

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