

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** July 1, 2024  
**Re:** June monthly report

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The following departmental activity summary covers the period June 1, 2024 to June 30, 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 July 9<sup>th</sup> for further review.
- **Elm Estates** Definitive Subdivision Application of **Alfred Dos Anios** 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 ongoing. Final paving pending Spring '24.
- **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 sidewalk installation 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. Residential construction commenced
- **Stone Ridge** 11 lot definitive subdivision located off Walker Street final paving and sidewalk installation completed. Site visit conducted to assess drainage.
- Recommendation to the Select Board on the request of **Gary J. Stallard, Trustee, Stallard Family Realty Trust** to lay out and accept **Airdrie Court** within the **Stallard Estates** residential development as a public street.
- **Pine Hill** (Jacoby Way) 9 lot residential subdivision off Newman Avenue site visit held with potential covenant lot purchaser
- The following incomplete and unaccepted developments have been found to be in default and have been referred to the Select Board for enforcement proceedings: **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.** Planning Board review scheduled for June 5, 2024

## SITE PLANS

- Site Plan Application of 44 LLC for an existing automotive rental operation on the property located at 62 Taunton Ave being AP 20, Lot 153 within a Local Business Zoning District.
- 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 follow up discussion held with Select Board June 5, 2024
- 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 received and under review

## MISC

- Mass Housing Partnership technical assistance request for MBTA Zoning compliance review initiated
- 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 July 24, 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