

TOWN OF SEEKONK, MA
ZONING BOARD OF APPEALS
April 9, 2018
6:00 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. CONTINUED FROM JANUARY 8, 2018 & FEBRUARY 5, 2018.

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. CONTINUED FROM MARCH 5, 2018.

2018-12 Mark Strycharz, 92 Valley 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 required 200' (150' using the alternate minimum standard) of frontage to 84', 0 Blacksmith Road, Plat 5, Lot 1570 in a R1/R4 zone, lot frontage 88', depth 400' +/- containing 5.25 acres

2018-13 Francesca Facenda, 585 Fall River Avenue, Seekonk MA 02771 Owner, Robert Fournier, 585 Fall River Avenue Seekonk, MA 02771 Petitioner, requesting a **Special Permit**, under Section 4.3.2 of the Town of Seekonk Zoning Bylaws to put a second floor addition on to a pre-existing non-conforming structure at, Plat 9, Lot 232 in an R-3 Zone, containing 2.43 acres.

2018-14 Francesca Facenda, 585 Fall River Avenue, Seekonk MA 02771 Owner, Robert Fournier, 585 Fall River Avenue Seekonk, MA 02771 Petitioner, requesting a **Variance**, under Section 5.1.4 of the Town of Seekonk Zoning for relief from the required 35' + 5' for each story over one, to 4' at, Plat 9, Lot 232 in an R-3 Zone, containing 2.43 acres.

2018-15 Zi Qian Zhang, 139 Front Street, Fall River MA 02721 Owner, Corey Livingstone, 1275 Fall River Avenue, Seekonk MA 02771 Petitioner, requesting a **Special Permit**, under Section 4.2.1.3 of the Town of Seekonk Zoning Bylaws for in order to operate a dog kennel at 1275 Fall River Avenue, Plat 7, Lot 38 in a Highway Business Zone, containing 17.56 acres.

2018-16 Seekonk Gas, Inc. 1075 Newman Avenue, Seekonk MA 02771 Owner, Stephen E. Navega 447 Taunton Avenue, Seekonk MA 02771 Petitioner, requesting a **Special Permit**, under Section 4.3.1.1 of the Town of Seekonk Zoning Bylaws for the extension of a lawful non-conforming structure at 1075 Newman Avenue, Plat 27, Lot 135 in a Local Business Zone, lot frontage 200', depth 150', containing 30,012 sf.

2018-17 Seekonk Gas, Inc. 1075 Newman Avenue, Seekonk MA 02771 Owner, Stephen E. Navega 447 Taunton Avenue, Seekonk MA 02771 Petitioner, requesting a **Special Permit**, under Section 4.2.4.17 of the Town of Seekonk Zoning Bylaws for the allowance of a drive-thru window at 1075 Newman Avenue, Plat 27, Lot 135 in a Local Business Zone, lot frontage 200', depth 150', containing 30,012 sf.

2018-18 Highland Seekonk Realty, LLC, 98 Highland Avenue, Seekonk MA 02771 Owner, David Quinn-Signs by Tomorrow, 400 Old Colony Road, Norton MA 02766 Petitioner, requesting a **Variance**, under Section 8.8.4.2 (a) of the Town of Seekonk Zoning Bylaws for additional signage at 98 Highland Avenue, Plat 8, Lot 19 in a Highway Business Zone, lot frontage 176.34', depth 294', containing 1.34 acres.

2018-19 James & Lalita Lamonte, 188 Cross Street, Seekonk MA 02771 Owner, Stephen E. Navega, Esq., 447 Taunton Avenue, Seekonk MA 02771 Petitioner, requesting a **Special Permit**, under Section 4.2.1 (3) of the Town of Seekonk Zoning Bylaws in order to operate a kennel at 188 Cross Street, Plat 28, Lot 135 in a R-4 Zone, lot frontage 188', depth 434' +/-, containing 90,136 sf.

2018-20 William Everett, 7 Annadale Terrace, Newport RI, 02840 Owner, Mt. Hope Engineering Inc., 1788 G.A.R Highway, Swansea MA 02777 Petitioner, requesting a **Variance**, under Section 5.1.4 footnote 5 of the Town of Seekonk Zoning Bylaws to waive the 100' square at setback line requirement, located at 790 Pine Street, Plat 26, Lot 31 in an R-4 Zone, lot frontage 150', depth 586.9', containing 2.52 acres.

2018-21 Michael Heinz P/R Pamela Heinz, 206 Dogwood Drive, Conway, SC 29526 Owner, Melissa Young, 105 Coyle Drive, 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 lot size requirements of 14,400 sf to 11,000 sf in order to construct a second floor addition at 105 Coyle Drive, Plat 33a, Lot 14 in a R-1 Zone, lot frontage 100', depth 110', containing 11,000 sf

2018-22 Michael Heinz P/R Pamela Heinz, 206 Dogwood Drive, Conway, SC 29526 Owner, Melissa Young, 105 Coyle Drive, Seekonk MA 02771 Petitioner, requesting a

Variance under Section 5.1.4 of the Town of Seekonk Zoning Bylaws for relief from the side yard requirements of 15' + 5' for each story over one to 15' in order to construct a second floor addition at 105 Coyle Drive, Plat 33a, Lot 14 in a R-1 Zone, lot frontage 100', depth 110', containing 11,000 sf

NEW BUSINESS: Approval of Minutes from October 16, 2017, January 8, 2018