

Seekonk Zoning Board of Appeals
Application for a Comprehensive Permit

Town Clerk
Date & Time
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NOV 27 '23 PM 1:32

1. Petitioner: Name, address and telephone number:

320 Fall River LLC, PO Box 6684, Providence, RI 02940; 401-447-0847

**The petitioner shall be entered on the legal notice and the decision as entered above.*

2. Owners of Land: Name, address and telephone number, and number of years under this ownership:

320 Fall River LLC, PO Box 6684, Providence, RI 02940; 401-447-0847 - 17 years 10 months

350 Commercial, LLC. 44 Davis Street, Seekonk, MA 02771; 401-447-0847 - 11 years

Years Owned Land: 17 years+

3. Location of Property:

a. Street: Taunton Ave, Fall River Ave & Arcade Ave

Zoning District: HBR3, MUR3, CCRC

b. Assessors: Plat Number: 14

Lot Number: 78 & 96

c. Registry of Deeds: Book/Page Number: 15551/101 & 20607/86

4. Describe the Comprehensive Permit request:

55 buildings with 4 residential units in each, and 10 buildings with 6 residential units in each, for a total of 65 buildings with a total of 280 residential units.

The above description shall be used for the purpose of the legal notice and decision. A more detailed description is required pursuant to the Comprehensive Permit Rules of Seekonk Zoning Board of Appeals.

Any opinion, or advice, or information given by any individual Board Member or any other official or employee of the Town of Seekonk shall not be binding on the Board.

Existing Lot(s):

Lot Area Sq. Ft.	Open Space Sq. Ft.	Percent Lot Coverage	Height	Frontage Feet	Parking Spaces	Minimum Lot Setbacks			
						Front	Side A	Side B	Rear
<u>2,382,322</u>	<u>0</u>	<u>3%±</u>	<u>3 Story</u>	<u>150</u>	<u>2/Unit</u>	<u>50'</u>	<u>35' Min</u>	<u>35' Min</u>	<u>70'</u>

Seekonk Zoning Board of Appeals
Application for a Comprehensive Permit

Proposed Lot(s):

Lot Area Sq. Ft.	Open Space Sq. Ft.	Percent Lot Coverage	Height	Frontage Feet	Parking Spaces	Minimum Lot Setbacks			
						Front	Side A	Side B	Rear
<u>2,382,322</u>	<u>590,000±</u>	<u>19%±</u>	<u>2 Story</u>	<u>2214± Total</u>	<u>2.8/Unit</u>	<u>45'</u>	<u>32'</u>	<u>32'</u>	<u>32'</u>

Required Lot: (As required by Zoning Ordinance)

Lot Area Sq. Ft.	Open Space Sq. Ft.	Percent Lot Coverage	Height	Frontage Feet	Parking Spaces	Minimum Lot Setbacks			
						Front	Side A	Side B	Rear
<u>40,000</u>	<u>0</u>	<u>N/A</u>	<u>40'</u>	<u>150</u>	<u>2/Unit</u>	<u>50'</u>	<u>35' Min</u>	<u>35' Min</u>	<u>70'</u>

Existing Buildings:

Ground Floor Sq. Ft.	Number of Floors	Total Sq. Ft.	Use of Building*	Number of units in each building
<u>2,331</u>	<u>2</u>	<u>3,531</u>	<u>Pro Shop</u>	<u>1</u>
<u>1,200</u>	<u>1</u>	<u>1,200</u>	<u>Maintenance</u>	<u>1</u>

Proposed Buildings:

Ground Floor Sq. Ft.	Number of Floors	Total Sq. Ft.	Use of Building*	Number of units in each building
<u>55 @ 3,170</u>	<u>2</u>	<u>6,253</u>	<u>Residence</u>	<u>4</u>
<u>10 @ 4,755</u>	<u>2</u>	<u>9,380</u>	<u>Residence</u>	<u>6</u>

Any opinion, or advice, or information given by any individual Board member or any other official or employee of the Town of Seekonk shall not be binding on the Board.

Petitioner and Landowner Signature(s):

Every application for a Comprehensive Permit shall be made on this form which is the official form of the Zoning Board of Appeals. Every application shall be filed with the Town Clerks Office. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the Town Clerk or Zoning Board of Appeal **does not absolve the applicant from this responsibility.** The petitioner shall be responsible for all expenses for filing and legal notification. Failure to comply with application requirements as cited herein and in the Comprehensive Permit Rules of the Seekonk Zoning Board of Appeals may result in a dismissal by the Zoning Board of Appeals of this application as incomplete.

Signature(s) _____

Type above name(s) here H. Charles Tapalian, Member

FIREFLY APARTMENTS HOUSING PROJECT NARRATIVE

The proposed Firefly Apartments affordable housing project will consist of 280 townhouse units located in 65 structures spread across 52.6 acres. Access to this property will be available along Taunton Avenue and Fall River Avenue, as can be seen on the site plan shown in **Figure 1**. This project is a redevelopment of the former Firefly Golf Course that closed in 2015 after 30 years of operation. The complex will consist of 55 4-plex structures and 10 6-plex structures. Each townhouse unit will be 1,502sqft and will have 4 BRs and 3 BAs.

The structures will be built using wood frame construction combined with spray foam insulation for higher energy efficiency. Other elements that will be used to improve energy efficiency include low-E windows, Energy Star appliances, LED lighting, and low-flow faucets and fixtures. Construction of these structures will also incorporate asphalt shingles, vinyl siding, granite countertops, and solid wood doors and cabinets. The flooring will be vinyl plank for easy maintenance. A rear concrete patio with privacy fencing will also be provided for each unit.

The energy for these units will be all electrical, including heat/hot water. We plan to incorporate solar power into the electrical system for the property at a later date. Since the utilities are all electric, solar power will be able to provide most of the energy for the project. Use of solar power will greatly increase the energy efficiency of the property as well as increase the value of the property, as a result of the dramatic savings in electricity.

The Town of Seekonk, as well as surrounding towns in MA, does not have a municipal sewer system. This presents a significant problem to developers of large multifamily projects. In order to develop a large project a wastewater treatment plant must be utilized. A wastewater treatment plant will be constructed at the Firefly Apartments property. The developer is already well versed in the construction and operation of such a plant. Another project that the principal of the developer owns called Greenbrier, located less than 1 mile from Firefly, utilizes a wastewater treatment plant for a 412-unit multifamily development (with capacity to spare). A photo of the Greenbrier wastewater treatment plant can be found in **Figure 2**.

The exterior design of the townhouse structures fits in very well with the surrounding area. These structures are very similar to those at a neighboring townhouse development less than 1

mile away. The multifamily development of Firefly complements the mixed-use nature of the properties in the immediate area. Businesses surrounding this property include restaurants, a pool club, a supermarket, several small to medium size retail locations, a veterinarian, 2 car dealerships, a bank, and a hotel. Firefly Apartments would help to reinvigorate this part of Seekonk by providing a new customer base.

Directly adjacent to the property is a commercial building that is owned by the principal of the developer. The building is currently vacant however it includes space for a restaurant/bar and pool club. It is intended that the commercial building will be renovated, and these businesses will be reopened prior to the completion of the Firefly Apartments by its principal owner or an investor. Membership of the pool club will be available for a fee for all residents of the Firefly Apartments.



FIGURE 2. Photo of the Greenbrier Village wastewater treatment facility (WWTF), located at the far end of the apartment complex. The facility utilizes a membrane bioreactor system for processing the wastewater.

Seekonk Zoning By-Laws

Section	Description	Existing Requirement/Project Notes Project Notes and/or explanations	Request
4	Use Regulation		
4.1.1.3	R-3	Low Density	Exception requested
4.1.2.2	Highway Business	Commercial/Large volume of traffic	Exception requested
4.2	Use Table		
4.2.3	R-3: Residential Uses	Multifamily Dwelling Units are Prohibited	Exception requested
4.2.5	Highway Business	Multifamily Dwelling Units are Prohibited	Exception requested
4.2.3.3	Multifamily Dwelling Units	Multifamily Dwelling Units are Prohibited	Exception requested
5	Dimensional Requirements		
5.1.4	Dimensional Table		
R-3			
Area	40,000 S.F.		Exception not requested
Frontage	150'		Exception not requested
Front Yard	50'	Exception requested to allow forty (40) feet from an existing public way.	Exception request
Rear Yard	70'	Exception requested to allow a twenty (20) foot rear yard. This will be achieved once some lot line configurations take place.	Exception requested
Side Yard	35' + 5' per story	Exception requested to allow a thirty (30) foot side yard.	Exception requested
Height	40' or 3 Stories		Exception not request
8	Development and Design Standards		
8.1	Parking		
8.1.4		Each off-street parking space shall be a minimum of nine (9) feet in width by twenty (20) in length. Exception requested to allow parking spaces to be a minimum of eight (8) feet six (6) inches in width by twenty (20) feet in length.	Exception requested
8.4	Landscaping		
8.4.5	Requirements for Site Plan Review		
8.4.5.1		A minimum 10 foot landscaped buffer around the perimeter of all sites shall be provided. A 25 foot buffer containing landscaping, a grassed earth berm, a fence, masonry wall or some combination of these screening devices, shall be provided on each side, which adjoins or faces the side or rear lot line of a parcel in residential use or in a residence district to buffer non-residential sites from residential areas	Exception not requested

8.4.5.2		Each double row of parking spaces shall be terminated by landscaped islands which measure not less than ten feet in width and not less than 36 feet in length. The interior of parking lots shall have at a minimum landscaped center islands at every other double row. Pedestrian paths may be incorporated within the landscaped area provided a minimum of four feet, exclusive of paved areas, is maintained for all landscaped areas. Said double rows of parking spaces shall not exceed twenty (20) adjacent spaces or ten (10) spaces in each row.	Exception not requested, since no double rows are proposed
8.4.5.6		Garbage collection, recycling areas, utility areas and other outside storage areas shall be screened by a planted buffer strip along three sides of such a facility. Planting material should include a mixture of evergreen trees and shrubs.	Exception not requested.
8.8 Signs			
8.8.5 Signs - Residential District			
8.8.5.3		One double-faced sign not in excess of one (1) square foot per face is permitted to advertise taking of boarders, earth removal, or home occupation. Such signs may be combined with the residence identifications sign for a single double-face sign not in excess of two (2) square feet per face.	Exception requested
8.8.5.4		Exception requested to allow a sign for the proposed residential development. For permitted uses, other than residential, in Residential Districts or as limited otherwise, one double faced sign of not over twelve (12) square feet per face is permitted. Exception requested to allow a sign for the proposed multifamily residential development.	Exception requested
Seekonk Conservation Commission General Wetlands Protection By-Laws			
<i>Exception requested to not adhere to Seekonk Conservation Commission General Wetlands Protection By-Law, so that the Massachusetts Wetlands Protection Act would be the minimum requirements for this project.</i>			
Section	Description	Existing Requirement/Project Notes Project Notes and/or explanations	Request
7	Permits, Determinations and Conditions	lands within 200 feet of rivers, ponds, and lakes, and lands within 100 feet of other resource areas listed in Section 2 are within the jurisdiction of the Seekonk Conservation Commission. These lands are presumed important to the protection of these resources because activities undertaken in close proximity to resource areas have a high likelihood of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat. The Commission therefore may require that the applicant maintain a strip of continuous, undisturbed vegetative cover within the 200-foot [or 100-foot] area, unless the applicant convinces the Commission that the area or part of it may be disturbed without harm to the values protected by the bylaw. In the review of areas within 200 feet of rivers and streams, no permit issued hereunder shall permit any activities unless the applicant, in addition to meeting the otherwise applicable requirements of this bylaw, has proved by a preponderance of the evidence that (1) there is no practicable alternative to the proposed property use, overall project purpose (e.g. residential, institutional, commercial, or industrial purpose), logistics, existing technology, costs of the alternatives, and overall project costs.	Exception requested

	<p>Exception requested that the project be reviewed to the standard for the State of Massachusetts Wetland Protection Act (WPA). Most particularly that all proposed improvements be held accountable to comply with the WPA and not be subject to Section 7 of the Seekonk Conservation Commission General Wetlands Protection By-Laws.</p>	
<p>9</p>	<p>Definitions</p> <p>The term "vernal pool" shall include a confined basin depression which, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, and which is free of adult fish populations, as well as the area within 100 feet of the mean annual boundary of such a depression, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife.</p> <p>Exception requested that the definition of "vernal pool" be as defined by the State of Massachusetts Wetland Protection Act (WPA). Most particularly that following language in quotes "as well as the area within 100 feet of the mean annual boundary of such a depression, regardless of whether the site has been certified by Massachusetts Division of Fisheries and Wildlife" be stricken from the definition of "vernal pool".</p>	<p>Exception requested</p>
<p>Seekonk Conservation Commission Wetland Regulations</p> <p>Exception requested to not adhere to Seekonk Conservation Commission Wetland Regulations, so that the Massachusetts Wetlands protection Act would be the minimum requirements for this project.</p>		
<p>Section</p>	<p>Description</p>	<p>Request</p>
<p>1.4.4</p>	<p>Filing Fees</p> <p>Filing fees are payable at the time of submission of Request for Determination or Notices of Intent. Checks or money orders should be payable to "Town of Seekonk", with the exception of the recording fee.</p> <p>Exception requested that only the State of Massachusetts Wetland Protection Act (WPA) fees are required.</p>	<p>Exception requested</p>
<p>1.4.4.2</p>	<p>Notice of Intent</p> <p>In addition to any fees mandated by state law, the proponent shall pay to the Town of Seekonk the local filing fee, which shall be as set forth in APPENDIX E: FILING FEES FOR NOTICES OF INTENT.</p> <p>Exception requested that only the State of Massachusetts Wetland Protection Act (WPA) fees are required.</p>	<p>Exception requested</p>
<p>1.4.5</p>	<p>Consultant Fees</p> <p>The consultant fee may only be invoked with respect to compliance with the Bylaw; it may not be used to determine compliance with the Massachusetts Wetlands Protection Act. The Commission must strive to limit the amount and scope of the consultant's work.</p>	<p>Exception requested</p>
<p>1.4.5.1</p>	<p>Statement of Interest</p> <p>The applicant has the burden of proof (1) that the proposed activity will not have a significant, unacceptable or cumulative effect upon any of the wetland values of the Bylaw, and (2) that the activity will comply with the performance standards established for each resource area. It is the applicant's responsibility to familiarize itself with the requirements of the Bylaw and these regulations and to file a complete application. However, the applicant shall be allowed the opportunity to furnish additional information in the course of the public hearing, including information deemed necessary by the Commission to evaluate the impacts of the proposed activity on resource areas.</p>	<p>Exception requested</p>
<p>2.2</p>	<p>Performance Standards</p>	
<p>2.2.1.1</p>	<p>Activities in Resource Areas</p> <p>The consultant fee shall be invoked only on a case-by-case basis, and not as a rule. Even if the Commission decides that the services of an independent consultant are necessary, the Commission has the discretion not to pass on to the applicant any or all of those costs</p>	

2.2.1.1.c	<p>In order to preserve water quality, all unvegetated drainage outfall structures (including outfall pipes, and riprap or velocity dissipators) shall be set back at least 50 feet horizontally from the edge of the wetland resource area; the Commission may require an additional setback (not to exceed a total setback of 100 feet horizontally from the wetland resource area) due to conditions affecting water quality, including but not limited to slope, soil infiltration rates, vegetative cover, and the effectiveness of the proposed stormwater Best Management Practices in preventing erosion and channelization within the Buffer Zone and in promoting infiltration, sheetflow runoff, and removal of sediments, nutrients and other pollutants.</p> <p><i>Exception requested to allow all unvegetated drainage outfall structures to be within twenty feet from the edge of the wetland resource area proper with no additional setback requirements and to allow perpetual maintenance.</i></p>	Exception requested
2.2.2 2.2.2.1 Buffer Zone	<p>Where an activity is proposed within the Buffer Zone, the Commission shall presume that the activity has a high likelihood of altering any resource area adjacent to the Buffer Zone unless the proponent proves by a preponderance of the credible evidence that either:</p> <p>a) The Buffer Zone does not play a role in the protection of any of the wetland values of the Bylaw; or b) the activity shall occur in such a manner that any potential adverse environmental impacts on any of the wetland values are avoided.</p> <p>Notwithstanding any of the above, the placement of impervious surface in the Buffer Zone is limited to the greater of:</p> <p>a) 25% of the Buffer Zone; or b) the percentage of the Buffer zone covered by previously-placed impervious surface due to activity allowed at the time it was placed.</p>	Exception requested
2.2.2.2 Buffer Strip	<p>Where an activity is proposed within the Buffer Zone to a wetland, vernal pool, bank or beach, or isolated land subject to flooding, the Commission shall require that a continuous Buffer Strip (at least 25 feet wide) of undisturbed, natural vegetation be maintained between the proposed activity and the resource area(s). In the course of reviewing proposed activities within the buffer zone, the Commission may require that a buffer strip be created where none currently exists, where, in the judgment of the Commission, damage has occurred due to previous activities.</p> <p>In designing a project to meet this performance standard, the applicant shall take into account not only proposed construction activity, but also realistic future use of the site. As an example, in the case of construction of a single-family residence, it shall be presumed that such future use includes a yard, and that the yard shall extend at least 25 feet horizontally from the structure, exclusive of any portion of the Buffer Strip. Typically, the Commission shall expect new structures sited at least 50 feet from wetland resource area(s), and that a Buffer Strip significantly greater than 25 feet will be provided where slopes exceed 25%.</p> <p>When partial encroachment of proposed structures into the 25-foot "yard" setback is unavoidable, the applicant may mitigate the encroachment by increasing the Buffer Strip area by an amount equal to or greater than the encroachment into the "yard". The following guidelines are offered: (1) The encroachment should not exceed 10% of the total recommended "yard" setback for the lot; and (2) The encroachment should not exceed one quarter of the recommended width of the total setback from the resource area.</p> <p>It is the applicant's responsibility to demonstrate to the Commission's satisfaction that realistic future use of the site is not likely to result in intrusion into, or alteration of, the Buffer Strip. The Commission may require the applicant to submit a use plan and narrative as part of that demonstration. At the Commission's request, the applicant shall demonstrate to the Commission's satisfaction that work or activities proposed at the edge of the Buffer Strip are necessary and that reasonable alternatives, including reducing the scale and scope of the project or adjusting other setbacks, do not exist.</p> <p><i>Exception requested to allow all the installation of improvements to be within five feet from the edge of the wetland resource area proper (bordering Vegetated Wetland) with no additional setback requirements for a vernal pool outside of the state defined resource area and to allow perpetual maintenance of all areas developed under this exception.</i></p>	Exception requested
<p>Town By-Laws</p>		
<p><i>Exception requested to not adhere to Seekonk Conservation Commission General Wetlands Protection By-Law, so that the Massachusetts Wetlands protection Act would be the minimum requirements for this project.</i></p>		
Category	Description	Dominant
<p>Existing Requirement/Project Notes</p>		

TABLE 1	REQUIREMENTS	REMARKS
17A	<p>Earth Removal</p> <p>Permit for Earth removal in excess of eight (8) cubic yards Exception requested to obtain an earth removal permit, or the earth removal permit be granted as part of the Comprehensive Permit.. This project will grossly exceed the earth removal quantity and therefore and exception is requested from this requirement.</p>	Exception requested
17B	<p>Placement of Fill</p> <p>Permit for Placement of Fill in excess of thirty (30) cubic yards Exception requested to obtain a permit for placement of fill, or the placement of fill permit be granted as part of the Comprehensive Permit.. This project will grossly exceed the placement of fill quantity and therefore and exception is requested from this requirement.</p>	Exception requested



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

May 19, 2023

320 Fall River LLC
320 Fall River Ave.
Seekonk, MA
Attention: Charles Tapalian

**Re: Firefly, Seekonk
Project Eligibility/Site Approval
MassHousing ID No. 1173**

Dear Mr. Tapalian:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBank Boston”).

320 Fall River LLC has submitted an application with MassHousing pursuant to Chapter 40B. You have proposed to build two hundred eighty (280) units of rental housing (the “Project”) on approximately 54.69 acres of land located at 320 Fall River Avenue (the “Site”) in Seekonk (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Municipality outlined the following comments and concerns regarding the proposal:

- The Municipality commented that a portion of the Site lies along the Runnins River watershed, a significant ecological resource and stormwater conveyance for the Town, and requests that the proposed Project mitigate impacts, specifically with regard to water quality, on the associated wetlands.

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay, Executive Director

- The Municipality is concerned about the availability of adequate water supply for the proposed use.
- The Municipality is concerned about traffic impacts on nearby intersections and requests additional information to assess capacity and the potential need for improvements, including pedestrian and bicycle infrastructure.
- The Municipality further noted that pedestrian and bicycle connections within the proposed development and to nearby retail, services, and recreational areas should be incorporated into the design.
- The Municipality noted an interest in maintaining and incorporating into the plan as many existing stone walls and mature trees as possible.
- The Municipality requests that all proposed drives and roads be designed and constructed in conformance with local subdivision standards.

MassHousing Determination and Recommendation

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval.¹ As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Applicant may apply to the Zoning Board of Appeals (“ZBA”) for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing’s site and design review, and considering feedback received from the Municipality, the following issues should be addressed in the application to the ZBA, and the Applicant should be prepared to explore them more fully during the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should work with the Municipality to address concerns related to water supply in connection with the proposed use.
- The Applicant should be prepared to provide sufficient data to assess the proposed Project’s potential traffic impacts on area intersections, and respond to reasonable request for mitigation.

¹ MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.

- The Applicant is encouraged to work with its design team to incorporate pedestrian and bicycle infrastructure that improves circulation and connections both within the Site and to nearby retail, services, and recreational areas.
- To the extent feasible, the Applicant is encouraged to maintain as many of the Site's existing stone walls and mature trees as possible.
- To the extent feasible, the Applicant should cooperate with municipal requests for the proposed Project's drives and roads to be designed in conformance with local subdivision standards.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than two hundred eight (280) rental units under the terms of the Program, of which not less than seventy (70) of such units shall be restricted as affordable for low- or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new Site Approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

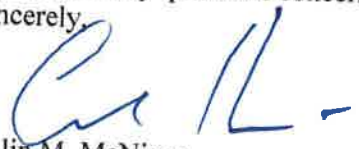
Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBank Boston, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail

themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Kat Miller at (617) 854-1217.

Sincerely,



Colin M. McNiece
General Counsel

- cc: Jennifer Maddox, Undersecretary, DHCD
- The Honorable Marc R. Pacheco
- The Honorable Steven S. Howitt
- Justin Sullivan, Chairperson, Seekonk Board of Selectmen
- Shawn E. Cadime, Seekonk Town Administrator
- John J. Aubin, Seekonk Town Planner

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Firefly, Seekonk, MA #1173

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (“HUD”). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Seekonk is \$81,900.

Proposed rent levels of \$2,200 for a four-bedroom affordable unit are within current affordable rent levels for the Providence-Fall River HMFA under the NEF Program.

The Applicant submitted a letter of financial interest from BankNewport, a member bank of the FHLBank Boston under the NEF Program.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses and would address the local need for housing.

The Town of Seekonk does not have a DHCD-approved Housing Production Plan. According to DHCD’s Chapter 40B Subsidized Housing Inventory, updated through April 18, 2023, Seekonk has 87 (SHI) units (1.65% of its housing inventory), which is 441 units below the statutory minima requirement of 10%.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

Relationship to adjacent streets/Integration into existing development patterns

The Site is a former golf course located in a mixed-use district of Seekonk between Route 114A (Fall River Avenue) to the west, Route 44 (Taunton Avenue) to the north, and Arcade Avenue to the South. Route 44 is a major east-west state highway that provides access to Interstate 95 in downtown Providence, RI, and includes a mix of retail and commercial establishments locally including several car dealerships that will directly abut the Site to the north. Fall River Avenue and Arcade Avenue are primarily residential in nature. An established single-family neighborhood abuts the Site to the east, off

Arcade Avenue. The proposed Project will have one access off Taunton Avenue and two off Fall River Avenue, which connect through to a roadway network that organizes the proposed Project across a series of blocks within the Site. The Site will also feature sidewalks throughout, to connect to neighborhood services and amenities. Given its mixed-use location and advantageous location in terms of access to local and regional services, amenities, and employment centers, the proposed Project is able to successfully integrate into existing development patterns.

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):

Redevelopment of the Site will create 280 4-bedroom townhouse units, separated into 55 4-plex structures and 10 6-plex structures. Each unit will contain approximately 1,502 square feet of living space and is two stories in height. The townhouse clusters use a variety of architectural details including pitched roofs and modulated facades with recessed entrances. Construction will include asphalt shingles, vinyl siding, and rear concrete patios with privacy fencing for each unit. The architectural designs and building scale are compatible with the style of homes found in the surrounding area.

Density

The Developer intends to build 280 homes on approximately 54.69 acres, 45.16 of which are buildable. The resulting density is 6 units per buildable acre. The proposed density is acceptable given the proposed housing type and similar patterns of development found within the surrounding regional context.

Conceptual Site Plan

The proposed site layout includes 280 units in 55 4-plex structures and 10 6-plex structures, organized along a series of roadways that form several blocks within the Site. All homes are oriented to face the street, with parking spaces in front of the buildings and green space behind the units for backyard areas. Site access is provided from two proposed curb cuts on Fall River Avenue and from an existing curb cut and access roadway on Taunton Avenue. Wetland areas in the northern and eastern portions of the Site are proposed to be reforested. Additional areas for stormwater retention are located throughout the Site. Connections to water and gas and electric utilities are available at Taunton Avenue and Fall River Avenue. A wastewater treatment plant will be utilized by the proposed Project.

Environmental Resources

Documented on-site resource areas include approximately 3.81 acres of area located in FEMA Floodplain Zone AE in the eastern portion of the Site. An additional 5.72 acres of wetland areas are located in the eastern and northern portions of the Site. Reforestation is proposed in these resource areas and the site plan is organized in a way that locates the built portion of the development away from these resource areas.

Topography

The Site is a former golf course with gently rolling knolls throughout. The Site's topography is not a significant impediment to development of the Site.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Applicant proposes 280 4-bedroom rental apartments to be financed under the NEF Program. There will be 210 market-rate units with proposed average rent levels of \$2,600. Based on the Comprehensive Market Analysis provided by the Applicant, the proposed Project is well located within the region with respect to regional transportation, employment, services, and natural amenities. The market for rental

units in the region is stable with demand that is very strong and the proposed Project is competitively equipped to support a favorable market position.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$9,285,000. Based on a proposed investment of \$79,900,903 in equity and permanent financing the development pro forma appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

MassHousing finds that the Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 5.28-acre Site by virtue of a deed between Seekonk Golf Inc. and the Applicant, dated January 16, 2006 and registered at the Northern Bristol County Registry of Deeds in Book 15551; Page 101.



Town of Seekonk
Office of the Treasurer/Collector
"Certificate of Good Standing"

Planning / Zoning Board of Appeals

320 Fall River LLC

Petitioner Name

PO Box 6684

Petitioner Address

Providence, RI 02940

City, State Zip

401-447-0847

Petitioner Phone Number

350 Commercial, LLC

Property Owner

44 Davis Street

Property Address

Seekonk, MA 02771

City, State Zip

14

Plat Number

96

Lot Number(s)

The Applicant must submit this form to the Tax Collector's Office. This completed and signed "Certificate of Good Standing" must also be submitted with your application. Delinquent bills must be paid in full before any application will be accepted. If applicable, a tax statement is attached itemizing all past due amounts. This certificate is valid for 30 days from date signed below.

Applicant is in Good Standing with the Town of Seekonk.

Applicant is not in Good Standing with the Town of Seekonk.

Collector comments (if necessary): _____

Christine N. DeFontes

Christine N. DeFontes
Collector of Taxes

Nov. 14, 2023

Date

Collector's Office: (508) 336-2930

Office Hours: Monday, Tuesday, Thursday 8:30 AM to 4:30 PM Wednesday 8:30 AM to 5:30 PM,
Friday 8:30 AM to Noon



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TOWN OF SEEKONK

100 PECK STREET, SEEKONK, MA 02771
508-336-2900

CERTIFIED LIST OF ABUTTERS – FORM G

(Please allow 7-10 Business days to complete)

- PLANNING BOARD 508-336-2961
- ZONING BOARD OF APPEALS 508-336-2961
- CONSERVATION 508-336-2944
- OTHER

Date: October 24, 2023

Applicant Name: 320 Fall River, LLC

Phone No.: 401-447-0847

Applicant Address: PO Box 6684, Providence, RI 02940

*Signature of Applicant/Contact Person: *[Signature]*

Subject Property Address: 320 Fall River Ave & 350 Fall River Ave

Present Zoning: HBR3 & MUR3

Plat No: 14

Lot No: 78 & 96

Property Owner Name: 320 Fall River, LLC & 350 Commercial, LLC

Property Owner Address: PO Box 6684, Providence, RI 02940 & 44 Davis St, Seekonk, MA 02771

Deed of property recorded in Bristol County Registry, *Please note this mandatory information

Book No.: 22059 / 20607

Page No.: 143 / 86

To the Planning Board, Zoning Board and Conservation Commission of the Town of Seekonk, Massachusetts:

The undersigned, being an applicant submits the following drawing of land to be considered, listing the names of adjoining owners in their relative positions and indicating the address of each abutter on the drawing or in a separate list, including owners of land separated from the said land only by a street. Said drawing is at a scale of 1" = 40' and lists all abutters within 300' including across the streets and bodies of water. For the acceptance of streets, please notify all abutting properties of the proposed roadway(s) only.

***Please use blue pen to sign**

This is to certify that at the time of the last assessment for taxation made by the Town of Seekonk, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as written, except as follows:

Town Assessor: _____

Date: _____

Assistant Assessor: Maureen Hanley

Date: 11-2-2023

This certificate shall expire 30 calendar days from the date of certification.

Rev. 05/03/2021

\$25 minimum fee which includes Certified List of Abutters, 2 sets of labels & map (Additional labels: \$5.00 per set/\$2.50 per page)

320 & 350 Fall River Avenue



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated January 5th, 2022
Data updated January 5th, 2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOWN OF SEEKONK CERTIFIED ABUTTERS LIST

320 FALL RIVER AVENUE MAP: 14, LOT: 78 BOOK: 22059, PAGE: 143
 350 FALL RIVER AVENUE MAP: 14, LOT: 96 BOOK: 20607, PAGE: 86

THE PURPOSE OF THIS LIST IS FOR: ZONING BOARD OF APPEALS (300'FT)

November 2, 2023

PARCEL ID	ASSOC. PARCEL	ST. NO.	STREET NAME	USE BOOK	PAGE	OWNER NAME 1	OWNER NAME 2	OWNER ADDRESS 1	OWNER ADDRESS 2	CITY	STATE	ZIP
011.0/0001.0		0	FALL RIVER AVE	936 5909	287	TOWN OF SEEKONK		100 PECK ST		SEEKONK	MA	02771
011.0/0002.0	53	319	FALL RIVER AVE	101 17254	198	HUMPHREY, CHARLES T		319 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0003.0		379	FALL RIVER AVE	101 7587	294	KANE, PATRICK	C/O FARRELL, WILLIAM K & BOUTET, ARIA (JT)	379 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0004.0		393	FALL RIVER AVE	101 7614	12	GROSSMAN, ANDREW P		393 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0006.0		391	FALL RIVER AVE	101 13901	39	YOUNG, MARK T		391 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0009.0		0	FALL RIVER AVE	950 7285	315	SEEKONK LAND CONSERVATION TRUST, INC		PO BOX 383		SEEKONK	MA	02771
011.0/0045.0		343	FALL RIVER AVE	104 19398	50	HICKS, CHRISTINE L		343 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0050.0		351	FALL RIVER AVE	954 963	14	AMERICAN LEGION POST #311, INC		351 FALL RIVER AVE		SEEKONK	MA	02771
011.0/0056.0		0	FALL RIVER AVE REAR	930 5909	287	TOWN OF SEEKONK		100 PECK ST		SEEKONK	MA	02771
012.0/0242.0		42	PROVAZZA DR	101 7502	166	ANTONOV, PAVEL F		42 PROVAZZA DR		SEEKONK	MA	02771
012.0/0287.0	285-291	39	HULL ST	101 26364	306	SANTOS, LUZ ADORNO & BRIAN (TBYE)		39 HULL ST		SEEKONK	MA	02771
012.0/0313.0	314	23	AVON ST	104 20483	227	FIERO, MICHAEL J, JR		27 ELIZABETH WAY		SEEKONK	MA	02771
012.0/0315.0	316-320	62	HULL ST	101 8260	74	PERRY, JAMES E SR & CATHERINE H ET AL		36 HULL ST		SEEKONK	MA	02771
012.0/0321.0	322-324	52	HULL ST	101 19950	114	DIAS, NANCY A		52 HULL ST		SEEKONK	MA	02771
012.0/0325.0	326,327,HALF 328	0	HULL ST	130 LC65	43	PERRY, ROBIN A		211 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0328.0	329-331	36	HULL ST	101 1511	565	PERRY, JAMES E & CATHERINE H		36 HULL ST		SEEKONK	MA	02771
012.0/0332.0	333, 338 & 339	199	FALL RIVER AVE	101 22843	113	KELLY, JAMES & SARAH (TBYE)		199 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0334.0	335-337	195	FALL RIVER AVE	101 26214	341	DAMM, ANDREW & BEAUDRY, KIMBERLY (JT)		195 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0340.0		0	FALL RIVER AVE	132 22843	116	KELLY, JAMES & SARAH (TBYE)		199 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0341.0	342	205	FALL RIVER AVE	101 26306	184	FIERO, ROBERT A & CALEB (JT)		205 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0343.0	344	211	FALL RIVER AVE	104 11061	275	PERRY, ROBIN A		211 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0345.0	346	223	FALL RIVER AVE	101 LC79	110	DECARVALHO, DANIEL M		223 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0347.0	348	0	FALL RIVER AVE	132 26041	226	DECARVALHO, DANIEL M		223 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0349.0		231	FALL RIVER AVE	101 4524	160	RYBAK, JOANN L	C/O PLOURD, JONATHAN D	231 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0350.0	351 & 352	243	FALL RIVER AVE	101 2395	228	HENDRICKS, MICHAEL P & LEANN (TBYE)		243 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0353.0	354 & 357	255	FALL RIVER AVE	101 24471	134	TRAN, SAM DUONG &	LE, TUYET V (TBYE)	255 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0355.0		5	AVON ST	104 10973	319	AMARAL, MICHAEL J & KRISTIN N		5 AVON ST		SEEKONK	MA	02771
012.0/0358.0	359 & 360	9	AVON ST	101 23796	25	ALISCH, ALMA		9 AVON ST		SEEKONK	MA	02771
012.0/0361.0	362-364	30	AVON ST	101 20158	265	ANDRADE, HERCULANO F &		35 KENZIE DRIVE		SWANSEA	MA	02777
012.0/0365.0	366-368	14	AVON ST	101 26552	217	DASILVA, VICTOR A	SPENCER, JOSEFA (LE)	9 AVON ST		SEEKONK	MA	02771
012.0/0369.0	370 & 371	2	AVON ST	101 22718	187	DUARTE, BRIAN M		30 AVON ST		SEEKONK	MA	02771
012.0/0372.0	373 & 374	267	FALL RIVER AVE	104 26174	208	FINKLE, ROBERT J		57 JILLIAN WAY		WESTPORT	MA	02790
012.0/0375.0	376 & 377	11	MILTON ST	101 21298	388	ROMANOFF, RANDALL		2 AVON ST		SEEKONK	MA	02771
012.0/0378.0	379 & 380	15	MILTON ST	101 11295	272	DEFONTES, KRISTAL		267 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0383.0	384-386	2	MILTON ST	101 8374	67	TERRIEN, PHILLIP J & PRISCILLA A		43 MANNING DR		RIVERSIDE	RI	02915
012.0/0387.0	388-390	16	MILTON ST	101 24633	182	LINDBERG, MATTHEW & CHELSEA (TBYE)		15 MILTON ST		SEEKONK	MA	02771
012.0/0391.0	392-398	18	MILTON ST	101 19426	123	THOMPSON, ANDREW P & JENNIFER F, TBYE		PO BOX 185		SEEKONK	MA	02771
012.0/0426.0		299	FALL RIVER AVE	031 16762	159	SWIFT, NANCY E	THE ANN E SWIFT TRUST	59 ANNA CT		SEEKONK	MA	02771
012.0/0427.0		313	FALL RIVER AVE	105 12588	312	SWIFT, ANN E TR		18 MILTON ST		SEEKONK	MA	02771
012.0/0496.0		0	FALL RIVER AVE REAR	936 5909	287	TOWN OF SEEKONK		299 FALL RIVER AVE		SEEKONK	MA	02771
012.0/0497.0		283	FALL RIVER AVE	105 23527	233	M&M RESIDENTIAL INVESTMENTS, LLC	C/O K&S RESIDENTIAL INVEST, LLC & M & M RESIDENTIAL INVEST, LLC	142 CARPENTER ST		REHOBOTH	MA	02769
012.0/0510.0		5	CARTER'S WAY	101 18376	294	TAWA, ADAM & JULIE (TBYE)		100 PECK ST		SEEKONK	MA	02771
								PO BOX 2517		PAWTUCKET	RI	02861
								5 CARTER'S WAY		SEEKONK	MA	02771

PARCEL ID	ASSOC. PARCEL	ST. NO.	STREET NAME	USE BOOK	PAGE	OWNER NAME 1	OWNER NAME 2	OWNER ADDRESS 1	OWNER ADDRESS 2	CITY	STATE	ZIP
012.0/0519.0	-	8	CARTER'S WAY	101 17773	343	JORGE, MARIO P & HELENA R (TBYE)		8 CARTER'S WAY		SEEKONK	MA	02771
012.0/0520.0	-	6	CARTER'S WAY	101 18413	198	CHEN, RACHEL		6 CARTER'S WAY		SEEKONK	MA	02771
013.0/0003.0	-	890	ARCADE AVE	101 2351	76	BEDARD, SCOTT E & REGINA M (TBYE)		890 ARCADE AVE		SEEKONK	MA	02771
013.0/0002.0	-	855	ARCADE AAE	101 24739	172	FOISY, DOUGLAS A		855 ARCADE AVE		SEEKONK	MA	02771
013.0/0005.0	-	879	ARCADE AAE	325 26928	308	EVANS, THOMAS		110 HILLSIDE AVE		REHOBOTH	MA	02769
013.0/0045.0	-	390	FALL RIVER AVE	326 28197	237	MP990 FR LLC		52 JEROME ST		BERKLEY	MA	02779
013.0/0050.0	-	380	FALL RIVER AVE	951 24938	27	STONE COAST COMMUNITY CHURCH, INC		156 TAUNTON AVE, PO BOX 82		SEEKONK	MA	02771
014.0/0001.0	2-5	332	FALL RIVER AVE	109 21734	93	GRASSIE, CHARLES &	DIAGO, AMY J (JT)	43 COLONIAL WAY		REHOBOTH	MA	02769
014.0/0062.0	69-65	296	FALL RIVER AVE	101 26711	127	SLAUGHTER, DARRIEN & HAWKINS. BRANDON (TINC)		27 CIRCLE DR		SEEKONK	MA	02771
014.0/0078.0	-	320	FALL RIVER AVE	081 22059	143	320 FALL RIVER, LLC		PO BOX 6684		PROVIDENCE	RI	02940
014.0/0078.2	-	322	FALL RIVER AVE	316 22059	143	320 FALL RIVER, LLC		PO BOX 6684		PROVIDENCE	RI	02940
014.0/0080.0	81 & 95	176	FALL RIVER AVE	330 3259	105	BOCADA ENTERPRISES		25 HI-VIEW DR		HOPE	RI	02851
014.0/0082.0	-	135	TAUNTON AVE	330 15996	121	BOCADA ENTERPRISES, LLP		25 HI-VIEW DR		HOPE	RI	02851
014.0/0085.0	-	288	FALL RIVER AVE	342 8122	82	HURD REALTY, LLC		PO BOX 252		SEEKONK	MA	02771
014.0/0094.0	-	213	TAUNTON AVE	301 22678	118	PRAMUKH GREENPORT REAL ESTATE LLC	C/O AVIRA, LLC	213 TAUNTON AVE		SEEKONK	MA	02771
014.0/0096.0	-	350	FALL RIVER AVE	374 20607	86	350 COMMERCIAL, LLC		44 DAVIS ST		SEEKONK	MA	02771
014.0/0097.0	-	185	TAUNTON AVE	330 9264	321	HERB CHAMBERS OF SEEKONK, LLC	ATTN: ERIK JOHANSEN	185 TAUNTON AVE		SEEKONK	MA	02771
014.0/0098.0	-	189	TAUNTON AVE	330 5628	339	GEO MISSY LTD PARTNERSHIP	ATTN: ERIK JOHANSEN	185 TAUNTON AVE		SEEKONK	MA	02771
015.0/0010.0	-	18	BRENDA CT	101 11560	243	PAYNE, PETER A & JONI		18 BRENDA CT		SEEKONK	MA	02771
015.0/0013.0	-	882	ARCADE AVE	101 21443	84	KRZYZEK, MITCHELL L, SR &	KRZYZEK, DENISE L (TBYE)	882 ARCADE AVE		SEEKONK	MA	02771
015.0/0014.0	-	872	ARCADE AVE	101 22276	146	CONNORS, MICHELE J		872 ARCADE AVE		SEEKONK	MA	02771
015.0/0015.0	-	868	ARCADE AVE	101 18428	228	GROSSI, ANTHONY P, JR & MELISSA A		868 ARCADE AVE		SEEKONK	MA	02771
015.0/0016.0	-	864	ARCADE AVE	101 13602	334	COBLE, SANDRA J & WILLIAM J		864 ARCADE AVE		SEEKONK	MA	02771
015.0/0017.0	-	854	ARCADE AVE	101 21750	102	VILLAGRAN, MAX & JOSEPHINE (TBYE)		47 GREENWOOD AVE		SEEKONK	MA	02771
015.0/0021.0	-	762	ARCADE AVE	101 17195	163	SILVA, CARLOS M & MARIA I		762 ARCADE AVE		SEEKONK	MA	02771
015.0/0022.0	-	790	ARCADE AVE	101 23394	182	WINSOR, NATHAN & BRITTANY (TBYE)		790 ARCADE AVE		SEEKONK	MA	02771
015.0/0031.0	-	732	ARCADE AVE	101 9471	197	MILAN, EMILE J & PAULA I		732 ARCADE AVE		SEEKONK	MA	02771
015.0/0095.0	-	796	ARCADE AVE	101 22929	346	MANCINHO, MARK A & JOAN L		796 ARCADE AVE		SEEKONK	MA	02771
015.0/0100.0	-	759	ARCADE AVE	101 18136	188	HINDS, ARTHUR C		759 ARCADE AVE		SEEKONK	MA	02771
015.0/0104.0	-	757	ARCADE AVE	104 7371	148	RUPERT, RONALD L & JAN L		757 ARCADE AVE		SEEKONK	MA	02771
015.0/0114.0	-	750	ARCADE AVE	101 24225	106	PROVAZZA, ANTHONY J, TR OF	ANTHONY J & LILLIAN A PROVAZZA IRR TR	750 ARCADE AVE		SEEKONK	MA	02771
015.0/0117.0	-	850	ARCADE AVE	101 5492	63	PERRY, JOHN L JR & MARIA M		850 ARCADE AVE		SEEKONK	MA	02771
015.0/0139.0	218	778	ARCADE AVE	101 25585	116	CASTRO, CAITLIN E		778 ARCADE AVE		SEEKONK	MA	02771
015.0/0142.0	-	235	TAUNTON AVE	340 21855	211	K&S RESIDENTIAL INVESTMENTS, LLC	C/O K&S RESIDENTIAL INVEST, LLC & M & M RESIDENTIAL INVEST, LLC	PO BOX 2517		PAWTUCKET	RI	02861
015.0/0173.0	-	43	BROOK HILL DR	101 26523	270	VAN HORN, TIMOTHY		43 BROOK HILL DR		SEEKONK	MA	02771
015.0/0174.0	-	51	BROOK HILL DR	101 14193	98	KARALIS, PAUL & KATHERINE S		51 BROOK HILL DR		SEEKONK	MA	02771
015.0/0175.0	-	1	BRENDA CT	101 3486	173	RESENDES, JOSEPH & LOUISA		1 BRENDA CT		SEEKONK	MA	02771
015.0/0176.0	-	10	BRENDA CT	101 24074	333	RHODES, CHERYL A		10 BRENDA CT		SEEKONK	MA	02771
015.0/0177.0	-	75	BROOK HILL DR	101 9151	79	MILLER, GARY H & DEBRA A		75 BROOK HILL DR		SEEKONK	MA	02771
015.0/0178.0	-	78	BROOK HILL DR	101 4176	167	HAYWARD, MARK S & NANCY A WALSH-		78 BROOK HILL DR		SEEKONK	MA	02771
015.0/0179.0	-	26	PAMELA CT	101 15904	334	MOREIRA, ROMANA	C/O GOWES, ROMANA, TR OF THE REV LIV TR AGMT OF ROMANA GOWES	26 PAMELA CT		SEEKONK	MA	02771
015.0/0180.0	-	14	PAMELA CT	101 25926	271	QUADROS, MICHAEL & CARREIRA, SARAH, TRS	THE QUADROS IRR TRUST	14 PAMELA CT		SEEKONK	MA	02771
015.0/0181.0	-	66	BROOK HILL DR	101 4147	304	QUINN, DAVID & ANN M		66 BROOK HILL DR		SEEKONK	MA	02771
015.0/0182.0	-	54	BROOK HILL DR	101 3247	75	PEREIRA, ABEL S & MARIA D		54 BROOK HILL DR		SEEKONK	MA	02771
015.0/0183.0	-	42	BROOK HILL DR	101 28228	90	WILSON, JOSEPH G		42 BROOK HILL DR		SEEKONK	MA	02771
015.0/0219.0	-	111	BROOK HILL DR	101 20559	308	HARRIS, JEFFREY S		111 BROOK HILL DR		SEEKONK	MA	02771
015.0/0220.0	-	121	BROOK HILL DR	101 9134	153	CORREIA, ANTONIO M & ERMELINDA D		121 BROOK HILL DR		SEEKONK	MA	02771

PARCEL ID	ASSOC. PARCEL	ST. NO.	STREET NAME	USE BOOK	PAGE	OWNER NAME 1	OWNER NAME 2	OWNER ADDRESS 1	OWNER ADDRESS 2	CITY	STATE ZIP
015.0/0221.0		135	BROOK HILL DR	101 5912	96	SCHAFFRON DONNA J (SINNESS)	STINESS, PHILIP B	135 BROOK HILL DR		SEEKONK	MA 02771
015.0/0222.0		147	BROOK HILL DR	101 26022	337	WISOWATY, CATHERINE ANNE &	JOSHUA THOMAS (TBYE)	147 BROOK HILL DR		SEEKONK	MA 02771
015.0/0223.0		159	BROOK HILL DR	101 1872	137	GERTRUDES, ARNALDO & LUCIA		159 BROOK HILL DR		SEEKONK	MA 02771
015.0/0224.0		171	BROOK HILL DR	101 4545	124	SILVA, ANTHONY & NANCY		171 BROOK HILL DR		SEEKONK	MA 02771
015.0/0228.0		126	BROOK HILL DR	101 18891	320	CABRAL, MANUEL P & MARIA E, TRUSTEES	MANUEL P CABRAL & MARIA E IRREV/ TRU	126 BROOK HILL DR		SEEKONK	MA 02771
015.0/0229.0		114	BROOK HILL DR	101 13121	15	SOLOMON, JOYCE R &	FINCHUM, DONNA M (JT)	114 BROOK HILL DR		SEEKONK	MA 02771
015.0/0230.0		38	DENISE DR	101 24787	203	DUMONT, LANCE J & MARY C (TBYE)		38 DENISE DR		SEEKONK	MA 02771
015.0/0249.0		35	DENISE DR	101 2813	298	OLIVIERA, JOSEPH M & OLIVIA		35 DENISE DR		SEEKONK	MA 02771
015.0/0250.0		90	BROOK HILL DR	101 26730	191	HICKEY, PATRICK		90 BROOK HILL DR		SEEKONK	MA 02771
015.0/0251.0		87	BROOK HILL DR	101 23830	74	DEPATIE, ANDREA, TRUSTEE OF	THE STONE FAMILY IRR TRUST	87 BROOK HILL DR		SEEKONK	MA 02771
015.0/0252.0		99	BROOK HILL DR	101 25118	44	BORGES, GEORGE & MIRANDA T (TBYE)		99 BROOK HILL DR		SEEKONK	MA 02771
015.0/0253.0		102	BROOK HILL DR	101 4272	107	TAVARES, FILIPE M & LUCY F	C/O TAVARES, FILIPE M (LE)	102 BROOK HILL DR		SEEKONK	MA 02771
015.0/0302.0		0	ARCADE AVE	132 22232	68	COUNTRY BROOK EST HOMEOWNERS ASSN TR		950 TAUNTON AVE		SEEKONK	MA 02771
015.0/0303.0		1	ANTONIO DR	101 24516	88	POND, DERRICK M &	PETRELLA, CHRISTINA (JT)	1 ANTONIO DR		SEEKONK	MA 02771
015.0/0304.0		5	ANTONIO DR	101 23823	60	CORREIA, EMANUEL & ANDREA (TBYE)		5 ANTONIO DR		SEEKONK	MA 02771
020.0/0209.0		140	TAUNTON AVE	323 22388	154	SEEKONK TOWNE CENTRE, LLC		1 ADAMS PL	859 WILLARD ST, STE 501	QUINCY	MA 02169
020.0/0210.0		208	TAUNTON AVE	340 24068	300	K&S RESIDENTIAL INVESTMENTS LLC	C/O K&S RESIDENTIAL INVEST, LLC & M & M RESIDENTIAL INVEST, LLC	PO BOX 2517		PAWTUCKET	RI 02861
020.0/0470.0		224	TAUNTON AVE	317 17942	147	BANNA, ALBERT G, NORMA E &	PEIXOTO, JANICE M & JEFFREY M	214 TAUNTON AVE		SEEKONK	MA 02771
020.0/0580.0		204	TAUNTON AVE	340 6424	209	CHAPMAN, MARTIN DEAN & THERESA		41 PHEASANT RIDGE RD		SEEKONK	MA 02771
020.0/0583.0		174	TAUNTON AVE	341 7139	141	RENDINE, NATHANIEL J		36 CEDAR BAY DR		WARWICK	RI 02888
020.0/0584.0		184	TAUNTON AVE	325 24262	133	ARWC REAL ESTATE LLC		2113 GAR HIGHWAY		SWANSEA	MA 02777
020.0/0586.0		190	TAUNTON AVE	325 27586	335	BARBOSA REAL ESTATE, LLC		71 SUMMER ST		REHOBOTH	MA 02789
020.0/0593.0		0	TAUNTON AVE	391 1255	445	ROSSBOROUGH, LYNN E		12539 ROCK ROSE LN		JACKSONVILLE FL	32225
020.0/0595.0		148	PLEASANT ST	101 25503	98	HARROP, STACEY & VEADER, JOSEPH C, IV (JT)		148 PLEASANT ST		SEEKONK	MA 02771
020.0/0596.0		214	TAUNTON AVE	101 BR09P1694EA		BANNA, JEFFREY M & NORMA F &	PEIXOTO, JANICE M (JT)	214 TAUNTON AVE		SEEKONK	MA 02771
020.0/0600.0		160	TAUNTON AVE	140 26674	234	AGUIAR, JOHN	C/O 1020 PROPERTIES LLC	160 TAUNTON AVE		SEEKONK	MA 02771

Prepared/Certified by the Board of Assessors

Alison Halaburda
Alison Halaburda, Sr., Clerk

11/2/2023
Date