR application of for the development of 11 ANR lots at **0,64 Fall River Avenue and 0 Pleasant Street**, AP 20, Lots 208,221,211 and 229, located in an R-1 Zoning District. Endorsed by the Planning Board subject to applicability of Categories 20B and 20C submitted to Town Counsel for legal determination.
- **Kenneth DelRosso** ANR application to reconfigure lot lines located at **215 Miller Street**, AP 5, Lots 39, 27 & 88 in an R-4 Zoning District.

SITE PLANS

- Site plan application of **Jeffrey Joaquin** for proposed 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. Continued to November 10, 2020 Planning Board meeting.
- Site Plan Application of **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. Scheduled for Planning Board review November 10, 2020.
- Site Plan Application of **Positive Synergy** for construction of 6389 sq ft addition to existing 2482 sq ft building at **1573 Fall River Avenue**, AP 1, Lot 41 in an R-3 Zoning District. Scheduled for Planning Board review November 10, 2020.

- Site Plan Application of **Levitation Gallery LLC** for a change in use at **1635 Fall River Avenue**, AP 1, Lot 14 in a mixed use, R-3 Zoning District. Scheduled for Planning Board review November 10, 2020.
- Site Plan Application of **KC Reilly LLC** for construction of a proposed drive thru/pick up window to the existing building at **1379 Fall River Avenue**, AP 7, Lot 93 in an Local Business Zoning District. Scheduled for Planning Board review November 10, 2020.
- Site Plan application of **Leonor Varhol** for Change in use without construction, located at **107 Taunton Avenue**, AP 12, Lot 182 in a Local Business District. TRC review conducted October 29, 2020
- Site Plan application of **DC Masonry** for construction of 1800 sq ft garage & gravel driveway at **0 Hollister Road**, AP 1, Lot 29 within an Industrial Zoning District. TRC review conducted October 29, 2020
- Site Plan application of **965 Neon Seekonk LLC** for Parking Plan for property located at **965 Fall River Avenue**, AP 08, Lot 20, 101, 103, located in an HB Zoning District. TRC review conducted October 29, 2020

AMENDMENTS

- OSREC Plan draft being completed by the project consultant for final review and adoption
- 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 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
- 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)
- Zoning Amendments: corrections, affordable housing units, mandatory inclusionary zoning. Joint Planning Board and Board of selectmen meeting conducted on September 23, 2020. Public Hearing on proposed Zoning Amendments to be considered at the November 9, 2020 Fall Meeting held October 13, 2020

MISC

- Electronic Permitting Ener-gov – continued implementation
- Attleboro Dye Works EPA:
 - Assessment Grant in closeout final phase II and III remediation plan reviews
 - MassDevelopment Remediation and Brownfield Re-use grant submitted
 - EPA Remediation grant submitted
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Housing Choice Grant Program announced (HPP) 2020 capital improvement grant round open
- Stormwater Advisory Committee
 - MS4 Annual Report