

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: October 1, 2015

Re: September monthly report

The following departmental activity summary covers the period September 1, 2015 to October 1, 2015.

SUBDIVISIONS

- **Stone Ridge** Definitive submission for 11 lot subdivision of AP 24 lot 625. Public hearing scheduled for October 13, 2015 Planning Board meeting
- **Country Brook Estates** revised construction cost estimate and surety reduction approved September 9, 2015. Certificate of Safe Passage issuance upon DPW assent.
- **Curt Street Extension** 4 lot definitive subdivision of AP21 Lot 23. Application continuance requested and public hearing anticipated before Planning Board in November.
- **Brigham Farm Section III** pre-application meeting on definitive plan held with Town Planner and waiver request for 9 lot conservation subdivision development
- **Farmland Estates** request for extension of time period to complete public improvements associated with the 13 lot subdivision development.
- County Street Form A of 2 existing lots of record AP 6, lots 12 and 494 to create 5 conforming lots for development. Endorsed September 8, 2015

SITE PLANS

- **550 Central Avenue** site plan application for used auto sales within an existing mixed use structure of **Bill Bowness** expected before the Planning Board on October 13, 2015.
- **0 Pond Street** site plan application for **Attleboro Wastewater Treatment Facility sludge basin** expected before the Planning Board on October 13, 2015.

- **1977 Fall River Avenue**, 250,000 sf distribution facility application under staff and peer reviews. Scheduled for November 10, 2015 Planning Board hearing.
- **150 Highland Avenue** pre-application meeting with architect and discussions with project professionals for 220 seat **Buffalo Wild Wings** restaurant (new construction). Conceptual site plan submitted.
- **Howland Street Field** review survey and parking proposal from the Seekonk Parks and Recreation Committee expected on October 13, 2015.

AMENDMENTS

- Review of existing General By-Laws Categories 1-4. Recommendations submitted to the General By-Law Committee.
- **Fall 2015 Zoning By-Law amendments** public hearing conducted by Planning Board on September 8, 2015, warrant packet prepared and pending for the November 23, 2015 Town Meeting
- Follow-up to work session 8.31.15 with Zoning Board of Appeals. Review and recommended revision of ZBA rules and regulations and application materials
- General Court Senate Bill 221 review of proposed amendments to Zoning and Subdivision enabling legislation.

ZONING DETERMINATIONS/ ENFORCEMENT

- **1732 Fall River Ave. (AP1 lot 54)** signage permit denial.
- **1801 Fall River Ave. (AP 1 lot 112)** zoning certificate for proposed Registered Marijuana Facility.
- **1810 Fall River Ave. (AP 1 lot 45)** zoning certificate for proposed auto repair (by previously granted special permit).
- **0 Newman Avenue (AP 27 lot 40)** zoning certificate for proposed gas station.
- **585 Read St. (AP 23 lot 27)** zoning certificate for proposed kennel in Residential-4 zoning district.
- **751 Fall River Ave. (AP 8 lot 49)** zoning certificate for existing multi-tenant mixed commercial use.
- **62 Taunton Ave. (AP 20 lots 153-155)** zoning certificate for proposed automobile rental use.
- **66 Leavitt St. (AP 7 lot 119)** zoning certificate for existing warehouse use.
- **68-72 Mink St. (AP 7 lot 44)** zoning certificate for existing multi-tenant mixed commercial use.
- **185 Taunton Ave. (AP14 lot 97)** zoning certificate for existing auto dealership.
- **189 Taunton Ave. (AP14 lot 98)** zoning certificate for existing auto dealership.
- **320-350 Fall River Ave. (AP 14 lots 78 and 96)** public records request and zoning certificate for existing golf course and health club uses.
- **430 Taunton Ave. (AP 19 lot 535)** signage permit denial
- **472 Taunton Ave. (AP 18 lot 7)** Zoning Certificate for proposed physical therapist.

MISC

- Economic Development Committee meeting
 - Economic Development strategy
 - Marketing effort
- Seekonk Bikeway Initiative initial draft presented to Planning Board at 9.8.15 meeting and initial authorization of the initiative granted.
- Review and comparison of previous Groundwater Aquifer Protection District and the adopted Water Resource Protection District to identify areas removed and added to the overlay district as a result of the adopted revisions to the district boundaries. The Office of the Attorney General has extended the review period for the proposed Water Resource Protection District By-Law amendment to October 27, 2015.

CLERICAL/ ADMINISTRATIVE

- Annual report preparation
- Planning Board application coordination and scheduling
- Zoning Board application coordination and scheduling
- Planning Board Minutes
- Zoning Board of Appeals transcripts
- Training/Orientation new employee Kristen L'Heureux

SRPEDD UPDATE

- Zoning and Planning reform legislation
 - S122 Zoning and Planning Reform Act,
 - S119 Housing Opportunities Act
 - H 2881 Energy Diversity Bill and
- Attleboro Wastewater Treatment sludge basin expansion project
- MA-RI joint economic development opportunities