

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: September 1, 2015

Re: August monthly report

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

SUBDIVISIONS

- **County Street** Form A reconfiguration of 2 existing lots of record AP 6, lots 12 and 494 to create 5 conforming lots for development.
- **Jacob Hill Estates** and **Winterfell** development site visit and review of bio retention areas in culs de sac with public works regarding snow plowing.
- **Country Brook Estates** roadway under construction and revised construction cost estimate under staff review and surety reduction application submission pending.
- **Curt Street Extension** 4 lot definitive subdivision application under review by BOH and expected before the Planning Board in October.
- **Stone Ridge** Definitive submission for 11 lot subdivision of AP 24 lot 625 public hearing anticipated October or November 2015 Planning Board meeting

SITE PLANS

- 110 Taunton Ave Bay Coast Bank site plan application for 3840 sf bank branch with three drive through lanes. Approved by Planning Board August 6, 2015. Applications pending before the Zoning Board of Appeals.
- 1977 Fall River Avenue 250,000 sf distribution facility application anticipated Fall 2015
- 0 Pond Street site plan application for Attleboro Wastewater Treatment Facility sludge basin expected before the Planning Board on October 13, 2015.

- 150 Highland Avenue pre-application meeting with project engineer for 220 seat Buffalo Wild Wings Restaurant (new construction). Preapplication meeting scheduled with architect for September 9, 2015.

AMENDMENTS

- Review of existing Town Charter, Zoning By-Laws, Subdivision Regulations, and General By-Laws
- Preliminary draft of non-substantive Zoning By-Law amendments reviewed at the 8.11.15 Planning Board meeting and authorized for public hearing at the 8.26.15 Board of Selectmen meeting for the November 23, 2015 town meeting
- Identified a number of areas of substantive amendments to the Zoning Bylaws for future discussion by the Planning Board (signage, commercial design standards, review of use table, dimensional table). Work session 8.31.15 with Zoning board of Appeals.
- A review of the Economic Development element of the Master Plan with the Economic Development Committee continues.
- Review of Mass. General Law Chap. 40A Zoning 2015 supplement for amendments and relevant court ruling impacting Seekonk Zoning By-Laws.

ZONING DETERMINATIONS/ ENFORCEMENT

- Lynch on-going enforcement review with Town Administrator

MISC

- Review and comment on Attleboro Wastewater Treatment Facility sludge basin MEPA Environmental Notification Form
- Howland Road/ Anne C. Green Field
- Economic Development Committee meeting
- Seekonk Bikeway Initiative initial draft complete. Presentation to Planning Board at 9.8.15 meeting
- FEMA Flood map review and comparisons between 2009, 2014 and 2015 Bristol county flood zones.
- Meeting with John Alves, Seekonk Community Preservation Committee

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