

Seekonk Zoning Board of Appeals
Application for a Comprehensive Permit

Town Clerk
Date & Time
Stamp Here

NDU 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 3 Story	Frontage Feet 150	Parking Spaces 2/Unit	Minimum Lot Setbacks Front 50'	Side A 35' Min	Side B 35' Min	Rear 70'
<u>2,382,322</u>	<u>0</u>	<u>3%±</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 2 Story	Frontage Feet	Parking Spaces 2.8/Unit	Minimum Lot Setbacks Front Side A Side B Rear 45' 32' 32' 32'
2,382,322	590,000±	19%±		2214± Total		

Required Lot: (As required by Zoning Ordinance)

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

Existing Buildings:

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

Proposed Buildings:

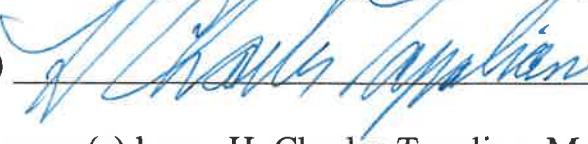
Ground Floor Sq. Ft.	Number of Floors	Total Sq. Ft.	Use of Building*	Number of units in each building
55 @ 3,170	2	6,253	Residence	4
10 @ 4,755	2	9,380	Residence	6

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 52.6acres. 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 1. Firefly Apartments site plan. Note that the commercial building adjacent to the Firefly property is not included in this project. However, the pool club will be reopened in this building and will be available for a fee to the residence of the 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 requested
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. <i>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.</i>	Exception requested
8.4	Landscaping		
8.4.5	Requirements for Site Plan Review	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			
		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.	
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

		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.																													
9 Definitions		<p><u>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.</u></p> <p><u>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".</u></p>																													
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2.2.1.c		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.	Exception requested
2.2.2	Specific Standards	<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>	
2.2.2.1	Buffer Zone	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:	Exception requested
2.2.2.2	Buffer Strip	<p>a) The Buffer Zone does not play a role in the protection of any of the wetland values of the Bylaw; or</p> <p>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</p> <p>b) the percentage of the Buffer zone covered by previously-placed impervious surface due to activity allowed at the time it was placed.</p> <p>Where an activity is proposed within the Buffer Zone to a wetland, vernal pool, bank or beach, or isolated and 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><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>	
		<p>Town By-Laws</p>	
Category	Description		Document
		<p>Existing Requirement/Project Notes</p>	

<u>Activity</u>	<u>Measure</u>	<u>Project Notes and/or explanations</u>
17A Earth Removal	Permit for Earth removal in excess of eight (8) cubic yards <i>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.</i>	Exception requested
17B Placement of Fill	Permit for Placement of Fill in excess of thirty (30) cubic yards <i>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.</i>	Exception requested



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | 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.

- 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.

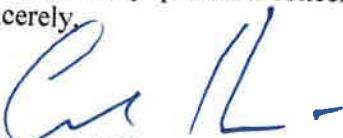
This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter 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: 

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

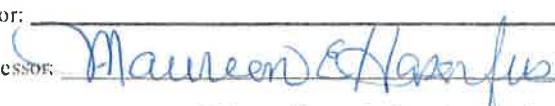
Book No.: 22059 / 20607 Page No.: 143 / 86

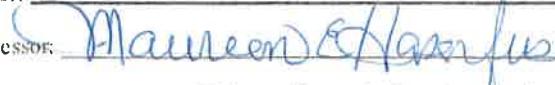
To the Planning Board, Zoning Board and Conservation Commission of the Town of Seekonk, Massachusetts:

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:  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 ADDRESS 1	OWNER ADDRESS 2	CITY	STATE ZIP	
011.0/00010.0~		0	FALL RIVER AVE	936 5909	287	TOWN OF SEEKONK	100 PECK ST		SEEKONK	MA 02771	
011.0/00020.~	53	319	FALL RIVER AVE	101 12754	198	HUMPHREY, CHARLES T	319 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00030.~		379	FALL RIVER AVE	101 7587	294	KANE, PATRICK	379 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00040.~		393	FALL RIVER AVE	101 7614	12	GROSSMAN, ANDREW P	393 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00060.~	391	FALL RIVER AVE		101 13901	39	YOUNG, MARK T	391 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00090.~	0	FALL RIVER AVE		950 7285	315	SEEKONK LAND CONSERVATION TRUST, INC	PO BOX 383		SEEKONK	MA 02771	
011.0/00450.~		343	FALL RIVER AVE	104 19398	50	HICKS, CHRISTINE L.	343 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00500.~		351	FALL RIVER AVE	954 983	14	AMERICAN LEGION POST #311, INC	351 FALL RIVER AVE		SEEKONK	MA 02771	
011.0/00560.~	0	FALL RIVER AVE/REAF	930 5909		287	TOWN OF SEEKONK	100 PECK ST		SEEKONK	MA 02771	
012.0/02420.~		42	PROVAZZA DR	101 7502	166	ANTONY, PAVEL F	42 PROVAZZA DR		SEEKONK	MA 02771	
012.0/02870.~	288-291	39	HULL ST	101 26364	306	SANTOS, LUZ ADORNO & BRIAN (TBYE)	39 HULL ST		SEEKONK	MA 02771	
012.0/03130.~	314	23	AVON ST	104 20483	227	FIERO, MICHAEL J, JR	27 ELIZABETH WAY		SEEKONK	MA 02771	
012.0/03150.~	316-320	62	HULL ST	101 8260	74	PERRY, JAMES E SR & CATHERINE H ET AL	36 HULL ST		SEEKONK	MA 02771	
012.0/03210.~		322-324	52	HULL ST	101 19950	114	DIAS, NANCY A	52 HULL ST		SEEKONK	MA 02771
012.0/03250.~	326,327,HALF 328	0	HULL ST	130 LG65	43	PERRY, ROBIN A	211 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03280.~	329-331	36	HULL ST	101 1511	565	PERRY, JAMES E & CATHERINE H	36 HULL ST		SEEKONK	MA 02771	
012.0/03320.~	333, 338 & 339	199	FALL RIVER AVE	101 22843	113	KELLY, JAMES & SARAH (TBYE)	199 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03360.~	335-337	195	FALL RIVER AVE	101 26244	341	DAMM, ANDREW & DEAUDRY, KIMBERLY (T)	195 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03400.~		0	FALL RIVER AVE	132 22843	116	KELLY, JAMES & SARAH (TBYE)	199 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03410.~	342	205	FALL RIVER AVE	101 26306	184	FIERO, ROBERT A & CALEB (T)	205 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03430.~	344	211	FALL RIVER AVE	104 11061	275	PERRY, ROBIN A	211 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03450.~	346	223	FALL RIVER AVE	101 LC79	110	DECARVALHO, DANIEL M	223 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03470.~	348	0	FALL RIVER AVE	132 26041	226	DECARVALHO, DANIEL M	223 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03490.~		231	FALL RIVER AVE	101 4524	160	RYBAK, JOANN L	231 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03500.~	351 & 352	243	FALL RIVER AVE	101 2395	228	HENDRICKS, MICHAEL P & LEANN (TBYE)	243 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03510.~	354 & 357	255	FALL RIVER AVE	101 24471	134	TRAN, SAM DUONG & LE, TU YET V (TBYE)	255 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03550.~		5	AVON ST	104 10973	319	AMARAL, MICHAEL J & KRISTIN N	35 KENZIE DRIVE		SEEKONK	MA 02771	
012.0/03580.~	359 & 360	9	AVON ST	101 23796	25	ALISCH, ALMA	9 AVON ST		SEEKONK	MA 02771	
012.0/03610.~	362-364	30	AVON ST	101 20158	265	ANDRADE, HERCULANO F & SPENCER, JOSEFA (LE)	30 AVON ST		SEEKONK	MA 02771	
012.0/03650.~	366-368	14	AVON ST	101 26552	217	DASILVA, VICTOR A	57 JILLIAN WAY		SEEKONK	MA 02771	
012.0/03690.~	370 & 371	2	AVON ST	101 22718	187	DUARTE, BRIAN M	2 AVON ST		SEEKONK	MA 02771	
012.0/03720.~	373 & 374	267	FALL RIVER AVE	104 26174	208	FINKLE, ROBERT J	267 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/03750.~	376 & 377	11	MILTON ST	101 24298	338	ROMANOFF, RANDALL	43 MANNING DR		RIVERSIDE	RI 02915	
012.0/03760.~	379 & 380	15	MILTON ST	101 11295	272	DEFONTES, KRISTAL	15 MILTON ST		SEEKONK	MA 02771	
012.0/03830.~	384-385	2	MILTON ST	101 8374	67	TERRIEN, PHILLIP J & PRISCILLA A	PO BOX 185		SEEKONK	MA 02771	
012.0/03870.~	388-390	16	MILTON ST	101 24633	182	LINDBERG, MATTHEW & CHELSEA (TBYE)	59 ANNA CT		SEEKONK	MA 02771	
012.0/03910.~	392-398	18	MILTON ST	101 19426	123	THOMPSON, ANDREW P & JENNIFER F, TROY	18 MILTON ST		SEEKONK	MA 02771	
012.0/04260.~		299	FALL RIVER AVE	031 16762	159	SWIFT, NANCY E	299 FALL RIVER AVE		SEEKONK	MA 02771	
012.0/04270.~		313	FALL RIVER AVE	105 12588	312	SWIFT, ANN E TR	142 CARENTER ST		REHOBOTH	MA 02769	
012.0/04960.~	0	FALL RIVER AVE/REAF	936 5909		287	TOWN OF SEEKONK	100 PECK ST		SEEKONK	MA 02771	
012.0/04970.~		283	FALL RIVER AVE	105 28527	233	M&M RESIDENTIAL INVESTMENTS, LLC	PO BOX 2517		PAWTUCKET	RI 02861	
012.0/05100.~	5	CARTER'S WAY		101 18376	294	TAWA, ADAM & JULIE (TBYE)	5 CARTER'S WAY		SEEKONK	MA 02771	

PARCEL ID	ASSOC. PARCEL	ST. NO.	STREET NAME	USE BOOK	PAGE	OWNER NAME 1	OWNER ADDRESS 1	CITY	STATE ZIP
012.0/0519.0 ~		8	CARTER'S WAY	101	12773	343	JORGE, MARIO P & HELENA R (TBYE)	SEEKONK	MA 02771
012.0/0520.0 ~		6	CARTER'S WAY	101	13413	198	CHEN, RACHEL	SEEKONK	MA 02771
013.0/0003.0 ~		890	ARCADE AVE	101	2351	76	BEARD, SCOTT E & REGINA M (TBYE)	SEEKONK	MA 02771
013.0/0002.0 ~		855	ARCADE AVE	101	24739	172	FOISY, DOUGLAS A	SEEKONK	MA 02771
013.0/0035.0 ~		879	ARCADE AVE	325	26328	308	EVANS, THOMAS	REHOBOTH	MA 02769
013.0/0045.0 ~		390	FALL RIVER AVE	326	28197	237	NP390 FR LLC	BERKLEY	MA 02779
013.0/0050.0 ~		380	FALL RIVER AVE	951	24358	27	STONE COAST COMMUNITY CHURCH, INC	SEEKONK	MA 02771
014.0/00010.0 ~	2-5	332	FALL RIVER AVE	109	21734	93	GRASSIE, CHARLES &	REHOBOTH	MA 02769
014.0/0062.0 ~	63-65	296	FALL RIVER AVE	101	26711	127	SLAUGHTER, DARREN & HAWKINS, BRANDON (TINC)	SEEKONK	MA 02771
014.0/0078.0 ~		320	FALL RIVER AVE	081	22059	143	320 FALL RIVER, LLC	PROVIDENCE	RI 02940
014.0/0078.2 ~		322	FALL RIVER AVE	316	22059	143	320 FALL RIVER, LLC	PO BOX 6684	
014.0/0080.0 ~	81 & 95	176	FALL RIVER AVE	330	3259	105	BOCADA ENTERPRISES	HOPE	RI 02831
014.0/0082.0 ~		135	TAUNTON AVE	330	15996	121	BOCADA ENTERPRISES, LLP	HOPE	RI 02831
014.0/0085.0 ~		288	FALL RIVER AVE	342	8122	82	HURD REALTY, LLC	SEEKONK	MA 02771
014.0/0094.0 ~		213	TAUNTON AVE	301	22678	118	PRAMUKH GREENPORT REAL ESTATE LLC	SEEKONK	MA 02771
014.0/0096.0 ~		350	FALL RIVER AVE	374	20607	86	350 COMMERCIAL, LLC	SEEKONK	MA 02771
014.0/0097.0 ~		185	TAUNTON AVE	330	92654	321	HERB CHAMBERS & CO/SEEKONK, LLC	185 TAUNTON AVE	
014.0/0098.0 ~		189	TAUNTON AVE	330	5628	339	GEO MISSY LTD/PARTNERSHIP	185 TAUNTON AVE	
015.0/0010.0 ~		18	BRENDA CT	101	11560	243	PAYNE, PETER A & JONI	18 BRENDA CT	
015.0/0013.0 ~		882	ARCADE AVE	101	21443	84	KRZYZEK, MITCHELL, SR &	882 ARCADE AVE	
015.0/0014.0 ~		872	ARCADE AVE	101	22276	146	CONNORS, MICHELE J	872 ARCADE AVE	
015.0/0015.0 ~		868	ARCADE AVE	101	18428	228	GROSSI, ANTHONY P, JR & MELISSA, A	868 ARCADE AVE	
015.0/0016.0 ~		864	ARCADE AVE	101	13602	334	COBLE, SANDRA J & WILLIAM J	864 ARCADE AVE	
015.0/0017.0 ~	18	854	ARCADE AVE	101	21750	102	VILLAGRAN, MAX & JOSEPHINE (TBYE)	47 GREENWOOD AVE	
015.0/0021.0 ~		762	ARCADE AVE	101	17195	163	SILVA, CARLOS M & MARIA I	762 ARCADE AVE	
015.0/0022.0 ~		790	ARCADE AVE	101	23934	182	WINSOR, NATHAN & BRITTANY (TBYE)	790 ARCADE AVE	
015.0/0031.0 ~		732	ARCADE AVE	101	9471	197	MILAN, EMILE J & PAULA I	732 ARCADE AVE	
015.0/0095.0 ~		796	ARCADE AVE	101	23299	346	MANCINHO, MARK A & JOAN L	796 ARCADE AVE	
015.0/0100.0 ~		759	ARCADE AVE	101	18136	188	HINDS, ARTHUR C	759 ARCADE AVE	
015.0/0104.0 ~		757	ARCADE AVE	104	7371	148	RUPERT, RONALD L & JAN L	757 ARCADE AVE	
015.0/0114.0 ~		750	ARCADE AVE	101	24225	106	PROVATZA, ANTHONY J, TR OF	750 ARCADE AVE	
015.0/0117.0 ~		850	ARCADE AVE	101	5492	63	PERRY, JOHN L JR & MARIA M	850 ARCADE AVE	
015.0/0139.0 ~	2-18	778	ARCADE AVE	101	25585	116	CASTRO, CAITLINE E	778 ARCADE AVE	
015.0/0142.0 ~		235	TAUNTON AVE	340	23855	211	K & S RESIDENTIAL INVESTMENTS, LLC	PO BOX 2517	
015.0/0173.0 ~		43	BROOK HILL DR	101	26523	270	VAN HORN, TIMOTHY	43 BROOK HILL DR	
015.0/0174.0 ~		51	BROOK HILL DR	101	14193	98	KARALIS, PAUL & KATHERINE S	51 BROOK HILL DR	
015.0/0175.0 ~	1	1	BRENDA CT	101	3496	173	RESENDES, JOSEPH & LOUISA	1 BRENDA CT	
015.0/0176.0 ~		10	BRENDA CT	101	24074	333	RHODES, CHERYL A	10 BRENDA CT	
015.0/0180.0 ~		14	PAMELA CT	101	12926	271	QUADROS, MICHAEL & CARREIRA, SARAH, TRS	75 BROOK HILL DR	
015.0/0181.0 ~		66	BROOK HILL DR	101	4147	304	QUINN, DAVID & ANN M	75 BROOK HILL DR	
015.0/0182.0 ~		54	BROOK HILL DR	101	3247	75	PEREIRA, ABEL S & MARIA D	54 BROOK HILL DR	
015.0/0183.0 ~		42	BROOK HILL DR	101	28228	90	WILSON, JOSEPH G	42 BROOK HILL DR	
015.0/0229.0 ~		111	BROOK HILL DR	101	20559	308	HARRIS, JEFFREY S	111 BROOK HILL DR	
015.0/0226.0 ~		121	BROOK HILL DR	101	9134	153	CORREA, ANTONIO M & ERMELINDA D	121 BROOK HILL DR	

PARCEL ID	ASSOC. PARCEL	ST. NO.	STREET NAME	USE BOOK	PAGE	OWNER NAME 1	OWNER ADDRESS 1	OWNER ADDRESS 2	CITY	STATE ZIP
015.0/0221.0	135	101	BROOK HILL DR.	5912	96	SCHAFFRON DONNA J (STINNESS)	STINNESS, PHILIP B		SEEKONK	MA 02771
015.0/0222.0	147	101	BROOK HILL DR.	26022	337	WISOWATY, CATHERINE ANNE &	JOSHUA THOMAS (TBYE)		SEEKONK	MA 02771
015.0/0223.0	159	101	BROOK HILL DR.	1872	137	GERTRUDIES, ARNALDO & LUCIA			SEEKONK	MA 02771
015.0/0224.0	171	101	BROOK HILL DR.	4545	124	SILVA, ANTHONY & NANCY			SEEKONK	MA 02771
015.0/0228.0	126	101	BROOK HILL DR.	18891	320	CABRAL, MANUEL P & MARIA F, TRUSTEES	MANUEL P CABRAL & MARIA E IRIBEZ, TRU		SEEKONK	MA 02771
015.0/0229.0	114	101	BROOK HILL DR.	13121	15	SOLOMON, JOYCE R &	FINCHUM, DONNA M (JT)		SEEKONK	MA 02771
015.0/0230.0	38	101	DENISE DR	24787	203	DUMONT, LANCE J & MARY C (TBYE)			SEEKONK	MA 02771
015.0/0249.0	35	101	DENISE DR	2813	298	OLIVEIRA, JOSEPH M & OLIVIA			SEEKONK	MA 02771
015.0/0250.0	90	101	BROOK HILL DR.	26730	191	HICKEY, PATRICK			SEEKONK	MA 02771
015.0/0251.0	87	101	BROOK HILL DR.	23830	74	DEPATIE, ANDREA, TRUSTEE OF	THE STONE FAMILY IRR TRUST		SEEKONK	MA 02771
015.0/0252.0	99	101	BROOK HILL DR	25118	44	BORGES, GEORGE & MIRANDA T (TBYE)			SEEKONK	MA 02771
015.0/0253.0	102	101	BROOK HILL DR	4272	107	TAVARES, FILIPE M & LUCY F	C/O TAVARES, FILIPE M (JT)		SEEKONK	MA 02771
015.0/0302.0	0	132	ARCADe AVE	22232	68	COUNTRY BROOK EST HOMEOWNERS ASSN TR			SEEKONK	MA 02771
015.0/0303.0	1	101	ANTONIO DR	24516	88	POND, DERRICK M &	PETRELLA, CHRISTINA (JT)		SEEKONK	MA 02771
015.0/0304.0	5	101	ANTONIO DR	23823	60	CORREIA, EMANUEL & ANDREA (TBYE)	PEKOTO, JANICE M & JEFFREY M		SEEKONK	MA 02771
020.0/0269.0	140	323	TAUNTON AVE	22388	154	SEEKONK TOWNE CENTRE, LLC	PO BOX 2517		SEEKONK	MA 02771
020.0/0210.0	208	340	TAUNTON AVE	24068	300	K&S RESIDENTIAL INVESTMENTS LLC			SEEKONK	MA 02771
020.0/0470.0	224	317	TAUNTON AVE	17942	147	BANNA, ALBERT G, NORMA E &	214 TAUNTON AVE		SEEKONK	MA 02771
020.0/0580.0	204	340	TAUNTON AVE	6424	209	CHAPMAN, MARTIN DEAN & THERESA	41 PHEASANT RIDGE RD		SEEKONK	MA 02771
020.0/0583.0	174	341	TAUNTON AVE	7139	141	RENDINE, NATHANIEL J	36 CEDAR BAY DR		SEEKONK	MA 02771
020.0/0584.0	184	325	TAUNTON AVE	24262	133	ARWC REAL ESTATE LLC	2113 GAR HIGHWAY		SEEKONK	MA 02771
020.0/0586.0	190	325	TAUNTON AVE	27586	335	BARBOSA REAL ESTATE, LLC	71 SUMMER ST		SEEKONK	MA 02771
020.0/0593.0	0	391	TAUNTON AVE	1255	445	ROSSBOROUGH, LYNN E	12539 ROCK ROSE LN		SEEKONK	MA 02771
020.0/0595.0	148	101	PLEASANT ST	25503	98	HARROP, STACEY & VEADE, JOSEPH C, IV (JT)	148 PLEASANT ST		SEEKONK	MA 02771
020.0/0596.0	214	101	TAUNTON AVE	1694EA	234	BANNA, JEFFREY M & NORMA F &	214 TAUNTON AVE		SEEKONK	MA 02771
020.0/0600.0	160	140	TAUNTON AVE	26674	234	AGUILAR, JOHN	160 TAUNTON AVE		SEEKONK	MA 02771



Alison Halaburda, Sr. Clerk

11/21/2023

Date