

# ***TOWN OF SEEKONK***

## ***Planning Board***

### **MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** January 5, 2022  
**Re:** December monthly report

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The following departmental activity summary covers the period December 1, 2022 to December 31, 2022.

#### **SUBDIVISIONS**

- ANR application of Kenneth H. and Lois H. Tatarian to divide parcel into two conforming lots for the property located at 1636 Fall River Avenue, being AP, Lot 21.
- ANR application of George Murphy to subdivide existing lots into six new lots for the property located at 135 Hope Street, being AP 18, Lot 29.
- ANR application of Patrick and Alison Fitzgerald to extend rear lot line to conform with Zoning regulations in order to construct a swimming pool and shed for property located at 18 Richard Banna Way, being AP 20, Lot 664.
- “Elm Estates” Preliminary Subdivision Application of Alfred Dos Anjos for a 4-lot Conservation Subdivision of land located at 355 Elm Street being AP 16, Lots 11 & 172 in an R-2 Zoning District. Definitive Plan application submitted public hearing scheduled for January 24, 2022.
- “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. Certificate of safe Passage issued; residential construction commenced.
- Magnolia Court, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Certificate of safe Passage issued; residential construction commenced.
- 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. Residential construction ongoing.
- Farmland Estates 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final paving and clean up and acceptance application pending.
- Kathleen Court 16-lot residential subdivision off Lincoln Street – construction ongoing.
- Jacob Hill Estates 11 lot residential subdivision off Jacob Street – acceptance application filing pending.
- 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. Culver installation September 2022.
- Winterfell 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Acceptance approved by Fall Town Meeting. Open space delineation pending.
- Stone Ridge 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final close out and acceptance application anticipated Spring 2023
- Country Brook Estates 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022, modification work commenced Executive Session scheduled for January 10, 2023.

#### **SITE PLANS**

- Site plan application of Raising Cane's Chicken to construct a restaurant with drive-thru lanes on the property located at 175 Highland Avenue, being AP 8, Lot 36. Planning Board review September 13, 2022 conditional modification approval granted
- Site plan application of Bocada Enterprises LLC for proposed redevelopment and construction of additions to the existing automotive sales and service use at 176 Fall River Avenue being AP 14 lots 80-82 and 95.

## AMENDMENTS

- MGL Subdivision Control Law recommended amendment submitted to General Court Delegation. Invitation to upcoming Planning board meeting pending
- **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk** Public hearing scheduled for January 10, 2023
- 5-year Master Plan update drafting ongoing
  - OSREC Plan draft final revisions per DCR requested
  - Economic Development Plan and Land Use Elements formal adoption scheduled for January 10, 2023
  - Housing Production Plan FY 2023-24 DLTA grant kick off meeting January 2023

## MISC

- Preliminary FY 24 Budget prepared
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI BOS presentation January 2023 Planning Board public outreach session February 2023
- SRPEDD Brownfields area assessment study commenced
- Stormwater Utility financing meeting held with say the Bay, SNEP, and UNC Environmental Finance Center. BOS presentation February 2023
- Attleboro Dye Works:
  - Site remediation funding by MassDevelopment on going Consultant: ESM)
  - EPA Technical Assistance Program preliminary conceptual site layout designs completed.
  - One Stop for Community Growth Grant to assess infrastructure ongoing (Consultant: ESM)
  - Pond Street Bridge design preliminary surveying and engineering ongoing
  - Dam removal assessment ongoing
- Joint meeting with the Seekonk BOH and Superintendent of the Seekonk Water District February 2023
- Sowams National Heritage Area feasibility study on going
- Stormwater Advisory Committee
  - Stormwater Utility Financing Webinar attended
  - MS4 Annual Report submitted
  - Ongoing assessment and remediation of identified and prioritized stormwater issues
  - Drain labels installation complete- 1,712 locations marked through Save the Bay
  - Dog waste signage scheduled for installation
  - Informational signage (Arcade Woods, Gaterno, Burr's Pond) under development