

# ***TOWN OF SEEKONK***

## ***Planning Board***

### **MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** May 7, 2021  
**Re:** April monthly report

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The following departmental activity summary covers the period April 1, 2021 to April 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. Continued Public Hearing scheduled for May 11, 2021.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Definitive Plan approved January 12, 2021 preconstruction meeting 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. Construction commenced mid-March 2021
- **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 – acceptance application filing pending for Fall 2021 Town Meeting (subject to final review status).
- **Woo Estates** 11 lot residential subdivision off Jacob Street - Final paving and clean up completed; acceptance application scheduled to be before Spring 2021 Town Meeting.
- **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 public hearing scheduled for April 13, 2021
- **Winterfell** 11 lot definitive subdivision of AP 1, lot 24 off Warren Avenue. Final paving anticipated in May.

#### **SITE PLANS**

- **Metro Harvest, Inc.** for proposed Retail Marijuana Dispensary for the property located at **1903 Fall River Ave.** being AP 1, Lot 104 in an Industrial District.

Scheduled for Planning Board review February 9, 2021 Conservation Commission and Zoning Board of Appeals reviews pending.

- **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 approval (on remand from the Zoning Board of Appeals) issued March 9, 2021.
- **Solar Therapeutics Dispensary** for proposed Retail Marijuana Dispensary for the property located at **1875 Fall River Ave.** being AP 1, Lot 104 in an Industrial District. Scheduled for Planning Board review April 13, 2021 Conservation Commission and Zoning Board of Appeals reviews pending.
- **JSC Management** for additional drive-thru for the property located at **1009 Fall River Ave.** being AP 8, Lot 118

## **AMENDMENTS**

- Spring 2021 Zoning Amendments: Review of Site Plan, Industrial Land Use Table, Development and Design Standards. Pending before May 10, 2021 Spring town Meeting
- OSREC Plan draft forthcoming from project consultant for board reviews
- 5 year Master Plan update drafting ongoing
  - 2021 DLTA grant awarded from SRPEDD to facilitate and prepare an update to the Land Use Element of the Master Plan pending acceptance of grant award by the board of Selectmen.
  - 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, Hosing Production Plan, Land Use, Circulation, and Natural and Cultural Resources Elements
  - SRPEDD District Local Technical Assistance Grant application for Land Use Element to be submitted March 5, 2021

## **MISC**

- Temporary Support for Zoning Board of Appeals pending appointment of new clerk (May)
- Massachusetts Community One Stop for Growth Grant program application to be submitted in May
- Electronic Permitting Ener-gov – continued implementation
- Executime timesheet program testing on going
- Attleboro Dye Works:
  - EPA Assessment Grant closeout final phase II and III remediation plans complete
  - MassDevelopment Remediation and Brownfield Re-use grant awarded and accepted by BOS
  - EPA Remediation grant award announcement pending

- Municipal Vulnerability Program (MVP) final plan revisions being incorporated by project consultant
- Stormwater Advisory Committee
  - MS4 Annual Report completed
  - Monthly meetings ongoing
  - 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)