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FALL RIVER

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NOTICE OF PUBLIC HEARING

FALL RIVER ZONING BOARD OF APPEALS

Original Posting on April 28, 2023 at 2:00 P.M.

The City of Fall River Zoning Board of Appeals hereby gives notice that a Public Hearing will be held on ***Thursday, May 18, 2023 at 6:00pm*** in the first floor Hearing Room, One Government Center, Fall River, MA, in order to hear the following petitions. Petitioners or their representatives must appear at the Hearing to present their case.

ALL PERSONS PRESENTING BEFORE THE BOARD INCLUDING PETITIONERS AND ABUTTERS, SHALL BE LIMITED TO THREE MINUTES.

OLD BUSINESS

01. DAVID L. PAVAO c/o Atty. Arthur D. Frank Jr.

1000 Blossom Rd., Map W-15 Lot 30

The applicant seeks a Special Permit to construct a 40 ft. x 80 ft. garage, exceeding height and area requirements in an R-80 (Single Family) Zoning District and a WWD (Watershed and Water Supply Protection) Overlay District. *This petition was previously tabled at the April 20, 2023 Zoning Board of Appeals Meeting by the request of the applicant.*

02. VERTEX TOWERS, LLC c/o Atty. Francis D. Parisi

42 Estes Ln., Map D-04 Lot 26

The applicant seeks a Special Permit to construct a 136 ft. high cell tower in a CMD (Commercial Mill) Zoning District. *This petition was previously tabled at the April 20, 2023 Zoning Board of Appeals Meeting by the request of the applicant.*

NEW BUSINESS

1. BRIAN RUA c/o Atty. Mark L. Levin

41 Crestwood St., Map P-25 Lot 23

The applicant seeks a Variance to construct a garage with a living space above it, waiving side yard setbacks in an S (Single Family) Zoning District.

2. GLAYCE KELLY BARBOSA FREITAS

379-381 Robeson St., Map M-15 Lot 43

The applicant seeks a Special Permit to convert the existing ground level space into a retail store, waiving zoning requirements in a G (General Residence) Zoning District.

3. TACO, INC. c/o Atty. Peter A. Saulino

580 Pleasant St., 583 Bedford St., & 584-594 Pleasant St., Map M-12 Lots 34, 35, & 40

The applicant seeks a Special Permit to demolish two (2) existing buildings in order to construct a one-story 55,022 sq. ft. addition and another 2,053 sq. ft. addition to the existing building one (1) as proposed. The applicant also seeks a Special Permit to reduce the

required number of parking spaces to serve the establishment per §86-445 A of the Fall River Zoning Ordinance. This property is located in a CMD (Commercial Mill) Zoning District.

**4. SCOTTIE VIVEIROS & JENNIFER M. VIVEIROS c/o Atty. Peter A. Saulino
15 Anderson St., Map D-06 Lot 16**

The applicant seeks a Variance to subdivide the subject parcel into two (2) lots, leaving the existing single-family dwelling on one (1) fully conforming lot and constructing a new single-family dwelling with required parking on another lot, waiving frontage and lot area in an S (Single Family) Zoning District.

**5. DURFEE TRUST LIMITED PARTNERSHIP c/o Atty. Peter A. Saulino
80-84 North Main St. & 0 Elm St., Map N-10 Lots 47 & 75**

The applicant seeks a Variance to convert the existing office building located at 80-84 North Main St. into 22 residential apartment units. The applicant also seeks a Special Permit to waive parking requirements in a CBD (Central Business) Zoning District, an AOD (Arts Overlay) District, and an HD-1 (Housing Development) Overlay District. The applicant proposes to use 0 Elm St. for parking.

**6. 66 TROY STREET LLC c/o Atty. Peter A. Saulino
66 Troy St., Map N-03 Lot 3**

The applicant seeks a Special Permit to convert the existing mill building into mixed-use, with commercial tenancy on the first floor and 36 residential apartment units on the second, third, and fourth floors. The applicant also seeks a Special Permit to waive parking requirements. This property is located in a B-L (Local Business) Zoning District, an AOD (Arts Overlay) District, and an HD-1 (Housing Development) Overlay District.

**7. PARALLEL PRODUCTS SOLAR ENERGY LLC c/o Atty. Peter A. Saulino
109 Howe St., Map B-20 Lot 1**

The applicant seeks a Special Permit to convert the existing mill complex into two (2) separate lots, creating a multi-family development containing 40 residential apartment units on one lot, and leaving the existing mill building on the second lot. This property is located in a CMD (Commercial Mill District).

8. DISCUSSION

Review and Discuss Proposed Updates to Zoning Board of Appeals Rules & Regulations.

9. CITIZENS' INPUT: 3 minutes each

10. APPROVAL of MINUTES: April 20, 2023 meeting.

11. ADJOURNMENT

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