

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

May 1, 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:

2017-14 Russell & Sandra Brennan 20 Winthrop Street, Seekonk MA 02771, Owner / Petitioner, requesting a **Special Permit** 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, to construct a one car garage, at 20 Winthrop Street, Plat 4, Lot 118 in an R-1 Zone containing 10,000 square feet

2017-15 Russell & Sandra Brennan 20 Winthrop 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 side yard setback of 15' to 10'8", to construct a one car garage, at 20 Winthrop Street, Plat 4, Lot 118 in an R-1 Zone containing 10,000 square feet

2017-16 Kathleen Gatley 70 Oak Hill Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Special Permit** 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 14,000 sq ft at 70 Oak Hill Avenue, Plat 34, Lot 184 in an R-1 Zone containing 14,000 square feet

2017-17 Richard Lussier 22/24 Oak Hill Avenue, Seekonk MA 02771, Owner / Petitioner, requesting a **Special Permit** under Section 4.3.2 of the Town of Seekonk Zoning Bylaws for relief from the Extension of Non-Conforming Uses and Structures to construct an exterior stairwell at one of the existing dwellings at 22/24 Oak Hill Avenue, Plat 34, Lot 118 in an R-1 Zone containing 47,044.8 square feet

2017-18 Jorge R. Lima, 77 Case 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 25' to 11'4" for a proposed one car garage at 77 Case Avenue, plat 31, lots 7, 8, 42 in an R-1 Zone, containing 15,000 square feet.

2017-19 James N. Viara Trustee of the James N. Viara Living Trust, Owner/ Petitioner, 202 Greenwood Avenue, Seekonk, MA 02771, requesting a **Special Permit**, under Section 4.2.2 of the Town of Seekonk Zoning Bylaws for a Museum, Plat 21, Lot 292 in a R-4 zone, containing 15.6 acres.

2017-20 Margot & Charles Page of Positive Synergy Holdings LLC, Owner/ Petitioner, 1573 Fall River Avenue, Seekonk, MA 02771, requesting a **Special Permit**, under Section 6.3.3.3 of the Town of Seekonk Zoning Bylaws for professional offices, therapy rooms and outdoor play area, Plat 1, Lot 41 in a R-3/Mixed Use zone, lot frontage 151', depth 398', containing 1.6 acres.

Regular Session:

NEW BUSINESS:

Approval of minutes from April 10, 2017