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**NOTICE OF PUBLIC HEARING
FALL RIVER PLANNING BOARD**

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 and 12,000 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

Location: 954 Plymouth Ave.

Assessor's Map: F-26, Lots 72 & 48

B. File No. 20-1470

Owner/Applicant: Knud Hellested II etal
Location: 502-506 Fourth St.
Assessor's Map: I-12-41

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.**
4. **Discussion of removal of erroneous reference to June 25 Certificate of Action which appears on the 3/25/20 revision of the Vista Way Estates Subdivision Plan.**
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. **Approval of Minutes – August 10, 2020 Meeting**
8. **Public Input - 3 minutes per citizen**
9. **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