

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: December 8, 2022
Re: November monthly report

The following departmental activity summary covers the period November 1, 2022 to November 30, 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 submitted public hearing scheduled for January 2022.
- **“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. Certificate of safe Passage issued; residential construction commenced.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Certificate of safe Passage issued; residential 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. 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.
- **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. Culver installation September 2022.
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Acceptance approved by Fall Town Meeting. Open space delineation pending.
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final close out and acceptance application anticipated Spring 2023
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022 Executive Session scheduled for January 10, 2023.

SITE PLANS

- 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 September 13, 2022 conditional modification approval granted
- Pre-application review of **Tasca Mazda** for proposed redevelopment and construction of additions to **176 Fall River Avenue** being AP 14 lots 80 and 82.

AMENDMENTS

- MGL Subdivision Control Law recommended amendment submitted to General Court Delegation.
- **Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk**
Public hearing scheduled for January 10, 2023
- 5-year Master Plan update drafting ongoing
 - OSREC Plan draft final revisions per DCR requested
 - Formal adoption scheduled for January 10, 2023
 - Housing Production Plan FY 2023-24 DLTa grant kick off meeting January 2023

MISC

- Preliminary FY 24 Budget prepared (see attached)
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI
BOS presentation January 2023 Planning Board public outreach session February 2023
- SRPEDD Brownfields area assessment study commenced
- Stormwater Utility financing meeting held with Say the Bay, SNEP, and UNC Environmental Finance Center.
- Attleboro Dye Works:
 - Site remediation funding by MassDevelopment on going Consultant: ESM)
 - EPA Technical Assistance Program assistance approved scope (July 2022) conceptual site layout design ongoing.
 - One Stop for Community Growth Grant to assess infrastructure ongoing (Consultant: ESM)
 - Pond Street Bridge design preliminary surveying and engineering ongoing
 - Dam removal assessment ongoing
- Joint meeting with the Seekonk BOH and Superintendent of the Seekonk Water District early 2023
- Sowams National Heritage Area steering committee formed, feasibility study commenced consultant site visit and initial interview conducted
- Stormwater Advisory Committee
 - Stormwater Utility Financing Webinar attended
 - MS4 Annual Report submitted
 - Ongoing assessment and remediation of identified and prioritized stormwater issues
 - Drain labels installation complete- 1,712 locations marked through Save the Bay
 - Dog waste signage scheduled for installation
 - Informational signage (Arcade Woods, Gamino, Burr's Pond) under development