

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** April 4, 2024  
**Re:** March monthly report



The following departmental activity summary covers the period March 1, 2024 to March 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 final clean up.
- **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. Surety reduction and partial covenant release granted March 26, 2024
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final close out and acceptance application under review 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 “on going”, acceptance pending
- ANR Application of Jeffrey Fisk to divide existing buildings #46 and 60 Pond St onto separate lots and to combine the “pond” lot with #46 Pond St for the property located at 46 and 60 Pond St, being AP 32, lot 5 & 10
- The following incomplete and unaccepted developments have been found to be in default and are being referred scheduled for default proceedings by the Planning

Board on March 12, 2024: **Country Brook Estates, Madison Estates, Ursulas's Way, Stallard Estates, Hart's Court, Curt St. Extension, Pine Hill Estates, Jacob Hill Estates, Caleb Estates, Holland Woods, Three Ledges, Brigham Farms II, Greenwood Farm, and Orchard Estates.**

## SITE PLANS

- Site plan application review for proposed drive coffee shop at **1058 Fall River Ave** reviewed by TRC January 25, 2024. Site plan application reviewed on March 12, 2024 and continued to April 9, 2024.
- 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 reviewed on March 12, 2024 and continued to April 9, 2024
- **The Wheeler School** for proposed "nest" classroom buildings at **350 Walker Street** being AP 23 lots 5 and 9. Conditional Planning Board approval granted March 12, 2024.
- **Scott Beland- Triple S Craft BBQ LLC** for a proposed smoker and food trailer to be placed in the parking lot of Lemon and Oil, for the property located at **72 Mink Street** being AP 7, Lot 44, 79 site plan approval granted March 26, 2024
- Preapplication TRC review of a proposed sign shop/ multi-tenant development located at **214 and 224 Taunton Ave** being AP 20, lots 470 and 596.

## AMENDMENTS

- 2024 Spring Town Meeting:
  - MBTA communities multifamily zoning regulations amendments submitted for formal consideration
- 5-year Master Plan update drafting ongoing
  - Baseline Report, Public Services and Circulation Elements being prepared for adoption consideration
  - HPP ongoing with SRPEDD
  - OSREC plan/ element: 2<sup>nd</sup> public outreach session held March 28, 2024

## MISC

- 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 (DPW clearing requested):   ?
- Sowams National Heritage Area Steering Committee: action subcommittees formed public input sessions held:
  - March 26, 2024 at 3:30 PM in the Seekonk Library
  - March 27, 2024 at 7:00 PM at the Mount Hope Farm Barn 250 Metacomet Avenue
- Stormwater Advisory Committee
  - Second Stormwater Utility Financing presentation with BOS and PB pending (to be rescheduled from April 10, 2024)
  - MS4 Annual Report preparation commenced
  - Ongoing assessment and remediation of identified and prioritized stormwater issues
  - Mapping and GIS update commenced