SECOND REVISION
NOTICE OF PUBLIC HEARING
FALL RIVER PLANNING BOARD

First Revision September 17, 2020 2:26pm.

Notice is hereby given that the Fall River Planning Board will hold a Public Hearing on Monday, September 21, 2020, at 5:30 P.M. in the First Floor Atrium, One Government Center, Fall River, MA, to hear all persons wishing to be heard on the following:

01. Form C Definitive Subdivision File No. 20-211
Location: Highland Farms II, Highland Ave., Hayfield Lane and Courtney St.
Assessor Map: U-4, Lot 1 & U-5 Lot 1
Tabled from August 10, 2020 meeting. Request submitted by SITEC Inc. on behalf of owner/applicant St. Vincent’s Services Inc. for a proposed 38 Single Family House Lot Subdivision with a minimum of 12,000sf of area and 100’ of street frontage per lot, with requested waivers for the proposed roadway systems in the [S] District. Plan entitled “Definitive Subdivision Plan of Land. Highland Farms II. Map U-4 Lot 1, U-5 Lot 1. Hayfield Lane & Courtney St.” dated 3/7/2020.

1. Repetitive Petition
Owner/Applicant: Ponte & Associates Real Estate LLC
Location: 722 Spencer St.
Assessors Map: D-8-57
Request submitted by SITEC Inc. on behalf of Ponte & Associates Real Estate LLC under M.G.L. c.40A Sec.16 and under Sec. 86-487 of the Zoning Bylaw with respect to a Variance request, which was denied by the Zoning Board of Appeals on July 16, 2020, to subdivide existing 19,936+/-sf parcel into two 9,900+/-sf lots, leaving an existing single-family dwelling on Lot 1 while constructing a new single-family dwelling on Lot 2 waiving requirements in the [S] District. The current request is for a determination by the Planning Board that the applicant’s new proposal, to subdivide the existing parcel into two parcels leaving the existing dwelling on one parcel (non-conforming) and to construct a new single-family dwelling on a new conforming parcel with 100’ of frontage and12,000 sq.ft. area. Additionally, the applicant is proposing to install a new sewer main within Spencer Street that will serve the existing dwelling, the proposed dwelling and four additional dwellings along Spencer Street and reflects specific and material changes in the conditions upon which the denial was issued, and for consent of the Planning Board to allow a new hearing by the Zoning Board of Appeals prior to the expiration of two years after the date of the denial.

2. FORM A- Application for Endorsement of Plan Believed Not to Require Approval

A. File No. 20-1469
Owner/Applicant: Louis Andrade
B. File No. 20-1470
Owner/Applicant: Knud Hellested II etal
Location: 502-506 Fourth St.
Assessor’s Map: I-12-41

C. File No. 20-1471
Owner: Judith Vanderpool
Applicant: Joseph Medeiros
Location: 8 Clinton St.
Assessor’s Map: S-17-40

D. File No. 20-1472
Owner/Applicant: Thomas J. Gosselin & Richard Almeida
Location: S. Beach St. & Arch St.
Assessor’s Map: G-22-33

E. File No. 20-1473
Owner/Applicant: Salibi Realty II LLC
Location: 327 Quincy St.
Assessor’s Map: T-19-55

F. File No. 20-1474
Owner/Applicant: Congregation of the Holy Union of the Sacred Hearts
Location: 550 & 570 Rock St.
Assessor’s Map: O-2-16 & 17

3. Proposed approval and signing of Planning Board Form D-1 COVEVANT for Vista Way Estates Subdivision (File 19-210), Owner/Applicant Antonio Almeida, Trustee of Draper Street Realty Trust.


5. Proposed approval of utility easement as required by condition #10 of the Planning Board Decision of February 28, 2020, approving the Vista Way Estates Subdivision Plan.

6. Proposed endorsement of original Mylar for approved Vista Way Estates Subdivision Plan and release of original to Atty. Peter Saulino for simultaneous recording of the plan, the covenant, and the easement.
7. Request of RGK Realty Trust for release of Lot 6 (15 Chestnut Hill Dr.) from Covenant.

8. Approval of Minutes – August 10, 2020 Meeting

9. Public Input - 3 minutes per citizen

10. ADJOURNMENT

Anyone having a question concerning any of these matters may contact the Fall River Planning Department at [508] 324-2561 or by writing to the Planning Department, One Government Center, Fall River, MA 02722. Anyone wishing to express favor or opposition to any of these matters do so either in person at the hearing as noted above, or by letter addressed to the Planning Board, One Government Center, Fall River, MA 02722.

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650