


TOWN OF SEEKONK
Planning Board
MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner 
Date: February 9, 2024
Re: January monthly report

The following departmental activity summary covers the period January 1, 2024 to January 31, 2024.

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.
- **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.
- **Madison Court** 8 lot residential subdivision off Read Street, roadway/ sidewalk crack sealing, and acceptance pending.
- **Country Brook Estates** 18 lot residential development final paving, drainage repairs, acceptance pending
- The following incomplete and unaccepted developments were found in default by the Planning Board on January 9, 2024: **Pine Hill Estates, Jacob Hill Estates, and Caleb Estates**
- The following incomplete and unaccepted developments were reviewed by the Planning Board on January 9, 2024: **Holland Woods, Three Ledges, Greenwood Farms,**

Brigham Farm II and Orchard Estates.

SITE PLANS

- Pre-application review for proposed drive coffee shop at **1058 Fall River Ave** reviewed by TRC January 25, 2024. 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. Peer reviews initiated site plan review anticipated February
- **The Wheeler School** proposed master plan for **350 Walker Street** being AP 23 lots 5 and 9. Scheduled for Planning Board presentation February 13, 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 review conducted
- 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 commence