

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** October 6, 2021  
**Re:** September monthly report

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The following departmental activity summary covers the period July 1, 2021 to July 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. Pre-construction meeting conducted with GPI and DPW roadway construction start pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan, Covenant and Decision recorded, 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 granted July 13, 2021. Conditional Certificate of Safe Passage issued.
- **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 pending for 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) 9 lot residential subdivision off Newman Avenue HOA completing outstanding work required before acceptance.
- **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 conditional approval granted August 10, 2021.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Spring Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving pending.
- **Brady Estates** 11 lot residential subdivision off Lake Street - Final planting and cleanup underway; acceptance application filed for Fall Town meeting .
- Joint meeting on unaccepted roadways and incomplete subdivisions with Board of Selectmen conducted September 28, 2021

## SITE PLANS

- Pre-Application site plan review submission by Tayeh Realty for proposed gas station and convenience store located at 155 Fall River Avenue and 113-111 Taunton Avenue being AP 12 lots 266 & 269 located in the Local Business Zoning District.
- (SPL2021-00025) Site Plan application of Car Van Max for change in use without construction to allow a automotive sales from the existing commercial building located at 214 and 224 Taunton Ave. being AP 20, Lots 596 and 470 located in the Local Business and R-1 Zoning Districts.
- (PAR 2021-00010) Pre-Application Review submission by Josh Hotvet for proposed carport solar facility at 1782 Fall River Avenue being AP 1 lot 34 located in the Industry Zoning District.

## AMENDMENTS

- Fall 2021 Zoning Amendments **Section 4.2.6 Prohibit Uses** public hearing scheduled for October 12, 2021
- 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 approval received and posting completed.
- OSREC Plan draft BOS/ Public Comment Period completed draft submission pending
- 5-year Master Plan update drafting ongoing
  - PB public workshop conducted September 28, 2021: Public Facilities and Services and Transportation Elements reviewed. Kick off of Land Use Element update

## MISC

- 2020 Census preliminary data release and re-districting review
- Greenbrier II Comprehensive Permit application for proposed 240-unit multi-family residential complex – Traffic study submission pending and revised plan submitted
- Massachusetts Community One Stop for Growth Grant program application awaiting award decisions
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going
- Attleboro Dye Works:
  - Site remediation commenced
  - Coordination meeting conducted with DPW Conservation Agent and GPI for ADW phase II dam assessment and preliminary engineering for Pond Street bridge replacement
  - 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
  - MassDevelopment Technical Assistance Grant Funding Round application submitted August 6, 2021
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
  - MS4 Annual Report reviewed and submitted
  - Ongoing assessment and remediation of identified and prioritized stormwater issues