

REVISED

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NOTICE OF PUBLIC HEARING
FALL RIVER PLANNING BOARD

2020 OCT 14 A 10:44

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Original Posting October 5, 2020 9:45am
CITY CLERK
FALL RIVER, MA

Notice is hereby given that the Fall River Planning Board will hold a Public Hearing on **Monday, October 19, 2020, at 5:30 P.M.** in the **First Floor Hearing Room, 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 September 21, 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: Broadway Properties LLC
Location: 1172-1174 Bedford St.
Assessors Map: L-9-1

Request submitted by Gorodetsky Engineering on behalf of Broadway Properties 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 June 30, 2020, to construct an approximate 3,000sf, 3-unit retail building waiving requirements in the [B-N] District. The current request is for a determination by the Planning Board that the applicant's new proposal, to reconfigure and locate the building farther away from Bedford St. thus complying with the setback requirements along Bedford St. and Oak Grove Ave. 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. 20-1475**
Owner/Applicant: E.L.B.K. Realty Trust (Brian Barreira Trustee)
Location: 2547 & 2549 South Main St.
Assessor's Map: B-1, Lots 4 & 7

- B. **File No. 20-1476**

Owner/Applicant: JEI Properties LLC
Location: 23-29 Aetna St.
Assessor's Map: C-2-34

C. File No. 20-1477

Owner/Applicant: Brandon Arruda
Location: 178-180 Mott St.
Assessor's Map: F-18-3

D. File No. 20-1478

Owner/Applicant: Franklin Fernandes
Location: 167-179 Raymond St.
Assessor's Map: J-19-9

E. File No. 20-1479

Owner/Applicant: Around The Clock Realty Service
Location: 118-120 Raymond St.
Assessor's Map: J-19-48

F. File No. 20-1480

Owner/Applicant: Sequoia Holdings, LLC
Location: 93 Mulberry St. & 338 Ferry St.
Assessor's Map: I-5-19 & 25

3. **Approval of Minutes** – September 21, 2020 Meeting
4. **Public Input** - 3 minutes per citizen
5. **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