

AGENDA

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

Public Hearing:

2017-33 Nicholas Bodine & Klaere Diaz, 542 Ledge Road, Seekonk MA 02771 Owner/Petitioner, requesting a **Special Permit** under Section 4.2.3 of the Town of Seekonk Zoning Bylaws for an attached second dwelling unit (in-law) at 542 Ledge Road, Plat 18, Lot 167 in a R-2 zone, lot frontage 255.90', depth 991', containing 7.12 acres (310,138 sq ft)

2017-34 Elizabeth A. Elmasian, 60 Washington 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 required of 22,500 sq ft to 9,000sq ft more or less, at 60 Washington Street, Plat 24, Lot 156 in a R-2 zone, containing 9,000 sq ft more or less.

2017-35 Elizabeth A. Elmasian, 60 Washington 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 frontage required of 125' to 100.19' at 60 Washington Street, Plat 24, Lot 156 in a R-2 zone, with frontage of 100.19', depth 90', containing 9,000 sq ft more or less.

2017-36 Elizabeth A. Elmasian, 60 Washington 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 rear setback required of 50' to 25' at 60 Washington Street, Plat 24, Lot 156 in a R-2 zone, containing 9,000 sq ft more or less

2017-21 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for a sign exceeding 200 sq ft or 5% of face at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-22 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for an additional exterior identification sign at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-23 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for an additional exterior identification sign on the north elevation (left side) at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-24 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4 of the Town of Seekonk Zoning Bylaws for an 118.05' square foot exterior identification sign on the north elevation (left side) at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-25 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4 of the Town of Seekonk Zoning Bylaws for an additional identification sign on the east elevation (rear) at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-26 Darling Realty, 1105 Fall River Avenue, Seekonk MA 02771 Owner, Heather Dudko, of Hazel Wood Hopkins Consultants, 2 Phoebe Way, Worcester MA 01605 Petitioner, requesting a **Variance**, under Section 8.8.4 of the Town of Seekonk Zoning Bylaws for an 118.05' square foot exterior identification sign on the east elevation (rear) at 1110 Fall River Avenue, Plat 7, Lot 349 in a Highway Business Zone, lot frontage 447', depth 1,200', containing 11.3 acres.

2017-27 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Special Permit**, under Section 4.2.4(a) of the Town of Seekonk Zoning Bylaw to dispense fuel/gasoline at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

2017-28 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Variance** under Section 8.8.4.4 of the Town of Seekonk Zoning Bylaw for relief from the maximum height of a free standing pylon sign from 15' to 25' at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

2017-29 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Variance** under Section 8.8.4.6 of the Town of Seekonk Zoning Bylaw for relief from the maximum display size of a free standing pylon sign from 60 square feet to 116.52 square feet at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

2017-30 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Variance** under Section 8.8.3.3(d) of the Town of Seekonk Zoning Bylaws to allow for an additional identification sign on the western side (right side) of a proposed canopy structure at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

2017-31 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Variance** under Section 8.8.3.3(d) of the Town of Seekonk Zoning Bylaws to allow for an additional identification sign on the eastern side (left side) of a proposed canopy structure at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

2017-32 Jeffery M Banna, Norma F. Banna, Janice M Peixoto (214 Taunton Ave), Jeffery M Banna, Albert G. Banna, Norma F. Banna, Janice M Peixoto (224 Taunton Ave), 214 and 224 Taunton Avenue, Seekonk MA 02771 Owners, Cumberland Farms, Inc Attn: Ms. Kathleen Sousa, 165 Flanders Road, Westborough MA 01581 Petitioners, By Farland Corp, 401 County Street, New Bedford MA 02740, requesting a **Variance** under Section 8.8.7.1(c) of the Town of Seekonk Zoning Bylaws to allow for illumination of signs during all business hours at 214 Taunton Avenue, Plat 20, Lot 596 in a Local Business Zone, containing 28,314 square feet and at 224 Taunton Avenue, Plat 20, Lot 470 in Local Business Zone and R-1 Zone, containing 3 acres.

Regular Session:

NEW BUSINESS:

Approval of minutes from April 10, 2017 & May 1, 2017