

TOWN OF SEEKONK
Planning Board

MEMORANDUM

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



The following departmental activity summary covers the period April 1, 2025 to April 30, 2025.

SUBDIVISIONS

- **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 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. Pre-acceptance site visit completed 3/25.
- **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 Fall 2025 monitoring ongoing.
- **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. Change of surety authorized April 8, 2025.
- ANR Application of Kamran Khan and Christopher Mello to merge the vacant land behind to the existing lots at 86, 68 Saint Laurent Parkway, being AP 33, lot 390, 392, within an R-2 Zoning District.
- ANR Application of Ronald Turcotte to resolve existing building encroachments on 90 and 98 Ellis St. for the property located at 90, 98 Ellis, being AP 25, lot 73, 74, within an R-1 Zoning District within the Groundwater aquifer Protection overlay.
- Proposed 40B application of Gary Johnson for 40 unit residential development at Sagamore Road being AP 6, Lot 5 located in an R-2 zoning district. Site visit conducted initial comments submitted.
- 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** (Change of surety approved April 8, 2025), **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

- Site Plan Application of Scott Beland – Triple S Craft BBQ to add a second smoker to the existing site plan, on the property located at 72 Mink Street being AP 7, Lot 44, 79 within a Highway Business Zoning District. Approved April 8, 2025
- Site Plan Application of Josephson Delpeche to review and update an existing site for a new dealership for car sales, on the property located at 235 Taunton being AP 15, Lot 142 within a Local Business Zoning District. Approved April 8, 2025
- Site Plan Application of Estrela Realty LLC to update an existing car dealership for car sales, on the property located at 166 Central Ave being AP 31, Lot 162 within a Local Business Zoning District Approved April 8, 2025
- Preliminary site plan review of Tasca Automotive Group, Inc. for 174 Taunton Ave, being AP 20, Lot 583 in a Local Business Zoning District

AMENDMENTS

- Zoning Map Amendment Application of Stephen Navega to rezone 1484 Newman Ave, being AP 30, Lot 87 from an R-1 to a Local Business Zoning District.
- MBTA communities multifamily zoning regulations amendments
 - Attorney General Zoning Map and MDOD amendment approval granted
 - Interim compliance issued
 - Compliance submission under review with EOHLC
- 5-year Master Plan update drafting ongoing
 - Preliminary element review of Transportation and Public Services and Facilities elements conducted April 8 and 22, 2025

MISC

- Route 6 Corridor Plan Letter of Intent Submitted for One Stop for Community Growth Grant Program
- 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 held with Verdantas environmental site professional
 - Mill Structure Demolition Project Letter of Intent Submitted for One Stop for Community Growth Grant Program
- Sowams National Heritage Area Steering Committee: draft feasibility study under review
- Stormwater Advisory Committee
 - Met with DEC Division of Ecological Restoration
 - Monitoring and enforcement program under development
 - 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