

**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