


TOWN OF SEEKONK
Planning Board
MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner 
Date: December 7, 2023
Re: November monthly report

The following departmental activity summary covers the period October 1, 2023 to October 31, 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 and released to applicant, 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 ongoing.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final paving pending Spring '24.
- **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 final paving pending Spring '24.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final paving and clean up. 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. Default/ status review scheduled for January 2024
- **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. Binder course installed request for certificate of safe passage pending.
- **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 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 Spring Town Meeting. Surety reduction to be reviewed December 12, 2023.
- **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 and reviewed for further enforcement action on November 14, 2023: **Curt Street Extension, Hart's Corners, Madison Estates,**

Country Brook Estates, Stallard Estates, Three Ledges, and Ursula's Way.

SITE PLANS

- Pre-application review for proposed coffee shop at 1063 Newman Ave reviewed by TRC November 30, 2023
- 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 ongoing
- 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. Zoning relief granted site plan application anticipated early 2024.
- The Wheeler School proposed master plan for 350 Walker Street being AP 23 lots 5. Scheduled for TRC review December 28, 2023

AMENDMENTS

- 2023 Fall Town Meeting follow up:
 - Preliminary review of amendments under way
 - Cistern by-law in development
- 5-year Master Plan update drafting ongoing
 - Baseline Report, Public Services and Circulation Elements being prepared for adoption consideration Winter 23
 - HPP ongoing with SRPEDD
 - OSREC plan/ element: consultant being engaged to complete

MISC

- FY 25 Budget submitted
- 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
 - EPA site visit conducted
- Sowams National Heritage Area stakeholder outreach effort commenced public information sessions conducted 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