

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

**To:** The Planning Board

**From:** John J. Aubin III, Town Planner

**Date:** September 4, 2024

**Re:** August monthly report

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

**SUBDIVISIONS**

- ANR Application of **Peter Matonis** to create a 1.57 acre lot for the property located at **0 Ursula's Way**, being AP 23, lot 48, within an R-4 Zoning District.
- **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. Sidewalk installation completed final paving pending.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final paving pending Fall '24/ Spring '25.
- **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 scheduled for Sept '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 Acceptance filed for Fall Town meeting.
- 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. Acceptance filed for 2024 Fall Town Meeting.
- The following incomplete and unaccepted developments have been found to be in default and are being reviewed for further 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**. Select Board review scheduled for September 18, 2024

## SITE PLANS

- Site Plan Application of **John Barbosa** for proposed automotive sales operation on the property located at **190 Taunton Ave** being AP 20, Lot 586 within a Local Business Zoning District. Planning Board review scheduled for September 10, 2024
- 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. Conditional approval granted July 9, 2024
- Site Plan Application of the **Town of Seekonk** for a public works facility on the property located at **0 Fall River Ave** being AP 11, Lots 1 and 56 and AP 12, lot 496 within the R-1 and Industrial Zoning District. Conditional approval granted August 13, 2024

## AMENDMENTS

- 2024 Fall Town Meeting:
  1. MBTA communities multifamily zoning regulations amendments
    - Planning Board Subcommittee appointed and to convene August 7, 2024. Letter to Seekonk Reporter submitted
    - SRPEDD compliance review completed
    - Planning Board review scheduled for September 10, 2024
  2. Zoning Enabling Act compliance amendments scheduled for review on September 10, 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

- 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**
  - Preliminary language approved August 27, 2024
  - Public Hearing Scheduled for October 8, 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