

TOWN OF SEEKONK

Planning Board

MEMORANDUM

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

The following departmental activity summary covers the period April 1, 2023 to April 30, 2023.

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 approved March 14, 2023 pending submission of final plans and documents
- **“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 on going.
- **Pine Brook Court** Definitive Subdivision application for development of a nine (9)-lot residential subdivision located off **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 conducted submission of roadway 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.
- **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. Application for partial covenant release and change of surety form scheduled for May 9, 2011
- **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. Further Planning Board action pending.

SITE PLANS

- Site plan application of **Nicolas Melo** for proposed automotive sales use at **1143 Fall River Avenue** being AP 7 lot 43. Planning Board approval issued April 11, 2023
- 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. Planning Board approval granted March 14, 2023 construction commenced

AMENDMENTS

- 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

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- Massachusetts Community One Stop for Growth Grant: Rt. 6 corridor study. Consultant: GPI
BOS presentation March/ April 2023
- SRPEDD Brownfields area assessment study meeting held
- Stormwater Utility financing meeting held with Town Administrator, SNEP, and UNC
Environmental Finance Center. 2nd BOS presentation pending
- Attleboro Dye Works:
 - Site remediation funding by MassDevelopment on going (Consultant: ESM)
 - EPA Technical Assistance Program preliminary conceptual site layout designs completed
draft submitted and posted.
 - One Stop for Community Growth Grant to assess infrastructure ongoing (Consultant:
ESM) FY 24 Grant submission upcoming (building demolition)
 - Pond Street Bridge design preliminary surveying and engineering ongoing in
coordination with MVP grant and ADW dam removal (grant coordination meeting
conducted with DPW)
 - Dam removal engineering (GPI) commenced
- Sowams National Heritage Area stakeholder outreach effort commenced
- Stormwater Advisory Committee
 - Second Stormwater Utility Financing presentation with BOS and PB pending
 - MS4 Annual Report preparation commenced
 - Ongoing assessment and remediation of identified and prioritized stormwater
issues
 - Mapping and GIS update commenced