

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** March 9, 2023  
**Re:** January monthly report

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The following departmental activity summary covers the period February 1, 2023 to February 28, 2023.

**SUBDIVISIONS**

- ANR Application of **John T. Chester** to divide the lot into 2 parcels for the property located at **32 Arcade Ave**, being AP 21, lot 31, within an R-2 Zoning District.
- **“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 opened on January 24, 2023 continued to March 14, 2023. Site visit conducted with peer review engineer
- **“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. Residential construction commenced.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. 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. Meeting with applicant to discuss acceptance process 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. Easement relocation documents submitted and under review.
- **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. Roadway construction pending.
- **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 2023
- **Country Brook Estates** 18 lot residential development discussion with homeowners held June 14, 2022. Modification approved October 10, 2022. Inspection conducted further Planning Board action pending.

**SITE PLANS**

- Site Plan Application of **Arca Realty LLC** for construction of a proposed vertical hydroponic vegetable farm, for the property located at **991 Newman Ave** being AP 27, Lot 32 within an Industrial Zoning District. Scheduled for Planning Board review March 14, 2023

- Site Plan Application of **Advanced Engineering Group, PC** for a proposed site redevelopment (new 16,000 sf building) for the property located at **30 Industrial Way**, being AP 1, lot 120, within an Industrial zoning district. Planning Board approval issued February 28, 2023.
- Site plan application of **Raising Cane's Chicken** to construct a restaurant with drive-thru lanes on the property located at **175 Highland Avenue**, being AP 8, Lot 36. Planning Board review January 24, 2023 conditional approval granted
- Site plan application of **Bocada Enterprises LLC** for proposed redevelopment and construction of additions to the existing automotive sales and service use at **176 Fall River Avenue** being AP 14 lots 80-82 and 95. Planning Board review January 24, 2023 conditional approval granted

## AMENDMENTS

- Joint meeting held with the Board of Health February 21, 2023
- 5-year Master Plan update drafting ongoing
  - Baseline Report, Open Space and Recreation, and Public Services Elements Adoption Spring 2023
  - HPP initiated with SRPEDD
  - Circulation and Sustainable Energy Elements Updates pending

## MISC

- Preliminary FY 24 Budget submitted
- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI BOS presentation March/ April 2023
- SRPEDD Brownfields area assessment study commenced
- Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC Environmental Finance Center. BOS presentation February 15, 2023
- Attleboro Dye Works:
  - Site remediation funding by MassDevelopment on going (Consultant: ESM)
  - EPA Technical Assistance Program preliminary conceptual site layout designs completed.
  - 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
- Sowams National Heritage Area feasibility study on going
- 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