

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

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, Gamino, Burr's Pond) under development