

**TOWN OF SEEKONK, MA
ZONING BOARD OF APPEALS**

March 6, 2017

7:00 P.M. Regular Session

Seekonk Town Hall

100 Peck Street

Seekonk, MA 02771

Board of Selectmen Meeting Room

AGENDA

Type of Meeting: Regular Meeting, Public Hearings, Executive Session and Work Session if necessary

Public Hearing:

2017-01 Jeremy Thurber, 56 Roosevelt Street, Seekonk MA 02771, Owner/Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum required lot size of 14,400 sq ft to 10,000 sq ft at 56 Roosevelt Street, Plat 30, Lot 52 in an R-1 Zone containing 20,038 sq ft.

2017-02 Jeremy Thurber, 56 Roosevelt Street, Seekonk MA 02771, Owner/Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum required lot size of 14,400 sq ft to 10,000 sq ft at 56 Roosevelt Street, Plat 30, Lot 52 in an R-1 Zone containing 20,038 sq ft.

2017-03 Seekonk Square Realty, LLC, 1330 Boylston St. c/o United Property Group, Chestnut Hill, MA 02467 Owner, Attorney Stephen E. Navega, 447 Taunton Avenue, Seekonk, MA 02771 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for additional signage at 39 Commerce Way, Plat 7, Lot 23 in a Highway Business Zone, lot frontage 186', depth 935.4', containing 9.07 acres.

2017-04 The Firefly CCRC Condominium Trust, u/d/t December 29, 2014, 44 Davis Street, Seekonk MA 02771, Owner, 320 Fall River LLC, 320 Fall River Avenue, Seekonk, MA 02771, Petitioners, by Attorney Eric S. Brainsky, Esq. of Brainsky Levinson, LLC, 1543 Fall River Avenue, Suite 1, Seekonk MA 02771, requesting a **Special Permit** under Section 6.11.5(6) of the Town of Seekonk Zoning Bylaws for a Substance Abuse Rehabilitation Facility at 320 Fall River Avenue, Plat 14, Lot 78 in a Highway Business Zone/Mixed Use Zone/Residential 3 Zone in the Continuing Care Residency Campus Overlay District, with lot frontage of 1050', depth 1600', containing 54.5 acres+/-.

2017-05 Keri Lynne Sousa, 76 Hawthorne Drive, Seekonk MA 02771, Owner / Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum required lot size of 14,400 sq ft to 11,550 sq ft at 76 Hawthorne Drive, Plat 6, Lot 85 in an R-1 Zone containing 11,550 sq ft.

2017-06 Jeffery H. Fisk, 72 Pond Street, Seekonk MA 02771, Owner, Borrego Solar Systems, Inc atn: Dean Smith, 55 Technology Drive, Suite 102, Lowell, MA 01851 Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum side yard setback of 50' to 20' for a proposed large scale, ground mounted solar photovoltaic facility 68 Woodland Avenue, Plat 35, Lots 23 & 24 in an Industrial Zone within the Solar Photovoltaic Overlay district containing 14.5 acres.

2017-07 Jeffery H. Fisk, Trustee of Fisk Family Realty Trust, 8 Jameson Drive, Rehoboth, MA 02769 Owner, Borrego Solar Systems, Inc attn: Dean Smith, 55 Technology Drive, Suite 102, Lowell, MA 01851 Petitioner, requesting a **Special Permit** under Section 4.2.2.g “Institutional, Utility and Recreational Uses” of the Town of Seekonk Zoning Bylaws for Public or Private utilities in an industrial district for a proposed large scale, ground mounted solar photovoltaic facility 0 Woodland Avenue Rear, Plat 35, Lot 22 in an Industrial Zone within the Solar Photovoltaic Overlay district containing 12.5 acres.

2017-08 Jeffery H. Fisk, 72 Pond Street, Seekonk MA 02771, Owner, Borrego Solar Systems, Inc attn: Dean Smith, 55 Technology Drive, Suite 102, Lowell, MA 01851 Petitioner, requesting a **Special Permit** under Section 4.2.2.g “Institutional, Utility and Recreational Uses” of the Town of Seekonk Zoning Bylaws for Public or Private utilities in an industrial district for a proposed large scale, ground mounted solar photovoltaic facility 0 Woodland Avenue Rear, Plat 35, Lot 21 in an Industrial Zone within the Solar Photovoltaic Overlay district containing 12.32 acres.

2017-09 Jeffery H. Fisk, 72 Pond Street, Seekonk MA 02771, Owner, Borrego Solar Systems, Inc attn: Dean Smith, 55 Technology Drive, Suite 102, Lowell, MA 01851 Petitioner, requesting a **Special Permit** under Section 4.2.2.g “Institutional, Utility and Recreational Uses” of the Town of Seekonk Zoning Bylaws for Public or Private utilities in an industrial district for a proposed large scale, ground mounted solar photovoltaic facility 0 Woodland Avenue Rear, Plat 35, Lots 23 & 24 in an Industrial Zone within the Solar Photovoltaic Overlay district containing 12.32 acres.

2017-10 Stephen & Maureen Fisher 8 Olin Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum side yard setback of 15’ to 13’ for a proposed 17’ x 24.5’ addition at 8 Olin Avenue, Plat 9, Lots 40 & 41 in an R-1 Zone containing 10,000. sq ft.

2017-11 Stephen & Maureen Fisher 8 Olin Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum side yard setback of 15’ to 10’ for a proposed 6’ x 15.5’ addition at 8 Olin Avenue, Plat 9, Lots 40 & 41 in an R-1 Zone containing 10,000. sq ft.

2017-12 Stephen & Maureen Fisher 8 Olin Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum rear yard setback of 25’ to 24’ for a proposed 6’ x 15.5’ addition at 8 Olin Avenue, Plat 9, Lots 40 & 41 in an R-1 Zone containing 10,000. sq ft.

2017-13 Stephen & Maureen Fisher 8 Olin Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum lot size requirements of 14,400 sq ft to 10,000 sq ft at 8 Olin Avenue, Plat 9, Lots 40 & 41 in an R-1 Zone containing 10,000. sq ft.

Regular Session:

NEW BUSINESS:

Approval of minutes from January 23, 2017