

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

**MEMORANDUM**

To: The Planning Board  
From: John J. Aubin III, Town Planner  
Date: June 5, 2025  
Re: May 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. Pre-acceptance site walk completed. Acceptance anticipated Fall 2025
- **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. Acceptance anticipated Fall 2025.
- **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. Residential construction On-going.
- ANR Application of **Kimberly Sroka** to swap land to even out the lot lines for the properties located at **490 and 528 Brown Ave**, being AP 28, lot 52, 39, within an R-2 Zoning District.
- The following defaulted or incomplete and unaccepted developments 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 relocate smoker units on the property located at 72 Mink Street being AP 7, Lot 44, 79 within a Highway Business Zoning District. Scheduled for review June 10, 2025
- Site Plan Application of Walmart to modify the existing parking striping and signage, on the property located at 1180 Fall River Ave being AP 7, Lot 353 within a Highway Business Zoning District. Continued to June 10, 2025.
- Site Plan Application of KC Reily LLC to add outdoor seating, on the property located at 1379 Fall River Ave being AP 7, Lot 353 within a Highway Business Zoning District.

## AMENDMENTS

- MBTA communities multifamily zoning regulations amendments
  - Attorney General Zoning Map and MDOD amendment approval granted
  - Interim compliance issued
  - Compliance submission under review with EOHL
- 5-year Master Plan update drafting ongoing
  - Preliminary element review of Transportation and Public Services and Facilities elements being drafted

## MISC

- Bristol County Planner's Roundtable Conducted May 14, 2025
- One Stop for Community Growth Grant Program Route 6 Corridor Plan Application submission June 4, 2025
- 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, visioning retreat conducted May 29, 2025 retreat follow up ongoing.
- 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