

TOWN OF SEEKONK
Planning Board
MEMORANDUM

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



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

SUBDIVISIONS

- ANR Application of Melody Majkut to move the lot a few inches to comply with set back requirements lot for the property located at 52 Central Ave, being AP 31, lot 25, within an R-1 Zoning District. Endorsed November 12, 2024
- 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. Final paving complete. Surety reduction granted November 12, 2024.
- Magnolia Court, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final paving anticipated Spring '25.
- 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. Surety reduction request scheduled for December 10, 2024.
- Farmland Estates 12 lot residential subdivision located off Lincoln Street- sidewalk installation completed final paving and clean up. Sidewalks and final paving completed acceptance pending Spring 2025.
- 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. Residential construction commenced
- Stone Ridge 11 lot definitive subdivision located off Walker Street Accepted at Fall Town meeting.
- The following incomplete and unaccepted developments have been found to be in default and are being reviewed for further enforcement proceedings: **Country Brook Estates**, **Madison Estates**, **Ursulas's Way**, **Stallard Estates** (roadway accepted Fall Twon Meeting), **Hart's Court** (final paving completed), **Curt St. Extension**, **Pine Hill Estates**, **Jacob Hill Estates** (acceptance application filed), **Caleb Estates**, **Holland Woods**, **Three Ledges**, **Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**.

AMENDMENTS

- 2024 Fall Town Meeting:
 1. MBTA communities multifamily zoning regulations amendments
 - Passed
 - Compliance submission initiated with SRPEDD
 2. Zoning Enabling Act compliance amendments- passed
- 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 comments being addressed

MISC

- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- Attleboro Dye Works:
 - 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 scheduled for December 6, 2024
- **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**
 - Public Hearing continued to January 12, 2025
- Sowams National Heritage Area Steering Committee: subcommittees formed and working on various organization elements (governance, outreach, fundraising)
- FY 2026 Budget process on going
- FY 2025 Annual Report in development
- 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