

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: January 6, 2021
Re: December monthly report

The following departmental activity summary covers the period November 1, 2020 to November 30, 2020.

SUBDIVISIONS

- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan public hearing open and Planning Board review on going, scheduled for December 8, 2020. Meeting convened with DPW and peer review to review requested waiver.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located at **0, 224 and 250 Arcade Avenue** being AP 21, Lots 18, 277 and 305 in an R-2 Zoning District. Public Hearing held November 24, 2020 Conditional Definitive Subdivision Approval granted.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final clean up and acceptance application filing pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **Hidden Hills** 14 lot residential subdivision off **Taunton Ave** -Housing construction ongoing.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up underway; acceptance application filing pending.
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up completed; acceptance application filed.
- A subdivision status update is being prepared for all “active” subdivisions for the Planning Board’s February meeting

SITE PLANS

- **Jeffrey Joaquin** for proposed redevelopment of warehouse/garage site to asphalt and concrete plant at **45 Industrial Court** being AP 1, Lot 57 located in an Industrial Zoning District. Scheduled for Planning Board continued review January 12, 2021.
- **965 Neon Seekonk, LLC** for construction of a gas/convenience store at **965 Fall River Avenue.**, AP 8, Lots 20, 101, 103 in a Highway Business Zoning District. TRC review conducted October 29, 2020. The Planning Board’s motion to approve failed on a 3 in favor to 3 opposed vote at their December 8, 2020 meeting.
- **Positive Synergy** for construction of 6389 sq ft addition to existing 2482 sq ft building at **1573 Fall River Avenue.**, AP 1, Lot 41 in an R-3 Zoning District. Approval decision executed and issued.
- **Levitation Gallery LLC** for a change in use at **1635 Fall River Avenue.**, AP 1, Lot 14 in a mixed use, R-3 Zoning District. Approval decision executed and issued.
- **KC Reilly LLC** for construction of a proposed drive thru/pick up window to the existing building at **1379 Fall River Avenue.**, AP 7, Lot 93 in a Local Business Zoning District.

Approval decision executed and issued. Special Permit granted by the Zoning Board of Appeals December 14, 2020 currently within ZBA 20-day appeals period

- **R&P Dias Realty, Inc** for construction of new commercial facility truck body fabrication/assembly, and associated site improvements at **1727 Fall River Ave**, AP 1, Lot 20 consisting of 2.8 acres located in an Industrial Zoning District. Currently pending before the Conservation Commission.
- (SPL2020-00017) **Seekonk Realty Ventures, LLC**, for proposed site redevelopment and improvement of the portions of the existing easement to accommodate the construction of a fastfood restaurant with a drive-thru window at 1151 Fall River Ave, AP 7, Lots 82 & 81 in a Highway Business Zoning District. Continued to December 12, 2021 to allow for resolution of an access issue with an abutting property owner.

AMENDMENTS

- OSREC Plan public outreach session conducted December 17, 2020 plan draft forthcoming from project consultant
- 5 year Master Plan update drafting ongoing
 - Economic Development and Land Use Element-ready for adoption process upon receipt of implementation matrix from SRPEDD
 - Public services master plan – SRPEDD draft submitted staff Planning Board review underway, public review pending.
 - Pending: Public Workshop: goals and Policies, Housing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements
- Pre and post construction stormwater management regulations drafted by GPI. Under Planning Board review for formal adoption proposal to board of selectmen (General By-law)
- Zoning Amendments: corrections, affordable housing units, mandatory inclusionary zoning. Joint Planning Board and Board of selectmen meeting conducted on September 23, 2020. Public Hearing on proposed Zoning Amendments to be considered at the February 3, 2021 Fall 2020 Meeting held October 13, 2020

MISC

- Electronic Permitting Ener-gov – continued implementation
- Attleboro Dye Works EPA:
 - Assessment Grant closeout final phase II and III remediation plans complete
 - MassDevelopment Remediation and Brownfield Re-use grant awarded
 - EPA Remediation grant submitted
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
 - MS4 Annual Report completed
 - Monthly meetings ongoing