

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 **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 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