

TOWN OF SEEKONK
Planning Board
MEMORANDUM

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

The following departmental activity summary covers the period June 1, 2023 to June 30, 2023.

SUBDIVISIONS

- **“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 conducted submission of roadway 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. Preconstruction meeting held with DPW and GPI, roadway construction pending.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Acceptance approved by Fall Town Meeting. Application subdivision amendment pending relative to open space and limits of disturbance
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final close out and acceptance application anticipated for Fall Town Meeting
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022. Further Planning Board action pending.
- The following incomplete and unaccepted developments are under review for consideration of further enforcement action by the Planning Board (scheduled for July 25, 2023): **Brigham Farms II, Caleb Estates, Curt Street Extension, Greenwood Farms, Hart’s Corners, Holland Woods, Madison Estates, Orchard Estates, Pine Hill Estates, Stallard Estates, Three Ledges, and Ursula’s Way.**

SITE PLANS

- 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 construction commenced
- Site Plan Application of **The Town of Seekonk** to construct the South End Fire Station for the property located at **69 School Street**, being AP 7, Lot 35 within an R-1 Zoning District. Scheduled for Planning Board review July 11, 2023
- Site Plan Application of **First Auto Group, LLC** to relocate the business from 18 Highland Avenue to the property located at **10 Highland Avenue**, being AP 8, Lot 146 within a HB Zoning District. Scheduled for Planning Board review July 11, 2023

AMENDMENTS

- 2023 Fall Town Meeting:
 - a. Joint review of R-1 and R-2 zoning districts with the Zoning Board of Appeals Commenced
 - b. Review of **Section 8.8 Signs** and potential highway signage overlay district commenced
- 5-year Master Plan update drafting ongoing
 - Public Services and Circulation Elements workshop conducted for June 27, 2023
 - HPP initiated with SRPEDD

MISC

- Joint meeting with the Board of Selectmen held June 21, 2023.
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study wrap up
- SRPEDD Brownfields area assessment study ongoing
- Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC Environmental Finance Center. 2nd BOS presentation pending
- Attleboro Dye Works:
 - Site remediation funding by MassDevelopment on going (Consultant: Verdantas)
 - EPA Technical Assistance Program preliminary conceptual site layout designs completed.
 - One Stop for Community Growth Grant to assess infrastructure ongoing (Consultant: Verdantas)
 - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and ADW dam removal (stakeholder and public information meeting conducted with DPW on June 27, 2023)
 - Dam removal engineering (GPI) commenced
- Sowams National Heritage Area stakeholder outreach effort commenced
- 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
 - Mapping and GIS update commence

