

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: April 6, 2023
Re: March monthly report

The following departmental activity summary covers the period March 1, 2023 to March 31, 2023.

SUBDIVISIONS

- ANR Application of **John T. Chester** to divide the lot into 2 parcels for the property located at **32 Arcade Ave**, being AP 21, lot 31, within an R-2 Zoning District. Endorsed at the March 14, 2023 meeting
- **“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 approved March 14, 2023 pending submission of final plans and documents
- **“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. Residential construction commenced.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located off **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. Meeting with applicant to discuss acceptance process 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. Easement relocation documents submitted.
- **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. Roadway construction pending.
- **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 2023
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022. Inspection conducted further Planning Board action pending.

SITE PLANS

- Site plan application of **Nicolas Melo** for proposed automotive sales use at **1143 Fall River Avenue** being AP 7 lot 43. Planning Board review scheduled for April 11, 2023
- Site Plan Application of **Arca Realty LLC** for construction of a proposed vertical hydroponic vegetable farm, for the property located at **991 Newman Ave** being AP 27, Lot 32 within an Industrial Zoning District. Planning Board approval granted March 14, 2023

- Site Plan Application of **Advanced Engineering Group, PC** for a proposed site redevelopment (new 16,000 sf building) for the property located at **30 Industrial Way**, being AP 1, lot 120, within an Industrial zoning district. Planning Board approval issued February 28, 2023.
- 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. Construction pending
- 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. Planning Board review January 24, 2023 conditional approval granted

AMENDMENTS

- 5-year Master Plan update drafting ongoing
 - Baseline Report, Open Space and Recreation, and Public Services Elements Adoption Spring 2023
 - HPP initiated with SRPEDD
 - Circulation and Sustainable Energy Elements Updates pending

MISC

- Meeting held with SRPEDD Transportation Office
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI BOS presentation March/ April 2023
- SRPEDD Brownfields area assessment study commenced
- Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC Environmental Finance Center. BOS presentation February 15, 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 engineering (GPI) commenced
- Sowams National Heritage Area feasibility study on going
- Stormwater Advisory Committee
 - Second Stormwater Utility Financing presentation with BOS and PB pending
 - MS4 Annual Report preparation commenced
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Drain labels installation complete- 1,712 locations marked through Save the Bay
 - Mapping and GIS update commenced