

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

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** January 5, 2024  
**Re:** November monthly report



The following departmental activity summary covers the period December 1, 2023 to December 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 subject to weather.
- **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 issued.
- **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 granted 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** (legal enforcement authorization submitted to Select Board), **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 pending.
- 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, 2024

#### **AMENDMENTS**

- 2024 Spring Town Meeting:
  - Preliminary development/ review of amendments under way
  - Cistern by-law in development meeting with Town Administrator mid-January 2024
- 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 engaged to complete project kick off meeting held December 29, 2024

#### **MISC**

- FY 25 Budget submitted
- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- 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
  - Planning Board site visit date: \_\_?\_\_
- Sowams National Heritage Area Steering Committee: action subcommittees formed
- 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