

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** January 9, 2025  
**Re:** December monthly report

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

**SUBDIVISIONS**

- **Berson Estates** for proposed 13-lot residential subdivision of land located at **9 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 granted 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 Town Meeting), **Hart's Court** (final paving completed), **Curt St. Extension**, **Pine Hill Estates**, **Jacob Hill Estates** (acceptance application filed), **Caleb Estates** (correspondence with engineer), **Holland Woods**, **Three Ledges**, **Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**.

## SITE PLANS

- Pre-application TRC review for **Pride Hyundai** for site redevelopment of 810 Fall River Ave(old Showcase) being AP 8, lot 3 located in the highway Business zoning district.
- Pre-application meeting held for site re-development at 100 Commerce Way being AP 7, lot 334 located in a highway business district

## AMENDMENTS

- 2024 Fall Town Meeting:
  1. MBTA communities multifamily zoning regulations amendments
    - Passed Fall Town meeting
    - Compliance submission filed with EOHLC
  2. Zoning Enabling Act compliance amendments- passed
- 5-year Master Plan update drafting ongoing
  - Element adoption schedule
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  - 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 submitted
- FY 2025 Annual Report submitted
- 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