

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

February 5, 2018

7:00 P.M.

**Seekonk Town Hall, 100 Peck Street, Seekonk, MA 02771
Board of Selectmen Meeting Room**

AGENDA

Type of Meeting: Regular Meeting, Public Hearings

Public Hearings:

2017-46 Luann Leedham, 4 Beechnut Drive Johnston RI 02919 Owner, Michael Costa, 950 Taunton Avenue, Seekonk MA 02771, Petitioner requesting a **Special Permit**, 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 14,000 sq ft, in order to construct a one family dwelling at 0 Lancaster Street, Plat 20, Lots 446,447,448 in a R-1 Zone, lot frontage 140', depth 100', containing 14,000 sq ft.

2017-47 K Brothers, LLC 2138 Silas Deane Hwy, Rocky Hill Ct 06067 Owner, Lizzie Honyotski, 4 Noe Place Road, Beacon Falls CT 06403 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for additional signage at 1035 Newman Avenue, Plat 27, Lot 235 in a Local Business Zone, lot frontage 204', depth 179', containing 19,843 sq ft.

2017-49 Jenny L. Messer, 4 Spruce Tree Lane, Norton MA 02766 Owner/Petitioner, By Atty Gregory Brillhante, 321 North Main Street, Fall River MA 02722, 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 13,045 sq ft more or less in order to construct a new single family dwelling, at 0 Lincoln Street, Plat 17, Lot 17 in a R-2 zone, lot frontage 40', depth 325' containing 13,045 sq ft more or less.

2017-50 Jenny L. Messer, 4 Spruce Tree Lane, Norton MA 02766 Owner/Petitioner, By Atty Gregory Brillhante, 321 North Main Street, Fall River MA 02722, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum frontage required of 120' to 40' in order to construct a new single family dwelling, at 0 Lincoln Street, Plat 17, Lot 17 in a R-2 zone, lot frontage 40', depth 325' containing 13,045 sq ft more or less.

2017-51 Jenny L. Messer, 4 Spruce Tree Lane, Norton MA 02766 Owner/Petitioner, By Atty Gregory Brillhante, 321 North Main Street, Fall River MA 02722, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum side-yard setback required of 20' + 5' for each story over one, to 8' in order to construct a new single family dwelling, at 0 Lincoln Street, Plat 17, Lot 17 in a R-2 zone, lot frontage 40', depth 325' containing 13,045 sq ft more or less.

2017-52 Jenny L. Messer, 4 Spruce Tree Lane, Norton MA 02766 Owner/Petitioner, By Atty Gregory Brillhante, 321 North Main Street, Fall River MA 02722, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum side-yard setback required of 20' + 5' for each story over one, to 10' in order to construct a new single family dwelling, at 0 Lincoln Street, Plat 17, Lot 17 in a R-2 zone, lot frontage 40', depth 325' containing 13,045 sq ft more or less.

2018-01 Brian J. McLaughlin, 323 Manley Street, West Bridgewater, MA 02379 Owner, Signs by Russ, 244 Liberty Street, Unit 9a, Brockton MA 02301 Petitioner, requesting a **Variance** from Section 8.8.4.2 (c) of the Town of Seekonk Zoning Bylaws for the allowable 4' high channel letters to 5' high at 150 Highland Avenue, Plat 8, Lot 503 in a Highway Business Zoning District, containing 10.27 acres.

2018-02 Philip Martelly / SuperTzar, LLC 470 Old Fall River Road, Swansea MA 02777 Owner / Petitioner, requesting a **Variance** for relief from Section 5.1.4 of the Town of Seekonk Zoning Bylaws of the required side yard setback of 35' + 5' for each story over one to 18' in order to construct a second floor addition at 1520 Fall River Avenue, Plat 4, Lot 203 in a Mixed Use / R3 Zoning District, containing 20,700 sq ft.

Regular Session:

NEW BUSINESS: Approval of minutes of the October 16, 2017 meeting.