

TOWN OF SEEKONK

Planning Board

MEMORANDUM

To: The Planning Board
From: John J. Aubin III, Town Planner
Date: June 7, 2024
Re: May monthly report



The following departmental activity summary covers the period May 1, 2024 to May 31, 2024.

SUBDIVISIONS

- **Hill Top Road**, one lot subdivision, on the property located at **0 Woodland Ave** being AP 35, Lot 17 located in an R-4 Zone. Public hearing opened April 23, 2024 continued to June 11th for further review.
- **Elm Estates** Definitive 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 and decision signed and released to applicant, recordation pending.
- **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 ongoing.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final paving pending Spring '24. Review of April flooding initiated with developer.
- **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 final paving pending Spring '24.
- **Farmland Estates** 12 lot residential subdivision located off Lincoln Street- sidewalk installation completed final paving and clean up. Meeting with developer held submission of roadway acceptance pending.
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street - construction ongoing.
- **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. Commencement of
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Final closeout and acceptance application under review for Spring Town Meeting withdrawn.
- The following incomplete and unaccepted developments have been found to be in default and are being referred scheduled for default proceedings by the Planning Board on March 12, 2024: **Country Brook Estates, Madison Estates, Ursulas's Way, Stallard Estates, Hart's Court, Curt St. Extension, Pine Hill Estates, Jacob Hill Estates, Caleb Estates, Holland Woods, Three Ledges, Brigham Farms II, Greenwood Farm, and Orchard Estates**. Select Board review scheduled for June 5, 2024

SITE PLANS

- Site plan pre-application review for proposed dual use of solar farm and an agricultural farm at 0 County AP 5, lots 9 & 16 located in a R-4 zoning district.
- Site plan pre-application review for proposed dual-use solar facility located at 1782 Fall River Ave Ap 1, Lot 34 Seekonk Speedway
- Site Plan Application of Wheeler School for the proposed construction of a new pool house, an 8-lane lap pool, a 2'-3' deep teaching pool, and splash pad, for the property located at 350 Walker Street being AP 23, Lot 9

AMENDMENTS

- 2024 Spring Town Meeting:
MBTA communities multifamily zoning regulations amendments submitted for formal consideration
- 5-year Master Plan update drafting ongoing
Baseline Report, Public Services and Circulation Elements being prepared for adoption consideration
HPP ongoing with SRPEDD
OSREC plan/ element: final draft from consultant pending

MISC

- Mass Housing Partnership technical assistance request for MBTA Zoning compliance review
- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- Attleboro Dye Works:
 - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and ADW dam removal Dam removal engineering (GPI) awaiting removal/ repair determination
 - Planning Board site visit date (DPW clearing requested)
- Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk
 - Meeting held with Seekonk Fire Department
 - Continued review scheduled for June 10, 2024
- Sowams National Heritage Area Steering Committee: elected official and public body outreach and solicitation of support for federal designation legislation initiated
- 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