

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: May 8, 2024
Re: April monthly report



The following departmental activity summary covers the period April 1, 2024 to April 30, 2024.

SUBDIVISIONS

- **Hill Top Road**, one lot subdivision, on the property located at **0 Woodland Ave** being Ap 35, Lot 17 located in an R-4 Zone. Public hearing opened April 23, 2024 continued to May 14th for further review.
- **Elm Estates** Definitive 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. Review of April flooding initiated with developer.
- **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. Meeting with developer held submission of roadway acceptance pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **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. Commencement of
- **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 Final close out and acceptance application under review for Spring Town Meeting withdrawn.
- **Country Brook Estates** 18 lot residential development final paving, drainage repairs "on going", acceptance pending
- 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**. Select board review scheduled for June 5, 2024

SITE PLANS

- Site plan pre-application review for proposed dual use of solar farm and an agricultural farm at 0 County AP 5, lots 9 & 16 located in a R-4 zoning district.
- Site plan pre-application review for proposed dual use solar facility located at 1782 Fall River Ave Ap 1, Lot 34 Seekonk Speedway
- Site plan application review for proposed drive through coffee shop at 1058 Fall River Ave. Approved 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 approved April 9, 2024
- Site Plan Application of Thomas Chikeles for a proposed pick-up window with no new construction, for the property located at 1641 Fall River Ave being AP 1, Lot 15 within an R3 Zoning District with a mixed-use overlay scheduled for review May 14, 2024.

AMENDMENTS

- 2024 Spring Town Meeting:
 - MBTA communities multifamily zoning regulations amendments submitted for formal consideration
 - Public Hearing on Rezone application for 1693 Fall River Avenue held April 9 and April 23, 2024
- 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: final draft from consultant pending

MISC

- Mass Housing Partnership technical assistance request for MBTA Zoning compliance review authorized submission by Select Board April 24, 2024
- 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: elected official and public body outreach and solicitation of support for federal designation legislation initiated
- 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