

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

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** October 10, 2023  
**Re:** September monthly report



The following departmental activity summary covers the period September 1, 2023 to September 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 and decision signed, recordation pending.
- **"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. Final paving pending.
- **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
- **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 commenced.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Acceptance approved by Fall Town Meeting. Application subdivision modification 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
- **Madison Court** 8 lot residential subdivision off Read Street site visit conducted and drainage repairs commenced, roadway/ sidewalk crack sealing pending.
- **Country Brook Estates** 18 lot residential development final paving and drainage repairs pending
- The following incomplete and unaccepted developments were found in default by the Planning Board on September 12, 2023: **Curt Street Extension, Hart's Corners, Madison Estates, Country Brook Estates, Stallard Estates, Three Ledges, and Ursula's Way.**

## SITE PLANS

- Site Plan Application for **Bocada Enterprises, LLP (Tasca)** for showroom and vehicle service center expansion located at **184 Taunton Avenue** being AP 20, Lot 584 located in a LB Zoning District 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. Conditional Planning Board approval granted July 11, 2023
- Site plan preapplication review for **Darling Corp.** for proposed redevelopment of the property located at **928, 934, and 940 Fall River Ave.** being AP 7, Lots 57, 64, and 64 located in the Highway Business district.

## AMENDMENTS

- 2023 Fall Town Meeting:
  - a. Joint review of proposed amendments to the Zoning By-law with the Select Board conducted September 27, 2023
  - b. Fire Safety Cistern regulations review and draft language to be reviewed September 12, 2023
  - c. Review of **Section 8.8 Signs** and potential highway signage overlay district on going
- 5-year Master Plan update drafting ongoing
  - Baseline Report, Public Services and Circulation Elements being prepared for adoption consideration Fall 23
  - HPP ongoing with SRPEDD
  - OSREC plan/ element: consultant being engaged to complete

## MISC

- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study wrap up Fall winter 2023
- SRPEDD Brownfields area assessment study ongoing
- Attleboro Dye Works:
  - Site remediation funding by MassDevelopment on going (Consultant: Verdantas)
  - 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
  - Dam removal engineering (GPI) awaiting removal/ repair determination
- Sowams National Heritage Area stakeholder outreach effort commenced public information sessions being scheduled for October presentation before select board pending
- 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 commenced