

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

**MEMORANDUM**

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



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

**SUBDIVISIONS**

- 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. Endorsed October 8, 2024
- **Berson Estates** for proposed 13-lot residential subdivision of land located at **9 Pine Street** being AP 28, Lot 20 in an R-4 Zoning District. Residential construction ongoing. Final paving complete. Surety reduction scheduled for November 12, 2024.
- **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. 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 Spring 2025.
- **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.** Notice letters issued to **Brigham Farms II** and **Greenwood Farms** property owners.

## AMENDMENTS

- 2024 Fall Town Meeting:
  1. MBTA communities multifamily zoning regulations amendments
    - Presentation made to Select Board, Finance Committee, and Zoning Board of Appeals
    - SRPEDD compliance and legal review completed
    - Public hearing scheduled for November 12, 2024
  2. Zoning Enabling Act compliance amendments scheduled for public hearing on November 12, 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
  - Public Hearing continued to November 12, 2024
- Sowams National Heritage Area Steering Committee: elected official and public body outreach and solicitation of support for federal designation legislation initiated
- FY 2026 Budget process commenced
- FY 2025 Annual Report development
- 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