

PLANNING BOARD

Annual Report

FY 2018

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 Bruce Hoch and Jeff Harris (resigned).

On April 10, 2018, the Planning Board voted to re-organize their members: David Sullivan, Jr., Chairman; Michael Bourque, Vice-Chairman; Ronald Bennett, Clerk; James Roach, Vice-Clerk; and Lee B. Dunn SRPEDD Representative.

Town Planner: John J. Aubin, III

Public Hearings

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

- August 22, 2017, the Planning Board held a public hearing on requested waivers related to the **Summer Meadows** residential development.
- September 12, October 10, and November 14, 2017, the Planning Board held a public hearing on proposed 3 lot Definitive Subdivision, **Myles Court**.
- October 10, 2017 the Planning Board conducted a public hearing relative to proposed re-zoning of a portion of **800 Fall River Avenue** from R-3 to Highway Business.
- October 10, 2017, the Planning Board held a public hearing on proposed amendments to the Seekonk Zoning By-laws regarding **Section 4.2.4 Business and Commercial Uses**.
- November 14, 2017, December 10, 2017 and January 10, 2018 the Planning Board held a public hearing on proposed modifications to the **Jacob Hill Estates** 14 lot Conservation Development.
- April 10, 2018 the Planning Board held a public hearing on proposed amendments to the **Seekonk Zoning By-laws**.
- November 14, 2017 and February 27, 2018 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** incorporating new public improvement and surety provisions as well as updated construction standards.

Site Plan Applications

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

- 214-240 Taunton Avenue new 5200 sf **Cumberland Farms** gas station and convenience store.
- 1455-1479 Fall River Avenue redevelopment of existing **Cumberland Farms** facility with 5200 sf gas station and convenience store.
- 101 Commerce Way **Tesla** auto charging station.
- 375 Walker Street **Wheeler School** field upgrade, parking and site improvements.
- 301 Brown Avenue **Audubon Society of Rhode Island** parking and site improvements to the Caratunk Wildlife Refuge.
- 78 Taunton Avenue redevelopment of existing commercial property by **Wayne DeRosa** for automotive sales.
- 19 Industrial Way parking expansion and site improvements for existing industrial trucking facility.

Summary: 7 Site Plan submittals representing approval of approximately 11,000 square feet of authorized renovation, redevelopment or new construction, an approximately .5 acre electric vehicle charging facility, and improvements to two privately owned recreational facilities.

Subdivision Applications:

Form A Plans: 18 submittals reviewed; 18 new lots for development created.

Preliminary Plans: 2

- **Kathleen Court** 16 lot Residential development located at 340 Lincoln Street
- **Hidden Hill** 13 lot Residential subdivision located 1078 Taunton Avenue

Definitive Plans: 1 submittal reviewed;

- **Wyatt Strawberry Patch:** 4 lot definitive subdivision of land located off Lake Street: approved.
- **Myles Court:** 3 lot definitive subdivision of land located off Jeremiah Street
- **Hidden Hills:** 13 lot definitive subdivision of land located off Taunton Avenue

Total new lots for development created: 16

(Please note new lots for development represents the net number of additional lots created. For example the 3 lot definitive subdivision of Myles Court resulted in 2 new [net] lots for development from one existing lot of record)

Miscellaneous

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

- Regretfully accepted the resignation of Chairman Jeff Harris from the Board;
- Developed procedures with regard to incomplete subdivisions, initiated enforcement actions on incomplete developments and instituted a periodic review of the active but incomplete subdivision list;

- Continued development of the Seekonk Bikeway;
- The Town Planner attended the 2017 National EPA Brownfield Conference in Pittsburgh, PA;
- Continued Participation in the assessment, remediation, outreach and reuse efforts related to the former Attleboro Dye Works at 36 Maple Avenue;
- Met with the General Court delegation, the Hon. Representative Howitt and Hon. Senator Feeney to discuss the Subdivision Control Law;
- Participated in training and preliminary efforts related to the 2020 Census;
- Preparation of amendments to the **Rule and Regulations Governing the Subdivision of Land in the Town of Seekonk** (Final update scheduled for adoption August 2018);
- Participated in business outreach events with the Seekonk Economic Development Committee;
- Development of an Economic Development Guide through a SRPEDD and Community Compact grant totaling \$25,000 (in draft);
- Secured SRPEDD grant of \$17,500 for the development of the Economic Development Element of Seekonk Master Plan (in preparation)
- Participated in the Open Space and Recreation Plan Working Group with the Conservation Commission, Recreation Committee and stakeholders;
- Secured Housing Choice Community Status through the Offices of the Governor and Lieutenant Governor the Commonwealth;
- Continued preparation of the 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