

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: December 9, 2021
Re: October monthly report

The following departmental activity summary covers the period November 1, 2021 to November 30, 2021.

SUBDIVISIONS

- “**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. Roadway construction start pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Roadway construction commenced.
- **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. Construction commenced.
- **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** - Roadway accepted at Fall Town Meeting.
- **Jacob Hill Estates** 11 lot residential subdivision off Jacob Street – acceptance application filing pending for 2021 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.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving completed June 2021 acceptance application anticipated for Spring Town Meeting.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed.
- **Brady Estates** 11 lot residential subdivision off Lake Street - Final planting and cleanup underway; acceptance application filed for Fall Town meeting tabled to 2022 Spring Town Meeting.

SITE PLANS

- Pre-Application site plan review submission by **Tayeh Realty** for proposed gas station and convenience store located at **155 Fall River Avenue** and **113-111 Taunton Avenue** being AP 12 lots 266 & 269 located in the Local Business Zoning District. Site plan application pending.
- Site plan modification for **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 November 23, 2021. Planning Board review scheduled for December 14, 2021

AMENDMENTS

- Fall 2021 Zoning Amendments **Section 4.2.6 Prohibit Uses** public hearing adopted by Fall Town meeting Attorney General Review pending
- Spring 2021 Zoning Amendments: Zoning By-law recodification complete
- OSREC Plan draft submitted to DCR for review (ongoing)
- 5-year Master Plan update drafting ongoing
 - PB public workshop conducted November 23, 2021: Land Use Element SRPEDD update

MISC

- **Greenbrier II** Comprehensive Permit application for proposed 240-unit multi-family residential complex – Traffic study submission pending and revised plan submitted
- Massachusetts Community One Stop for Growth Grant program application awards accepted and TAG coordination meeting held with MassDevelopment
- Attleboro Dye Works:
 - Site remediation funding by MassDevelopment utilized to remediation first settling pond
 - Coordination meeting conducted with regard to EPA Remediation grant award
 - MassDevelopment Technical Assistance Grant Funding formally accepted by the Board of Selectmen
- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Aitken School 4th Grade Classes Town Mapping Resources presentation with Conservation Agent and Tax Assessor
- Stormwater Advisory Committee
 - MS4 Annual Report reviewed and submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Drain labels installed
 - Dog waste outreach program commenced
 - Informational signage under development