

TOWN OF SEEKONK
Planning Board
MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: April 8, 2025
Re: March monthly report



The following departmental activity summary covers the period March 1, 2025 to March 31, 2025.

SUBDIVISIONS

- **Berson Estates** for proposed 13-lot residential subdivision of land located at **O 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 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. Pre-acceptance site visit completed 3/25.
- **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 Fall 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. Surety reduction application submission pending for April 8, 2025
- 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** (final paving 2025), **Hart's Court** (final paving completed), **Curt St. Extension**, **Pine Hill Estates** (drainage maintenance and handicap ramp installation underway), **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

- Site Plan Application of Phillip Martelly/ The School of Rock, for the property located at 1520 Fall River Avenue being AP 4, Lot 203 in an R-3 Mixed Use Zoning District. (approved)
- Site Plan Application of Scott Beland – Triple S Craft BBQ to add a second smoker to the existing site plan, on the property located at 72 Mink Street being AP 7, Lot 44, 79 within a Highway Business Zoning District.
- Site Plan Application of Josephson Delpeche to review and update an existing site for a new dealership for car sales, on the property located at 235 Taunton being AP 15, Lot 142 within a Local Business Zoning District.
- Site Plan Application of Estrela Realty LLC to update an existing car dealership for car sales, on the property located at 166 Central Ave being AP 31, Lot 162 within a Local Business Zoning District
- Pre-application discussion of Burr's Pond Access improvements

AMENDMENTS

- MBTA communities multifamily zoning regulations amendments
 - Attorney General Zoning Map and MDOD amendment approval granted
 - Interim compliance issued
 - Compliance submission under review with EOHLC
- 5-year Master Plan update drafting ongoing
 - Preliminary element review of Transportation and Public Services and Facilities elements conducted March 11, 2025

MISC

- Route 6 Corridor Plan Letter of Intent Submitted for One Stop for Community Growth Grant Program
- 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
 - Status review meeting held with Verdantas environmental site professional
 - Mill Structure Demolition Project Letter of Intent Submitted for One Stop for Community Growth Grant Program
- Sowams National Heritage Area Steering Committee: draft feasibility study under review
- Bond status review conducted for March 10, 2025
- Stormwater Advisory Committee
 - Monitoring and enforcement program under development
 - 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