

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

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** February 5, 2025  
**Re:** January monthly report

The following departmental activity summary covers the period January 1, 2024 to January 31, 2025.

**SUBDIVISIONS**

- **Berson Estates** for proposed 13-lot residential subdivision of land located at **O Pine Street** being AP 28, Lot 20 in an R-4 Zoning District. Residential construction ongoing. Surety reduction granted November 12, 2024.
- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final paving anticipated 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. Surety reduction granted December 10, 2024.
- **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
- 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** (final paving 2025), **Hart's Court** (final paving completed), **Curt St. Extension, Pine Hill Estates** (covenant lot purchased), **Jacob Hill Estates** (acceptance application filed), **Caleb Estates** (correspondence with engineer), **Holland Woods, Three Ledges, Brigham Farms II** (notice letter sent), **Greenwood Farm** (notice letter sent), and **Orchard Estates**.

## SITE PLANS

- Pre-application TRC review for of Kooloian Realty, LP for construction of a hotel, for the property located at 761 and 767 Fall River Avenue being AP 8, Lots 16 and 17 in a Highway Business Zoning District.
- Site Plan Application of Phillip Martelly/ The School of Rock, for the property located at 1520 Fall River Avenue being AP 4, Lot 203 in an R-3 Mixed Use Zoning District.

## AMENDMENTS

- MBTA communities multifamily zoning regulations amendments
  - Interim compliance issued
  - Compliance submission under review with EOHLC
- 5-year Master Plan update drafting ongoing
  - Element adoption schedule Traffic and Circulation and Public Facilities
  - OSREC plan/ element: final submission

## 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
  - Status review meeting scheduled for February
- Sowams National Heritage Area Steering Committee: subcommittees are working on various organization elements (governance, outreach, fundraising)
- FY 2026 Budget preliminarily approved
- FY 2025 Annual Report submitted
- 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