

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

March 5, 2018

7:00 P.M.

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

AMENDED AGENDA

Type of Meeting: Regular Meeting, Public Hearings

Public Hearings:

2018-03 1275 Fall River Ave, LLC, 139 Front Street, Fall River MA 02721, Owner. Fun City Trampoline Park, 139 Front Street, Fall River, MA 02721 Petitioner, requesting a **Variance**, under Section 8.8.4.2 of the Town of Seekonk Zoning Bylaws for additional signage at 1275 Fall River Avenue, Plat 7, Lots 38, 39, 60, 61, 62, 340, 326 in a Highway Business Zone, containing 17.56 acres.

2018-04 Matthew Escaler and Sandra Silva, 303 County Street, Seekonk MA 02771 Owners/Petitioners, By Bentley & Bentley 28 Broadway #1, Taunton MA, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the required 120' of frontage to 50' of frontage through a deed conveyance at 0 County Street Rear, Plat 6, Lot 14 in a R2 zone, lot frontage currently 0', depth 132', containing 1.7 acres.

2018-05 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Special Permit** under Section 4.2.4.11(a) of the Town of Seekonk Zoning Bylaws in order to dispense fuel/gasoline at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-06 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the minimum required front yard setback of 50' to 31.1' at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-07 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 8.8.3.3(d) of the Town of Seekonk Zoning Bylaw in order to place an 11 sf internally illuminated sign on the eastern side of the fuel canopy at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-08 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 8.8.3.3(d) of the Town of Seekonk Zoning Bylaw in order to place an 11 sf internally illuminated sign on the western side of the fuel canopy at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-09 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 8.8.7.1(c) of the Town of Seekonk Zoning Bylaws to allow the illumination of signs during all business hours of operation at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-10 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 4.2.4 of the Town of Seekonk Zoning Bylaws in order to allow outdoor seating area along the western side of the proposed building at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

2018-11 Cumberland Farms, Inc. 165 Flanders Rd, Westborough MA 01581 Owner/Petitioner, By Attorney Michael Kehoe, Partridge Snow & Hahn LLP, 128 Union Street, Suite 500, New Bedford MA 02740, requesting a **Variance** under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the maximum allowable lot coverage of 40% to 60%, a decrease from the existing 82% lot coverage at 1455 / 1479 Fall River Avenue, Plat 1, Lots 101 & 108 in a Local Business zone, containing 65,208 sq. ft.

Regular Session:

NEW BUSINESS: Approval of Minutes from October 16, 2017