

PLANNING BOARD

Annual Report FY 2017

The Seekonk Planning Board is a seven-member elected board, which administers and implements the **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**, ensuring that streets, sidewalks and utilities under construction in new developments meet the Town's specifications and standards. The Board also administers Site Plan Review as required by the Zoning By-Laws, proposes revisions to the Zoning By-laws and engages in long term planning efforts on behalf of the Town in coordination with the Board of Selectmen, other town departments and boards, state agencies and regional organizations.

Members included, David Sullivan, Jr., Michael Bourque, Lee B. Dunn, Sandra M. Foulkes, Ronald Bennett, James Roach and Jeff Harris.

May 9, 2017, the Planning Board voted to re-organize their members: David Sullivan, Jr., Chairman; Ronald Bennett, Vice-Chairman; Michael Bourque, Clerk; and Sandra Foulkes, Vice-Clerk; James Roach, SRPEDD Representative.

Town Planner: John J. Aubin, III

Public Hearings

The Planning Board conducted the following Public Hearings during the course of FY 2017:

- July 12, 2016, the Planning Board held a public hearing on proposed revisions to the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk.
- September 27, 2016, the Planning Board held a public hearing on proposed 11 lot Definitive Subdivision, Brady Estates.
- February 14, 2017, the Planning Board held a public hearing on proposed amendments to the Seekonk Zoning By-laws **Section 1. AUTHORITY, PURPOSE, DEFINITIONS, and GENERAL PROVISIONS**, **Section 4. USE REGULATIONS**, and **Section 6. OVERLAY DISTRICTS**.
- May 9, 2017 the Planning Board held a public hearing on proposed amendments to the Seekonk Zoning By-laws **Section 7. Temporary Moratorium on Recreational Marijuana Establishments; Section 7.1 Purpose; Section 7.2 Definition; and Section 7.3 Expiration**.

Site Plan Applications

The following site plans were reviewed by the Planning Board in FY 2017:

- 32 Industrial Court, 1250 sf office building at existing industrial facility.
- 68 Woodland Avenue, 7,011 kW DC (4,950 kW AC) large scale solar photovoltaic facility.
- 50 Woodland Avenue, 5,000 sf garage and scale house for existing construction operation.
- 1201 Fall River Avenue, renovation of existing 3,510 sf commercial space for Gentle Dental, dental office.
- 1075 Newman Avenue, to allow auto sales at an existing automotive service station.

- 7 Commerce Way, 5,000 South Coast Urgent Care medical office facility
- 1110 Fall River Avenue, 100,000 sf renovation of former Sam's Club facility for reuse by At Home home décor retailer.
- 95 Highland Avenue, Home Depot, natural gas fuel cell project.

Summary: 8 Site Plan submittals representing approval of approximately 114,760 square feet of authorized renovation or new construction, an approximately 25 acre large scale solar photovoltaic facility, and an innovative fuel cell power generation project.

Subdivision Applications:

Form A Plans: 8 submittals reviewed; 6 new lots created.

Preliminary Plans: 0

Definitive Plans: 1 submittal reviewed;

- Brady Estates11 lot definitive subdivision of land located of Lake Street: approved.

Total new lots created: 17

Miscellaneous

In addition to the above listed applications and amendments, the Planning Board and Town Planner also works on the following miscellaneous projects over the last fiscal year:

- Regretfully accepted the resignation of Chairman Neal Abelson after 12 years of service to the Board.
- Developed a list of open subdivision files and commenced an on-going effort to adopt appropriate procedures and, to the extent legally feasible, take such actions to move these projects to closure;
- Continued development of the Seekonk Bikeway and participated in MADOT Complete Streets Training;
- Participated in the assessment, remediation and reuse efforts related to the former Attleboro Dye Works at 36 Maple Avenue;
- Provided review and comment on the comprehensive revision of the Town **General By-laws**, adopted February 2017;
- Commenced preparation and preliminary training for the 2020 Census in coordination with the Town Clerk;
- Preparation of amendments to the **Rule and Regulations Governing the Subdivision of Land in the Town of Seekonk** *(currently scheduled for public hearing November 2017);
- Presentation to Town Meeting of revised guidelines for the **Seekonk Economic Incentive Initiative**;
- Participated in business outreach events and a mailing with the Seekonk Economic Development Committee;
- Development of a business outreach letter with the Seekonk Economic Development Committee;
- Secured SRPEDD and Community Compact grants totaling \$25,000 for an Economic Development Guide
- Participated in the Open Space and Recreation Plan Working Group with the Conservation Commission, Recreation Committee and stakeholders; and

- Initiated the 5 year Seekonk Master Plan update process.

More information on most of the above listed applications and items can be found on the Planning Board's webpage at:

www.seekonk-ma.gov under Departments>Planning

The Planning Board also has a Twitter Account – twitter@seekonkplanning

Respectfully Submitted,

John J. Aubin, III
Town Planner