

**TOWN OF SEEKONK**  
***Planning Board***

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** August 4, 2022  
**Re:** July monthly report

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The following departmental activity summary covers the period July 1, 2022 to July 31, 2022.

**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. Definitive Plan application submission pending.
- “**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. Initial paving completed, Covenant Release and surety change (tri-party agreement) granted July 12, 2022
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving scheduled, Covenant Release surety reduction request pending.
- **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. Residential construction ongoing.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street – sidewalk installation completed final paving and clean up and acceptance application pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – construction ongoing.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for 2022 Fall Town Meeting (subject to final review status).
- **Pine Hill** (Jacoby Way) 9 lot residential subdivision off Newman Avenue HOA completing outstanding work required before acceptance.
- **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. Recordation completed July 2022.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Fall Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Street tree installation pending (weather). Acceptance application anticipated Fall 2022
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Executive Session conducted July 12, 2022. Discussion scheduled for August 9, 2022

**SITE PLANS**

- Site plan application of **Pedro Correia** for construction of a mixed industrial residential structures at **0 Perrin Avenue**, AP 31, Lot 6 in an Industrial Zoning District. TRC review

conducted February 24, 2022. Planning Board reviewed March 8, 2022 Continued to May 10, 2022, June 14, 2022, July 12, 2022 continued to August 9, 2022.

- Site plan application of **Fenn Moun** to create a drive-thru lane for the existing Chipotle Restaurant for property located at **35 Highland Avenue**, being AP 8, Lot 33. Planning Board review scheduled for July 12, 2022 continued to September 13, 2022

## AMENDMENTS

- OSREC Plan draft final revisions per DCR requested revisions
- **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**  
Planning Board review commenced for Summer 2022
- 5-year Master Plan update drafting ongoing
  - Formal adoption scheduled for Fall 2022
  - Housing Production Plan FY 2023-24 DLTA grant awarded

## MISC

- **Greenbrier II** Comprehensive Permit application for proposed 240-unit multi-family residential complex – Public Hearing closed July 27, 2022 conditional decision pending
- MassDevelopment Technical Assistance Grant. Completed
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study GPI contract authorized by BOS April 27, 2022 Information gathering ongoing.
- Attleboro Dye Works:
  - Site remediation funding by MassDevelopment utilized to remediation first settling pond
  - Request for EPA Technical Assistance Program assistance approved scope in development (July 2022)
  - One Stop for Community Growth Grant to assess infrastructure underway (Consultant: ESM)
  - Pond Street Bridge design preliminary surveying and engineering ongoing
  - Dam removal assessment ongoing
- Sowams National Heritage Area steering committee formed; feasibility study commenced
- Stormwater Advisory Committee
  - MS4 Annual Report preliminary preparation: outfall and stormwater structure mapping, municipal property report
  - Ongoing assessment and remediation of identified and prioritized stormwater issues
  - Drain labels installation on going
  - Dog waste signage scheduled for summer installation
  - Informational signage (Arcade Woods, Gamino, Burr's Pond) under development
  - Mink Street channel restoration project SWIG application submitted