

**SEEKONK PLANNING BOARD**  
**Work Session**  
**Select Board Room**  
**June 13<sup>th</sup>, 2023**

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Present: Ch. D. Sullivan, B. Hoch, D. Roderick, P. Dunn, S. Escaler, S. Foulkes, and John Aubin (Town Planner) and Ch. G. Sagar (Zoning Board)

Absent: P. Aguiar

**Meeting Opened at: 7:02PM**

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**WORK SESSION:**

1. Discussion on Zoning Districts and Zoning Map with members of the Zoning Board of Appeals

J. Aubin introduced the items in the packet that correspond with this discussion regarding the R1 and R2 zoning districts and the multifamily districts in Seekonk. This is a follow up discussion from the last meeting on April 11<sup>th</sup>. J. Aubin stated he has identified three areas of focus for this discussion being: existing substandard lots located in neighborhoods, general discussion in regards to R1 and R2 zoning districts and the factors that limit development such as wetlands, title 5 regulations, access to public water, etc., and finally a discussion with regard to the MBTA multifamily district zoning. Currently, Seekonk is under a mandate from the state to adopt a multifamily zoning district where multifamily homes are allowed. The state has designated Seekonk as a MBTA adjacent community which implies certain regulations on the Town.

D. Roderick asked J. Aubin why the R1 zones were changed to R2 zones. J. Aubin Answered that there were a couple major rezoning events in Seekonk. There was also a major rezoning in 1979. He said he could not speak to the exact reason why they made those changes but he speculated that it may have been partially due to water resource reasons, etc. G. Sagar confirmed that the last major rezone was in 1979.

A discussion about the setback requirements for the R1 and R2 zones was had. P. Dunn had asked a question about set back requirements for pools.

D. Sullivan directed the conversation back to how much land in an R1 and R2 district is available right now in Seekonk. The zoning map provided in the packets was referenced. J. Aubin outlined the water protection district on the map.

D. Sullivan suggested taking a second look at the R2 lots that were previously zoned R1 and see if it would make more sense to convert them back to R1 lots. J. Aubin suggested G. Sagar to give his input on this matter.

S. Foulkes asked if the properties that are owned by Seekonk could be used as an opportunity to have Habitat for Humanity make better use of those properties and provide more affordable housing. J. Aubin said that it could be something to look into but it will have to be decided on a case-by-case basis.

G. Sagar explained that the State has not given Seekonk any reimbursement for the MBTA lines or the Department of Transportation Maintenance Facility. He was unsure how the State can come in and mandate that the Town do something and not pay for it. His understanding was that under proposition 2.5, if the State establishes a mandate, then they pay for it through some kind of reimbursement. G. Sagar's suggestion was to tell the State no if they won't pay for it. J. Aubin stated that unfortunately, the State holds the purse strings on a number of grant programs.

D. Sullivan suggested sending a memo from the PB to the Select Board and TA to show them that we are not getting any reimbursement from the State for the mandates being put on the Town. G. Sagar added that being a community with no sewers, the mandate is a tough ask. S. Foulkes suggested we add stormwater management to the list.

J. Aubin stated that looking at the existing multifamily overlay district, it shouldn't be too hard to change those areas into compliance

**J. Aubin stated he will forward the Board's discussion and recommendations with regard to the zoning mismatches to the Select Board and TA along with the discussion regarding the MBTA. Also, adding notwithstanding that, if we do adopt it then here is the route to do so by amending the existing 6.6.**

**S. Foulkes made the motion and was seconded by P. Dunn.**

**Vote: 6-0-0**

G. Sagar said there was another point he wanted to make in regard to the zoning by-laws and mixed-use laws. In the mixed-use overlay district, he stated that the use charts in the by-laws state examples of types of store/shops that are allowed and not allowed. He pointed out the language used in the chart is not well defined. He stated the language is more subjective and does not define the difference between a shop or a store.

J. Aubin stated that while the language is a bit subjective, he thinks that was purposeful given they are in a mixed-use overlay district.

G. Sagar suggested that eliminating the word shop and changing it to store may be more helpful and clear.

S. Escaler suggested providing a definition for the word 'shop'. J. Aubin stated that providing a clear definition may become difficult. Because these stores/shops can fall into residential areas, it makes sense to allow the Zoning Board as much discretion as possible.

J. Aubin stated that he wanted to look over the Mixed-use overlay district anyway, so he will take this opportunity to go ahead and do that while the conversation has been opened.

G. Sagar also mentioned that if someone could go through this R1 and R2 list with a keen eye to identify any parcels that are essentially buildable or not, then we would have a more condensed list for the future.

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2. Discussion to select a representative from the Board for the Medeiros Farm Committee

B. Hoch asked if anyone was interested in volunteering for the position.

D. Sullivan offered himself if no one else was hoping to take the position.

**B. Hoch made the motion to appoint David Sullivan as the Medeiros Farm Committee member and was seconded by P. Dunn.**

**VOTE:6-0-0**

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3. *Town Planner monthly report:*

J. Aubin stated there will be a joint meeting with the Select Board next Wednesday to discuss the status of incomplete subdivisions and a discussion with regards to enforcement.

### **SUBDIVISIONS**

- **“Elm Estates”** Preliminary Subdivision Application of **Alfred Dos Anjos** for a 4-lot Conservation Subdivision of land located at **355 Elm Street** being AP 16, Lots 11 & 172 in an R-2 Zoning District.
  - Still waiting on the final plans and documents
  - Once we have these documents, the decision can be signed and surety can be set
- **“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.
  - Construction ongoing
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed.
  - Construction ongoing
- **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.
  - Construction ongoing
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final paving and clean up.
  - Met with applicant to discuss acceptance

- Conducted submission of roadway acceptance process pending
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street
  - Construction ongoing
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street
  - Similar issue with incomplete public improvements
  - Contacted residents; working with them
- **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 conditional approval granted August 10, 2021.
  - Preconstruction meeting with GPI and DPW to be held
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Acceptance approved by Fall Town Meeting.
  - Meeting held tonight for partial covenant release and change of surety
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed.
  - Contacted some of the residents and Atty. Levinson
  - Looking to close this out and be accepted at the next Town Meeting
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022.
  - Action was taken tonight

#### **SITE PLANS**

- Site plan application of **Nicolas Melo** for proposed automotive sales use at **1143 Fall River Avenue** being AP 7 lot 43. Planning Board approval issued April 11, 2023
  - This decision has been signed and passed on to the BOS for licensure
- Site Plan Application of **Arca Realty LLC** for construction of a proposed vertical hydroponic vegetable farm, for the property located at **991 Newman Ave** being AP 27, Lot 32 within an Industrial Zoning District. Planning Board approval granted March 14, 2023
  - Under active construction
- **430 Taunton Ave** has submitted a pre-application review for a proposed drive through. TRC expressed some of their concerns which were passed along to the applicant to be addressed.

#### **AMENDMENTS**

- 5-year Master Plan update drafting ongoing
  - Mr. Aubin would like to conduct a work session with the Board at the June 27<sup>th</sup> meeting with DPW, Water District Superintendent, and the Fire Chief
  - Go over the outstanding elements regarding circulation and public facilities
    - Discussion on cisterns (this will also be discussed at this month's TRC meeting)

- Ch. Sullivan recommended that Conservation and Parks and Rec also be contacted in regards to open space and recreation
- Mr. Aubin stated there are some amendment recommendations from the state that a consultant has been working on; this will be included at the meeting as well
- The Water District Superintendent will be sent a letter inviting him to the June meeting

### MISC

- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI
    - Project should be wrapping up in the next couple of months
    - Conduct a presentation at one of the upcoming meetings before the end of the fiscal year
  - SRPEDD Brownfields
    - Area assessment ongoing
    - Next meeting in July
  - Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC Environmental Finance Center.
    - Awaiting the 2<sup>nd</sup> BOS presentation
    - Planning Board presentation will be held prior to BOS joint meeting
  - Attleboro Dye Works:
    - Site remediation is ongoing
    - Down to the last contaminated dye pond
    - Clean-up grant with Mass Development has been extended out to December
  - EPA Technical Assistance Program
    - Closed out and posted on the Planning Boards's ADW page on the website
  - Pond Street Bridge Design and Dam Removal
    - Preliminary surveying and engineering ongoing
    - Coordinating with MVP program with the state to ensure we are complying with the grant requirements
  - Sowams National Heritage Area
    - Stakeholder outreach effort commenced
  - Stormwater Advisory Committee
    - There is a new Conservation Agent in Town
    - Next meeting will discuss the Stormwater Utility issue and MS4 permitting requirements
    - Closing out the fiscal year
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#### 4. *Members report:*

- SRPEDD was presented by P. Dunn:
  - SRPEDD annual report
  - Browns field project annual report summary

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5. *Correspondence*

J. Aubin stated that he will be forwarding the materials for the joint meeting with the Select Board and Planning Board. The Board did hear back from Town Council and those findings will be sent out to the Board as well. Also, Peter Aguiar has submitted his resignation from the Board, so there will be a joint meeting with the select board to elect a new member to the vice clerk position.

**Motion to send a letter of thanks to Peter for his time on the board. Moved by P. Dunn and seconded by B. Hoch.**

**VOTE: 6-0-0**

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6. *Approval of Minutes: May 9<sup>th</sup>, 2023*

- S. Foulkes and had minor grammatical corrections.

**P. Dunn made a motion to approve the minutes as amended, seconded by S. Foulkes.**

**VOTE: 6-0-0**

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**Adjournment:**

**D. Roderick made a motion to adjourn, seconded by P. Dunn.**

**VOTE:6-0-0**

**The meeting was adjourned at 8:11 PM**

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Respectfully submitted by,  
Stephanie Iagatta, Planning Board Secretary

*Formally accepted on: 6/27/23  
5 in favor, 0 against, 0 abstention*

**Full Video available to view on TV9 Seekonk Community Access Television**

**Link: <http://tv9seekonk.com/>**