

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

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** October 3, 2024  
**Re:** September monthly report



The following departmental activity summary covers the period September 1, 2024 to September 30, 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. Approved September 10, 2024
- ANR Application of Konk Realty, LLC – Wayne DeRosa to create two parcels for the construction of a single-family house for the property located at 49 Chestnut Street, being AP 15, lot 47, 48, within an R-3 Zoning District. Scheduled for review October 8, 2024
- 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 completed Sept '24.
- Farmland Estates 12 lot residential subdivision located off Lincoln Street- sidewalk installation completed final paving and clean up. Sidewalks and final paving completed 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.
- 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 conducted 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 conducted and conditional approval granted September 10, 2024
- Pre-Application meeting and TRC review of site plan submission by DiPrete Engineering for proposed Commercial redevelopment of the property located at 100 Commerce Way being AP 7, Lot 334.

## 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
- Annual employee evaluations completed
- 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