

**TOWN OF SEEKONK, MA
ZONING BOARD OF APPEALS
September 11, 2023
7:00 P.M.
Seekonk Town Hall
Select Board Meeting Room
100 Peck Street
Seekonk, MA 02771**

The meeting will be broadcast live via Seekonk Cable TV-15

AGENDA

Type of Meeting: **Public Hearing and Work Session**

PUBLIC HEARING:

1. **2023-13 Northeast Alternatives Retail, LLC**, 1903 Fall River Avenue, Seekonk, MA 02771 Petitioner, Nolan’s Holding Trust, LLC, 5 Lang Road, East Freetown, MA 02717 Owner requesting an appeal of the Zoning Enforcement Officer’s Determination and/or seeking relief in the form of a **Special Permit** under Section 6.10.5 of the Seekonk Zoning By-law to amend the **Special Permit** in Petition #2021-02, Recorded in the Northern Bristol County Registry of Deeds, Book 27239, Page 64 on August 4, 2021 as to the hours of operation on the property located at 1903 Fall River Avenue, Plat 1, Lot 104 in an Industrial Zoning District, (Marijuana Overlay District) lot containing 1.14 +/- Acres.
2. **2023-14 Darling Development Corporation**, 1105 Fall River Avenue, Seekonk, MA 02771 Owner/Petitioner, requesting an appeal of the Zoning Enforcement Officer’s Determination and/or seeking relief in the form of a **Variance** under Section 5.1.4-Dimensional Table of the Seekonk Zoning By-law to increase the number of stories/height from 3 stories and 40 feet in height to 4 stories and 43 feet in height on the property located at 928, 934, and 940 Fall River Avenue, Plat 7, Lots 345, 57, and 64 in a Highway Business and Economic Development Area Overlay Zoning District lot containing 10.84 +/- Acres.
3. **2023-15 Brittney Josefson**, 49 Mayfield Street, Seekonk, MA 02771, Owner, Oakhill Engineering, 75 Oak Hill Avenue, Seekonk, MA 02771, Petitioner requesting an appeal of the Zoning Enforcement Officer’s Determination and/or seeking relief in the form of a **Special Permit** under Section 4.3-Non-Conforming Uses and Structures of the Town of Seekonk Zoning By-laws to allow for the construction of an addition on a non-conforming lot of record at 49 Mayfield Street, Plat 33, Lot 87 in an R-1 District containing 11,250 +/- s.f.
4. **2023-16 Brittney Josefson**, 49 Mayfield Street, Seekonk, MA 02771, Owner, Oakhill Engineering, 75 Oak Hill Avenue, Seekonk, MA 02771, Petitioner requesting an appeal of the Zoning Enforcement Officer’s Determination and/or seeking relief in the form of a **Special Permit** under Section 6.4-Water Resource Protection District, Subsection J of the Town of Seekonk Zoning By-laws to allow for the construction of an addition while being 15% over the allowable impervious area at 49 Mayfield Street, Plat 33, Lot 87 in an R-1 District containing 11,250 +/- s.f.

WORK SESSION:

1. Discussion of Zoning By-laws and potential amendments
2. Discuss changing the meetings start time
3. Approval of minutes from: July 10, 2023

Adjournment

ALL ZONING BOARD OF APPEALS MEETINGS ARE RECORDED VIA AUDIO, VIDEO AND BROADCAST LIVE (WHEN APPLICABLE) ON CHANNEL 15