



JUN 3 2026 PM 2:25

## Planning Board

Seekonk Town Hall  
Planning Board Meeting Room  
100 Peck Street, Seekonk, MA 02771  
1-508-336-2961

### AGENDA

June 9<sup>th</sup>, 2026

7:00 p.m.

Select Board Room  
Seekonk Town Hall  
100 Peck St  
Seekonk, MA

#### Type of Meeting: Regular Business and Work Session

More information on each item can be found on our website—[www.seekonk-ma.gov](http://www.seekonk-ma.gov) under  
Departments>Planning>Agenda items

#### Regular Business:

1. Site Plan Application of **Scott and Shannon Beland** to update their existing site plan with no new construction, on the property located at **72 Mink Street**, being AP 7, Lot 44, within a Highway Business Zoning District.
2. ANR Application of **Brian Fisk** to create 2 conforming lots for the property located at **124 Carpenter Street**, being AP 38, Lot 120, within an R-2 zoning district.
3. ANR Application of **Frances Strycharz** to transfer .51 acre from lot 74 to lot 31 for the property located at **73 and 77 Hope Street**, being AP 18, Lots 31 and 74, within an R-2 zoning district.
4. ANR Application of **James N. Viara Trustee of the James N. Living Trust** to reconfigure parcels for the property located at **154, 168, and 202 Greenwood Avenue**, being AP 21, Lots 239, 240, and 292, within an R-4 zoning district.

#### Work Session:

5. Master Plan update
6. Update regarding the 40B application located at 95 Sagamore Road.
7. Town Planner Update
8. Member Reports
  - SRPEDD Reports
  - CPC Report
  - Medeiros Farm Report
9. Correspondence

#### **Adjournment**

*The Board shall not take any new agenda items after 10:00 PM absent a vote to do so by the majority of the Planning Board then sitting.*



**Agenda Item: 1**  
**Date: June 9, 2026**

## **Planning Board**

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**TO:** Planning Board  
**FROM:** John J. Aubin III, Town Planner  
**RE:** Site Plan Application of **Scott Beland - Triple S Craft BBQ, LLC**  
for proposed site plan modification to allow for the re-location of  
existing smoker trailers on the property located at 72 Mink Street  
being AP 7, Lots 44 and 79 located in a Highway Business Zoning  
District

**APPLICATION FILED:** May 19, 2025

**APPLICANT:** Scott Beland - Triple S Craft BBQ LLC

**OWNER:** Nabil Roufuil

**LOCATION:** 72 Mink Street, AP 7, lots 44 and 79

**REQUESTED ACTION:** Site plan modification to allow for re-location of smoker  
trailers on the property.

**APPLICABLE ZONING BY-LAW PROVISIONS:**

1. **Section 2.8 Site Plan Review**
2. **Section 4.2.4 Business and Commercial Uses**
3. **Section 8 Development and Design Standards**
  - a. **Section 8.1 Parking**
  - b. **Section**

**ANALYSIS:**

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-Laws** seeking site plan modification to allow for re-location of an existing smoker trailers in association with an existing restaurant use on the property. The applicant previously received site plan approval in March 2024 and 2025. The current application is a result of expansion of the use into and additional commercial unit on the site (former Lemon and Oil).

The subject parcel is comprised of 1.7 acres of land zoned highway business and developed as commercial plaza with two buildings comprising approximately 12,000

sf with associated parking and site improvements. The applicant seeks a modification to the previously approved site plan (2025) for the site to allow for the re-location of 8' x 20' smoker cooking units. No other site changes are proposed.

The surrounding area is comprised of a mix of commercial and industrial development associated with the Route 6 corridor with residential use to the southeast. Attached are copies of the Town's GIS aerial photos depicting the existing conditions on site and in the area.

The application was forwarded to the reviewing departments for comment and was reviewed by the Technical Review Committee on April 28, 2026. During that review the primary concerns were provision of adequate fire lanes around the building (20') and spacing between the structures (10'). The proposed smoker locations do not appear to result in any additional loss of parking for the plaza.

Should the Planning Board deem it appropriate to grant the requested site plan approval, it is respectfully requested that the Board make the follow findings of facts with regard to the proposed modification based on the submitted application, supporting materials, and evidence presented by the applicant:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- That the submitted site plan generally meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws** however where such standards are not being met it is a result of pre-existing nonconforming condition on the site resulting from the fact that the site was developed prior to the current Seekonk Zoning By-law.

The Office of Planning and Zoning would respectfully recommend the Planning Board consider the following conditions on any approval it may deem appropriate to grant relative to the subject application:

1. Any approval of the site plan application shall be subject to and conditioned upon the issuance of any Select Board permit or license as may be required by the **General By-laws of the Town of Seekonk**
2. The proposed smoker trailers shall not eliminate or otherwise impact any more of the existing parking spaces for the site beyond any impacts shown on the modified site plan;
3. The applicant's proposed use shall comply with all applicable regulatory provisions of the Seekonk Board of Health relative to the on-site waste water disposal system and proposed outdoor food service;
4. The applicant shall comply with all applicable elements of the **Seekonk Fire Department - Site Plan Review - General Requirements** and specifically a 20' fire lane shall be maintained all elements of the proposed

- uses smokers, food trailers, wood storage areas shall maintain a minimum separation distance of 10'; and
5. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws.**



# TOWN OF SEEKONK

# FORM D

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 5/18/2026

Applicant Name: Scott Beland - Triple S Craft BBQ LLC Phone No.: 401-865-0368

Applicant Address: 141 New Road, Rumford, RI 02916

Address of Subject Property: 72 Mink St, Seekonk, MA 02771

Subject Property Plat No.: 7 Subject Property Lot No.: 44 & 79 Present Zoning: HB

Brief description of proposed project: We will be moving into the previous Lemon & Oil Unit  
while keeping our current unit for catering. We will be relocating both smokers back to the Lemon  
& Oil side of the parking lot.

#### Checklist Form D:

- Application Form (2x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk
- A) Application fee for change of use with **NO** construction is \$2.00 dollars per parking & loading space with a \$25-dollar minimum fee, CK # 153
- B) Application fee for change of use **WITH** change to development standards or new construction is as follows:
  - New Construction with less than 5,000 sq ft is \$250. CK# \_\_\_\_\_
  - New Construction with 5,000 sf to 20,000 sf is \$500. CK# \_\_\_\_\_
  - New Construction with 20,000 sf to 50,000 sf is \$1,000. CK# \_\_\_\_\_
  - New Construction with 50,000 sf or more is \$1,500. CK# \_\_\_\_\_
  - Uses not requiring an enclosed building or parking (including but not limited to Cellular Communications Facilities and Large Scale Solar Photovoltaic Facilities is \$1,000. CK# \_\_\_\_\_

**CHECKS MUST BE MADE PAYABLE TO "TOWN OF SEEKONK"**

The cost for an outside consultant review shall be borne by Applicant.

- Certificate of Good Standing, completed and signed by Tax Collector
- Zoning Determination Letter from Zoning Enforcement Officer certifying that the proposed use is permitted by right or special permit under the provisions of Town of Seekonk Zoning By-Law 2.8.4
- The Applicant is responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers (Planning office will advise who the Engineers are for the project)
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of Sec. 5.3 in the Rules & Regs. Governing subdivision of land in Seekonk.  
(5) Plans after approval
- Site Plan Received (1) copy in Electronic format
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- Landscaping Plan
- Lighting Plan
- Traffic study or documentation that sec. 10.6.1.20 does not apply
- Architectural Plan

Received by Planning Board or Town Clerk:

Date 5/19/26

Time 11:11 AM

\*Signature *Stephen Cagallo*

**Applicant:**

*Scott Beland*

\*Signature of Applicant

Scott Beland

Print Name

141 New Road

Address of Applicant

Rumford, RI 02916

**Owner:**

*Nabil Roufail*

\*Signature of Owner or Notarized letter (if applicable)

Nabil Roufail

Print Name

7 Deer Run

Address of Owner

Charlton, MA 01507

**\*Please use blue pen to sign**



FORM 10 2008 4412-11

# Town of Seekonk

Office of the Treasurer/Collector

## "Certificate of Good Standing"

Triple S Craft BBQ

Petitioner Name

mss Realty Trust

Property Owner

141 New Rd

Petitioner Address

72 Mink St ~~00000~~

Property Address

Rumford, RI 02916

City, State, Zip

Seekonk, MA 02771

City, State Zip

401-865-0368

Petitioner Phone Number

7                      44 + 79

Plat Number

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

5/19/2026

Date

Collector of Taxes

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

### 72 Mink Street site plan modification Area View



1" = 478.54988682408737 ft

**Property Information**

**Property ID** 265/007.0-0000-0079.0  
**Location** 0 MINK ST  
**Owner** ROUFAIL, MARLENE, TRUSTEE OF MSS REALTY TRUST



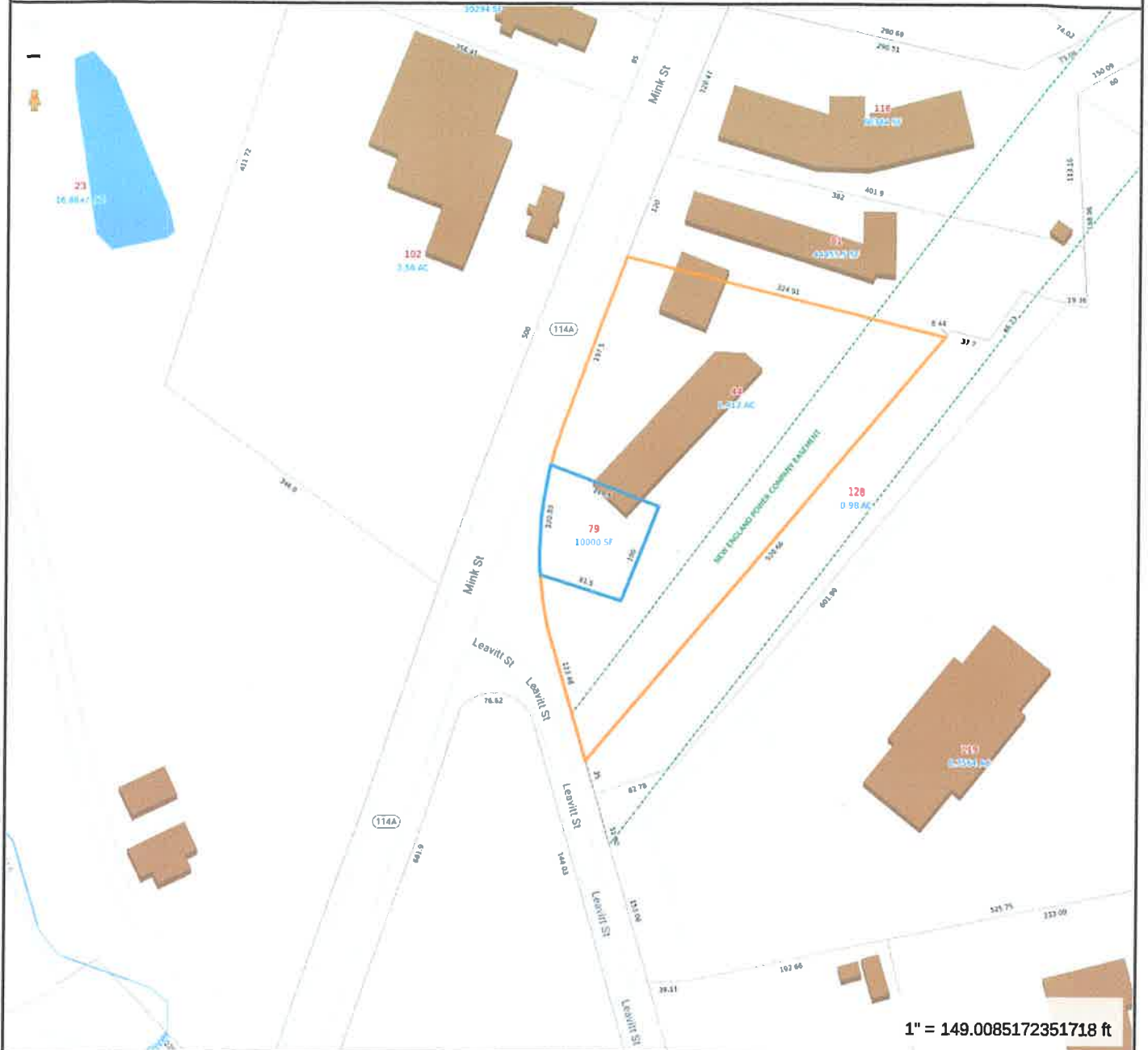
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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.

### 72 Mink Street site plan modification Assessor's Map



1" = 149.0085172351718 ft

**Property Information**

**Property ID** 265/007.0-0000-0079.0

**Location** 0 MINK ST

**Owner** ROUFAIL, MARLENE, TRUSTEE OF MSS REALTY TRUST



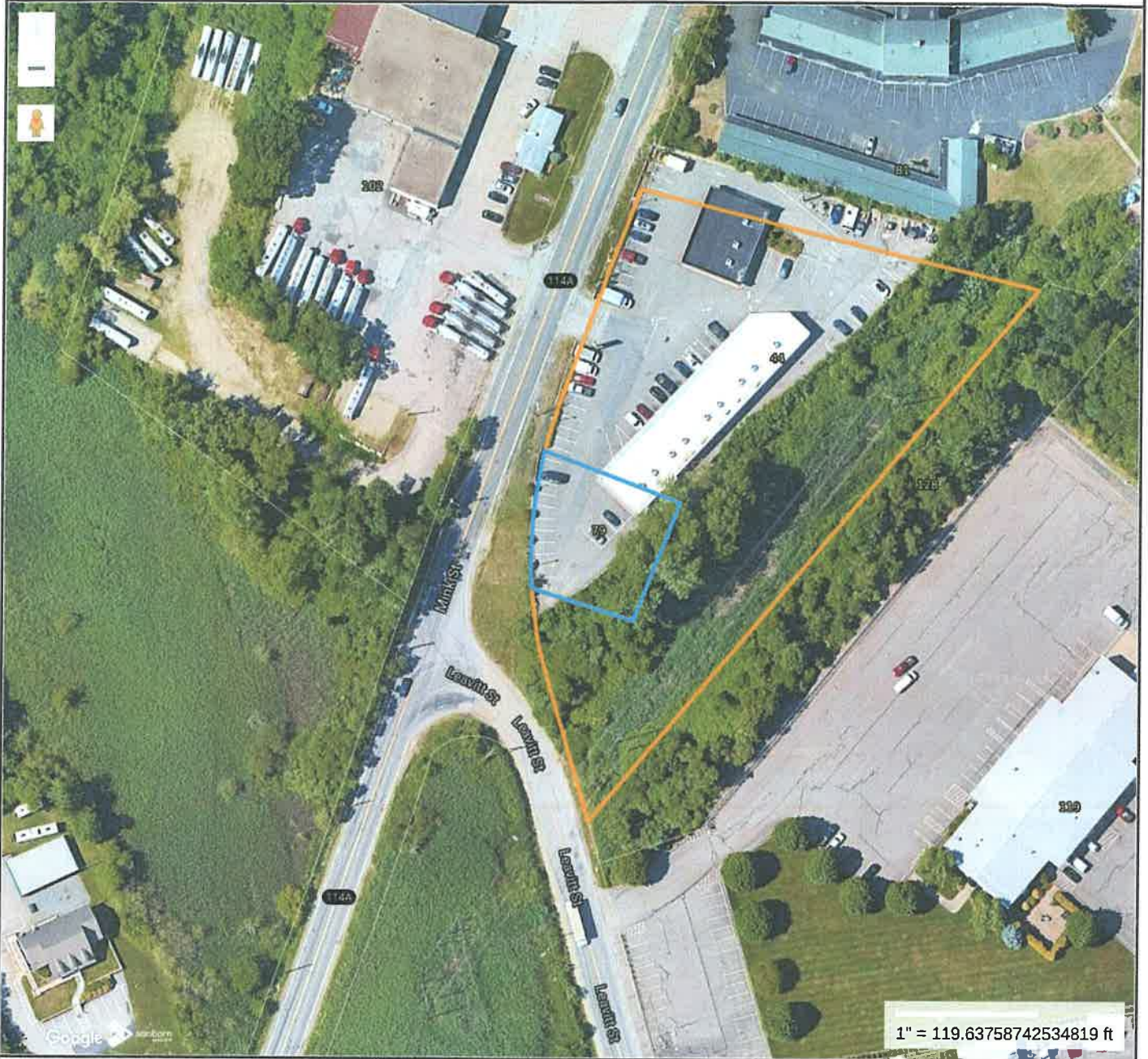
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Geometry updated January 5th, 2022  
Data updated January 5th, 2022

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

### 72 Mink Street site plan modification Existing Conditions



**Property Information**

**Property ID** 265/007.0-0000-0079.0  
**Location** 0 MINK ST  
**Owner** ROUFAIL, MARLENE, TRUSTEE OF MSS REALTY TRUST



**MAP FOR REFERENCE ONLY  
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**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

To: The Planning Board  
From: John J. Aubin III, Town Planner  
Date: May 26, 2026  
Application Filed: June 9, 2026

**APPROVAL NOT REQUIRED REVIEW (ANR)**  
**Brian Fisk – Plat 38, Lot 120 being 124 Carpenter Street**

**Existing and Proposed Conditions:**

The subject parcel AP 38, lot 120 is comprised of approximately 2.37 acres of area with 433 ft. of frontage on Carpenter Street. The lot is currently developed with a single family dwelling. The subject parcel is located in an R-2 Zoning District having a minimum required area of 22,500 square feet and 120' of frontage per lot in accordance with **Section 5** of the **Seekonk Zoning By-laws**. The proposed ANR plan would create one (1) additional lot for development (proposed lot 2) from the existing lot as well as an undevelopable remainder parcel (proposed parcel A). All proposed lots for development are shown as conforming to or exceeding the minimum the area and frontage requirements for the R-2 zoning district as set forth in **Section 5** of the **Seekonk Zoning By-laws** per the submitted ANR plan.

**Proposed lots and plan references:**

The submitted plan results in the reconfiguration of AP 38, Lot 120 as follows:

- Lot 1 having 40,789 sf of area and 121 feet of frontage on Carpenter Street;
- Lot 2 having 47,755 sf of area and 312 feet of frontage on Carpenter Street; and
- Parcel A having 14,692 sf of area and no frontage.

The submitted **APPROVAL NOT REQUIRED PLAN OF LAND** prepared for Frances Fisk and dated April 9, 2025, prepared by Oakhill Engineering, meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot intended for development affected without the proper frontage. It is recommended that the Planning Board include that any endorsement they deem appropriate to authorize be conditioned on the following:

1. Specifically certify that any endorsement of the instant plan does not constitute any form of approval, authorization, or warranty of any construction, on either of the proposed lots, or access thereto nor does such endorsement provide any certification as to the physical ability to develop either the existing or proposed lots.



# TOWN OF SEEKONK

# FORM A

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 04/22/2026

Applicant Name BRIAN FISK Phone No. 401-447-2302

Applicant Address 130 CHESTNUT ST REAR, SEEKONK, MA 02771

Address of Subject Property 124 CARPENTER STREET, SEEKONK, MA 02771

Subject Property Plat No. 038 Subject Property Lot No. 120 Present Zoning R-2

1. Deed of property recorded in Bristol County Registry: Book No. 1467 Page No. 1103

2. Name of Engineer or Surveyor JAMES W. NIEVA, PLS Mass Lic. No. 39399

Address 368 FAIRVIEW AVE, REHOBOTH, MA 02769

Brief Description of lot lines being changed and why:

THE PURPOSE OF THIS PLAN IS TO DIVIDE 124 CARPENTER STREET, SEEKONK, AP 38/120, INTO  
TWO CONFORMING LOTS. THE REMAINING LAND SHALL BE FOUND IN "PARCEL A".

#### Checklist Form A:

- Application Form (2 x)  
Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk
- Application fee, Ck# 10482  
Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)
- Certificate of Good Standing, completed and signed by Tax Collector
- Plans received in Electronic format (both .pdf & .dwg format electronic files required)
- Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of Rules & Regs.)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board or Town Clerk:

5/26/26  
Date

3:15 pm  
Time

*Stephanie Magallon*  
\*Signature

Applicant:  
*Brian Fisk*  
\*Signature of Applicant

BRIAN FISK  
Print Name

130 Carpenter Street, Seekonk, MA 02771  
Address of Applicant  
SEEKONK, MA 02771

Owner:  
*Brian Fisk POA*  
\*Signature of Owner or Notarized letter (if applicable)

FRANCES FISK  
Print Name  
124 CARPENTER STREET  
Address of Owner  
SEEKONK, MA 02771

\*Please use blue pen to sign



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

**Planning / Zoning Board of Appeals**

**OAKHILL ENGINEERING**  
\_\_\_\_\_  
Petitioner Name  
**368 FAIRVIEW AVE**  
\_\_\_\_\_  
Petitioner Address  
**REHOBOTH, MA, 02769**  
\_\_\_\_\_  
City, State Zip  
**508-252-4363**  
\_\_\_\_\_  
Petitioner Phone Number

**FRANCES FISK**  
\_\_\_\_\_  
Property Owner  
**124 CARPENTER STREET**  
\_\_\_\_\_  
Property Address  
**SEEKONK, MA, 02771**  
\_\_\_\_\_  
City, State Zip  
**038**                      **120**  
\_\_\_\_\_  
Plat Number                      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

*May 20, 2026*  
\_\_\_\_\_  
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

### Fisk ANR 124 Carpenter Street AP 38, lot 120: Area View



**Property Information**

**Property ID** 265/038.0-0000-0120.0  
**Location** 124 CARPENTER ST  
**Owner** FISK, CHARLES L & FRANCES



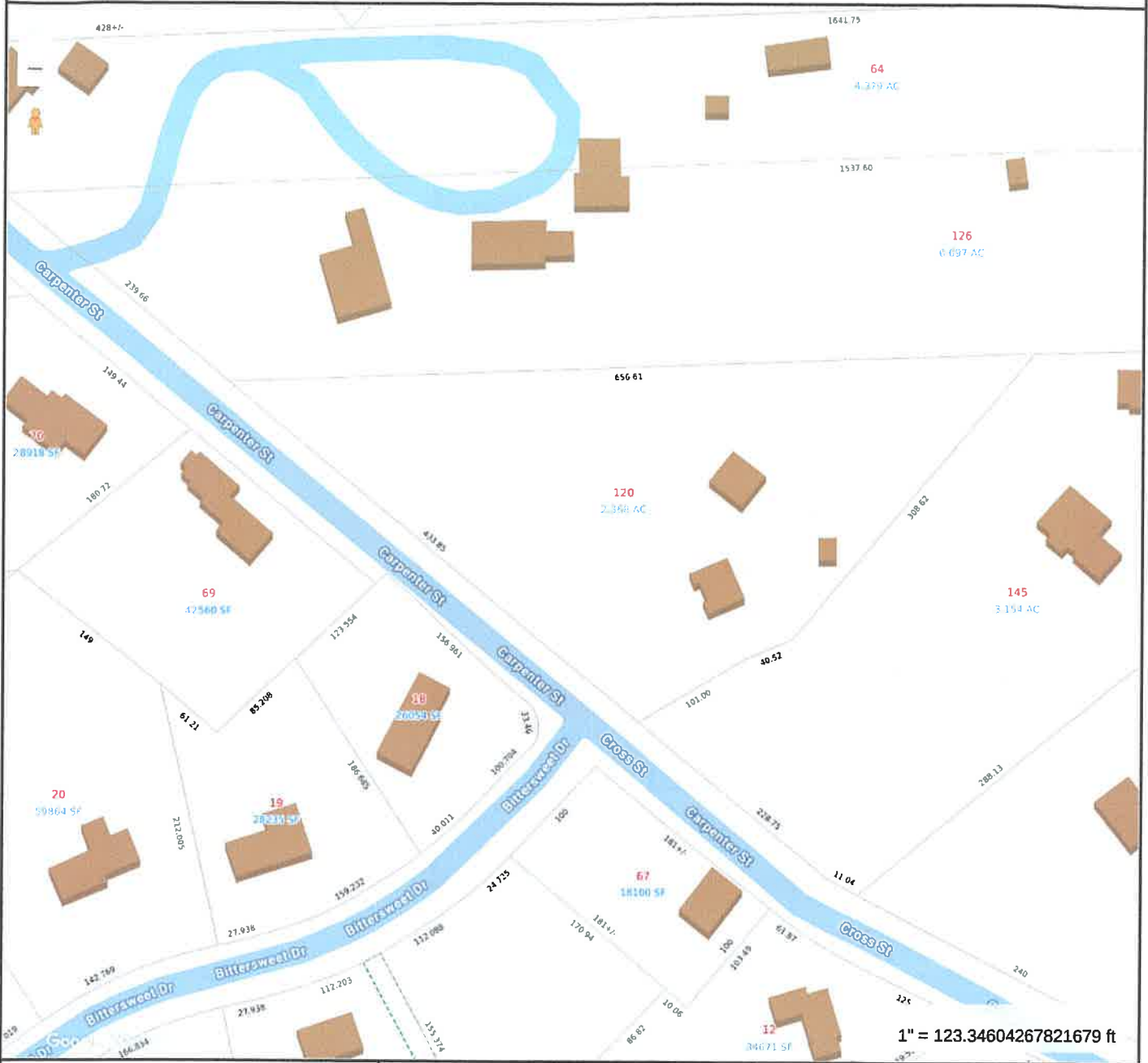
**MAP FOR REFERENCE ONLY  
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Geometry updated July 2025  
 Data updated December 2025

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

# Fisk ANR 124 Carpenter Street AP 38, lot 120: Assessor's Map



**Property Information**  
**Property ID** 265/026.0-0000-0040.0  
**Location** 964 PINE ST  
**Owner** CRUZ, CHRISTOPHER A & SARAH A



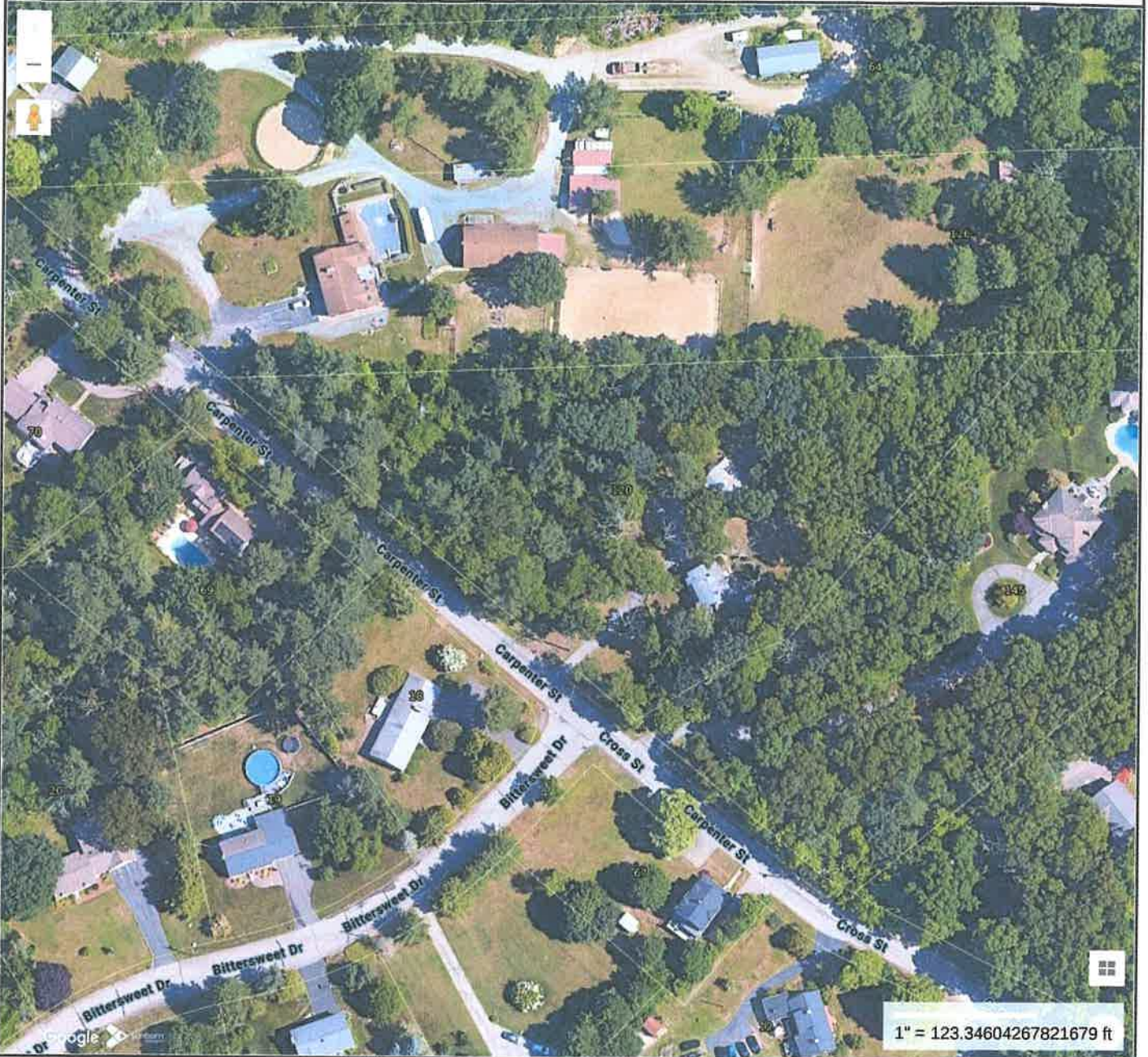
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### Fisk ANR 124 Carpenter Street AP 38, lot 120: Existing Conditions



**Property Information**

**Property ID** 265/026.0-0000-0040.0  
**Location** 964 PINE ST  
**Owner** CRUZ, CHRISTOPHER A & SARAH A



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

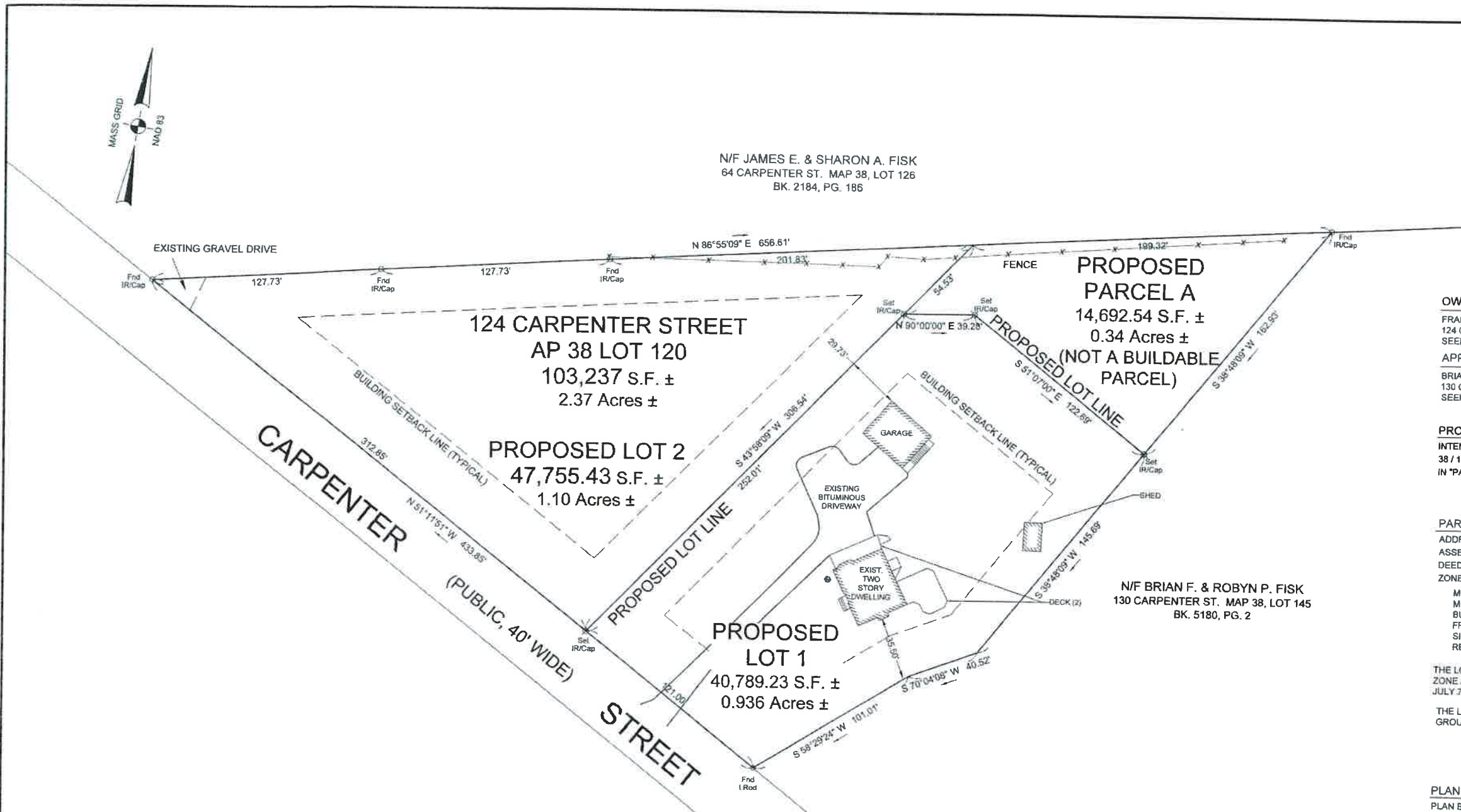
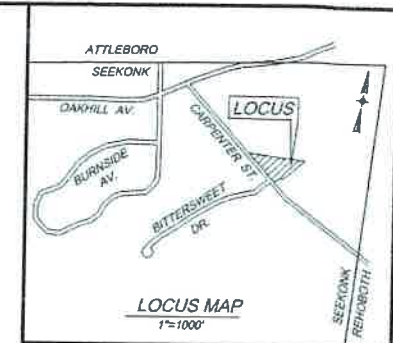
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N/F JAMES E. & SHARON A. FISK  
64 CARPENTER ST. MAP 38, LOT 126  
BK. 2184, PG. 186



**OWNER:**  
FRANCES FISK  
124 CARPENTER ST.  
SEEKONK, MA. 02771

**APPLICANT:**  
BRIAN FISK  
130 CHESTNUT ST. REAR  
SEEKONK, MA. 02771

**PROJECT INTENT:**  
INTENT OF THE PROJECT IS TO DIVIDE 124 CARPENTER STREET, SEEKONK, AP 38 / 120, INTO 2 CONFORMING LOTS. THE REMAINING LAND SHALL BE FOUND IN "PARCEL A".

**PARCEL INFORMATION:**  
ADDRESS: 124 CARPENTER ST. SEEKONK, MA.  
ASSESSOR'S MAP 38, LOT 120  
DEED REFERENCE: BK. 1467, PG. 1103  
ZONE - R-2  
MIN. LOT AREA = 22,500 S.F.  
MIN. FRONTAGE = 120'  
BUILDING SETBACKS:  
FRONT = 35'  
SIDE = 20' + 5' FOR EACH STORY OVER ONE  
REAR = 50'

THE LOTS SHOWN DO NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON F.E.M.A. MAP NO. 25005C0118F DATED JULY 7, 2009

THE LOTS SHOWN DO NOT LIE WITHIN THE SEEKONK GROUNDWATER PROTECTION DISTRICT.

**PLAN REFERENCES:**  
PLAN BY CAPUTO AND WICK LTD. DATED MAY 29, 1991 IN PLAN BK. 313, PG. 10  
PLAN BY OAKHILL ENGINEERING DATED JULY 29, 2024 IN PLAN BK. 551, PG. 49

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*James W. Nieva*  
JAMES W. NIEVA, P.L.S. #39399  
5-11-2026  
DATE



**ABBREVIATIONS**  
DH = DRILL HOLE  
I.Pipe = IRON PIPE  
I.Rod = IRON ROD  
IR/Cap = IRON ROD W/ PLASTIC CAP  
HB = HIGHWAY BOUND  
Fnd = FOUND

SEEKONK PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURES OF PLANNING BOARD DO NOT GUARANTEE THAT ALL OR ANY OF THE LOTS SHOWN ARE BUILDABLE LOTS.

<b>APPROVAL NOT REQUIRED PLAN, FOR FRANCES FISK IN SEEKONK, MA</b>	
A.P. 38	LOT 120
124 CARPENTER	STREET
1" = 30'	APRIL 9, 2026
 <b>OAKHILL ENGINEERING, LLC</b> Civil Engineers   Surveyors   Aquatic Engineers	368 FAIRVIEW AVENUE REHOBOTH, MA. 02769 1-508-252-4363 Mark@oakhilleng.com

FOR REGISTRY USE ONLY



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

To: The Planning Board  
From: John J. Aubin III, Town Planner  
Date: June 9, 2026  
Application Filed: June 1, 2026

**APPROVAL NOT REQUIRED REVIEW (ANR)**  
**Frances Strycharz – Plat 18, Lots 74 and 31 being 77 and 73 Hope Street**

**Existing and Proposed Conditions:**

The subject parcel comprised of AP 18, lots 74 and 31 are two lots of record having 45,149 sf and 31,623 sf of area and 120 ft. and 110 feet of frontage on Hope Street respectively. The lots are each currently developed with a single-family dwelling and accessory structures. The subject parcel is located in an R-2 Zoning District having a minimum required area of 22,500 square feet and 120' of frontage per lot in accordance with **Section 5** of the **Seekonk Zoning By-laws**. The proposed ANR plan would relocate the lot line between the parcel by adding the rear portion of lot 74 to lot 31 and create no additional lots for development. Proposed reconfigured lots are shown as exceeding the minimum area requirement and meeting the frontage requirement or utilizing the alternate minimum standard allowing for reduced frontage where additional area is provided at 250 sf of additional area per 1' of reduced frontage as set forth in **Section 5** of the **Seekonk Zoning By-laws** per the submitted ANR plan.

**Proposed lots and plan references:**

The submitted plan results in the reconfiguration of AP 18, Lots 74 and 31 as follows:

- AP 18 Lot 74 having 22,836 sf of area and 120 feet of frontage on Hope Street; and
- AP 18, Lot 31 having 53,936 sf of area and 110 feet of frontage on Hope Street.

The submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for Anthony and Frances Strycharz and dated April 16, 2026, prepared by In Site Engineering Services, meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot intended for development affected without the proper frontage. It is recommended that the Planning Board include that any endorsement they deem appropriate to authorize be conditioned on the following:

1. Specifically certify that any endorsement of the instant plan does not constitute any form of approval, authorization, or warranty of any construction, on either of the proposed lots, or access thereto nor does such endorsement provide any certification as to the physical ability to develop either the existing or proposed lots.



REV 10/05/21

# TOWN OF SEEKONK

# FORM A

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 5/4/2026

Applicant Name Frances Strycharz Phone No. 401-641-2403 - Mark

Applicant Address 73 Hope Street, Seekonk, MA 02771

Address of Subject Property 73-77 Hope Street

Subject Property Plat No. 18 Subject Property Lot No. 31 & 74 Present Zoning R-2

1. Deed of property recorded in Bristol County Registry: Book No. 447 & 522 Page No. 33 & 53

2. Name of Engineer or Surveyor Patricia Kelly Mass Lic. No. 48428

Address InSite Engineering, 1539 Fall River Avenue, Seekonk, MA 02771

Brief Description of lot lines being changed and why:

Transfer .51 acre (Parcel 1 on plan) from Lot 74 to Lot 31

#### Checklist Form A:

- Application Form (2 x)  
Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk
- Application fee, Ck# 106  
Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)
- Certificate of Good Standing, completed and signed by Tax Collector
- Plans received in Electronic format (both .pdf & .dwg format electronic files required)
- Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of Rules & Regs.)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board or Town Clerk:

Date June 1, 2026

Time 7:24 a.m.

\*Signature Lou Trintsevich

**Applicant:**

\*Signature of Applicant Francis Strycharz

**Francis Strycharz**  
Print Name

**73 Hope Street**  
Address of Applicant  
**Seekonk, MA 02771**

**Owner:**

\*Signature of Owner or Notarized letter (if applicable) Francis Strycharz

**Francis Strycharz**  
Print Name

**73 Hope Street**  
Address of Owner  
**Seekonk, MA 02771**

**\*Please use blue pen to sign**



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

**Planning / Zoning Board of Appeals**

Frances Strycharz  
Petitioner Name

Frances Strycharz  
Property Owner

73 Hope St.  
Petitioner Address

73-77 Hope St.  
Property Address

Seekonk, MA 02771  
City, State Zip

Seekonk, MA 02771  
City, State Zip

401-641-2403  
Petitioner Phone Number

31                      74  
Plat Number                      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

June 1, 2021  
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

### Strycharz ANR 73-77 Hope Street AP 18, Lots 31 and 74: Area View



**Property Information**

**Property ID** 265/018.0-0000-0031.0  
**Location** 73 HOPE ST  
**Owner** STRYCHARZ, ANTHONY J & FRANCES R, TRS



**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 July 2025  
 Data updated December 2025

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

### Strycharz ANR 73-77 Hope Street AP 18, Lots 31 and 74



1" = 123.47766982993451 ft

**Property Information**

**Property ID** 265/018.0-0000-0031.0  
**Location** 73 HOPE ST  
**Owner** STRYCHARZ, ANTHONY J & FRANCES R, TR'S



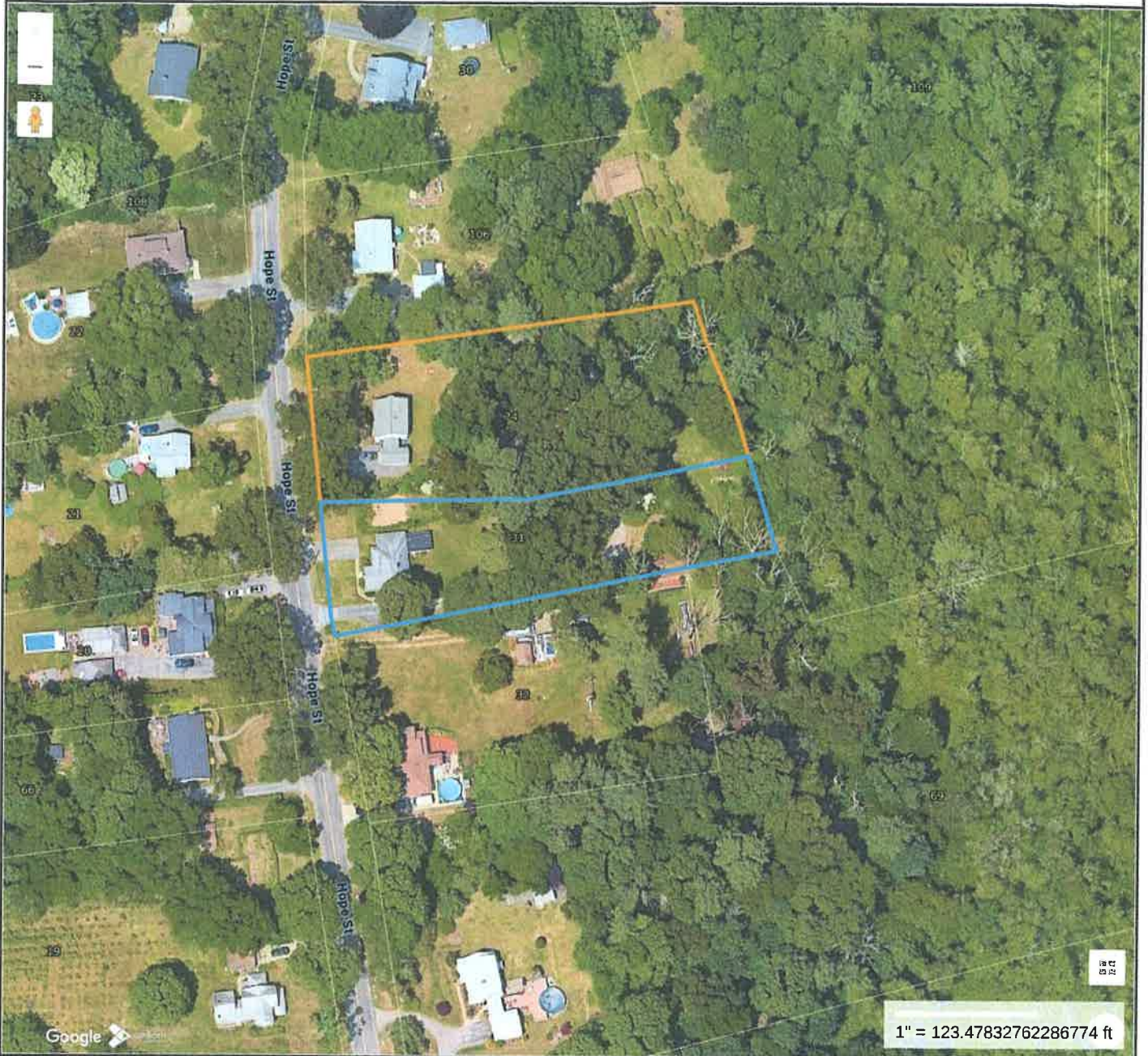
**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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Geometry updated July 2025  
 Data updated December 2025

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

### Strycharz ANR 73-77 Hope Street AP 18, Lots 31 and 74 Existing Conditions



**Property Information**

**Property ID** 265/018.0-0000-0031.0  
**Location** 73 HOPE ST  
**Owner** STRYCHARZ, ANTHONY J & FRANCES R, TR'S

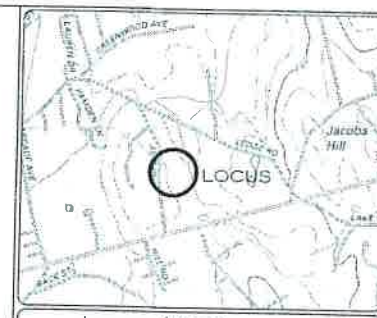
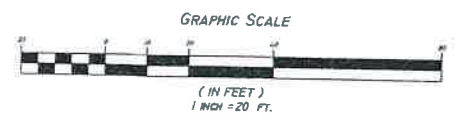
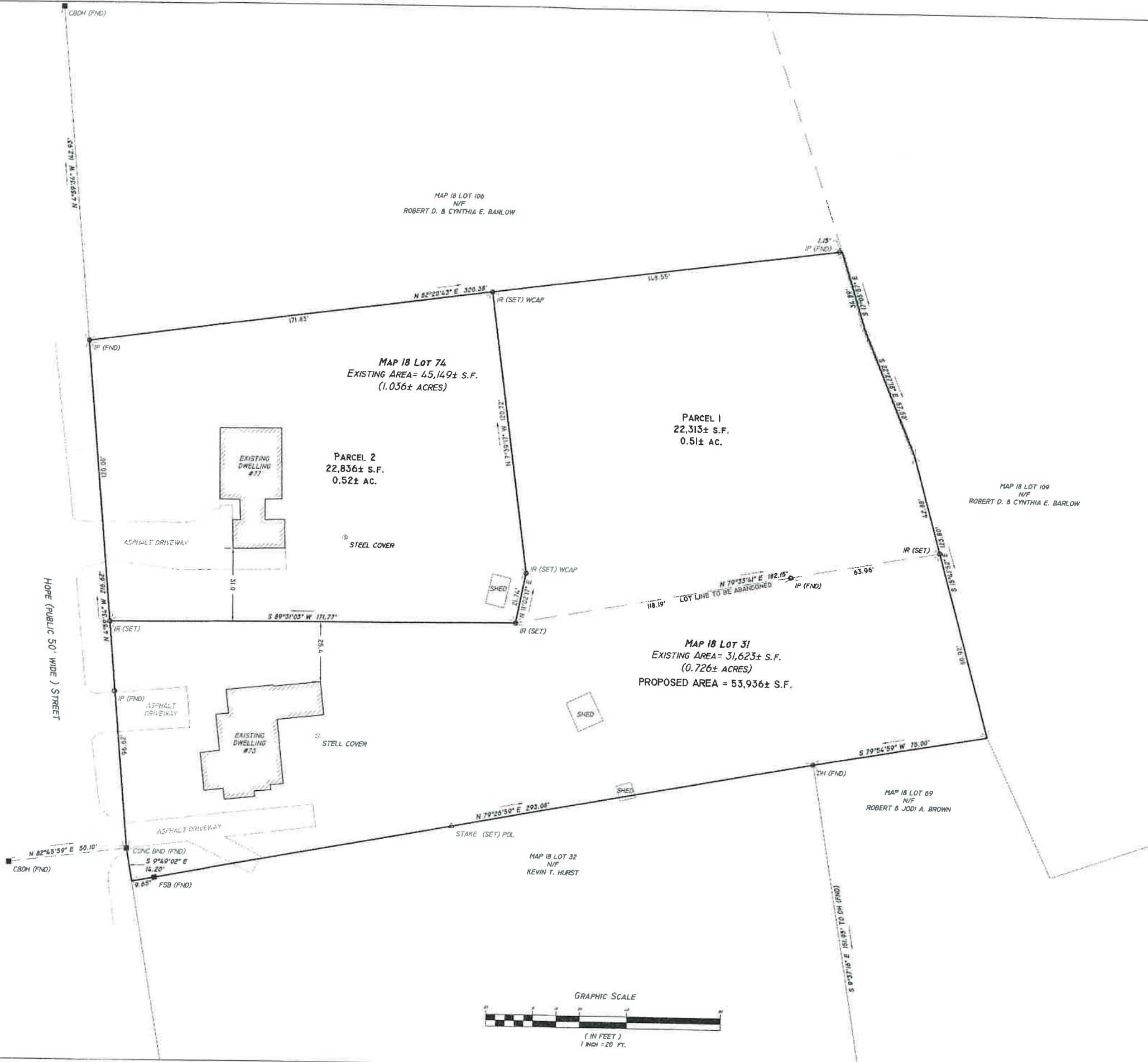


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Geometry updated July 2025  
 Data updated December 2025

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



LOCATION (NOT TO SCALE) MAP

REGISTRY USE ONLY

- GENERAL NOTES:**
1. LOTS SHOWN IS DESIGNATED ON SEEKONK ASSESSORS AS MAP 18 LOT 31 & 74.
  2. OWNER OF RECORD:
    - LOT 31 ANTHONY J. & FRANCIS R. STRYCHARZ  
73 HOPE STREET  
SEEKONK, MASSACHUSETTS  
DEED BOOK 1534 PAGES 34,7
    - LOT 74 ANTHONY J. & FRANCIS R. STRYCHARZ  
73 HOPE STREET  
SEEKONK, MASSACHUSETTS  
DEED BOOK 1742 PAGES 250
  3. SITE IS NOT LOCATED IN FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 250063 0204 G EFFECTIVE DATE JULY 16, 2015.
  4. THE PURPOSE OF THIS PLAN IS TO TRANSFER 'PARCEL 1' FROM LOT 74 TO LOT 31.
  5. LOT 31 IS SUBJECT TO 'ALTERNATIVE TO STANDARD MINIMUMS' REQUIREMENTS
    - REQUIRED FRONTAGE 120.00' - PROPOSED FRONTAGE 110.82' = 9.18'
    - 9.18' x 250' = 2,295 S.F.
    - 22,500 - 2,295 = 24,795 REQUIRED MINIMUM S.F.
    - PROPOSED S.F. 31,623 > REQUIRED MIN. S.F. 24,795 S.F. OK

**PLAN REFERENCE:**

REGISTRY OF DEEDS: PLAN BOOK 447 PAGE 33  
 REGISTRY OF DEEDS: PLAN BOOK 522 PAGE 53

**ZONING DISTRICT:**

RESIDENCE "R-2" DISTRICT  
 AREA = 22,500  
 FRONTAGE = 120'  
 SETBACKS:  
 FRONT = 35'  
 SIDE = 20' + 5' EACH STORY OVER 1  
 REAR = 50'

**CERTIFICATIONS:**

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

*Patricia A. Kelly*  
 PROFESSIONAL LAND SURVEYOR 05-15-2026  
 DATE

**SEEKONK PLANNING BOARD**  
 APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW

CHAIRMAN \_\_\_\_\_  
 CLERK \_\_\_\_\_

APPROVAL OF THE SEEKONK PLANNING BOARD DOES NOT GUARANTEE THAT THE PROPOSED LOTS SHOWN ARE BUILDABLE

APPROVAL NOT REQUIRED PLAN



**"STRYCHARZ PROPERTY"**  
 73 & 77 HOPE STREET, SEEKONK MA, 02771  
 ASSESSORS MAP 18 LOTS 31 & 74

OWNER: ANTHONY J. & FRANCIS R. STRYCHARZ  
 73 HOPE STREET, SEEKONK MA, 02771

JOB # 19-049 SCALE: 1" = 20' DRAWN BY: SCA DATE: 04/16/2026

REVISED:

**INSITE** Engineering Services, LLC  
 PROFESSIONAL ENGINEERS | LAND SURVEYORS  
 Precision. Clarity. Certainty

InSite Professional Complex, Suite 1  
 1530 Fall River Avenue, Seekonk, MA 02771  
 Phone: (508) 336-4500 Fax: (508) 336-4558  
 Web Address: InSiteEngineers.com



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

To: The Planning Board  
From: John J. Aubin III, Town Planner  
Date: June 9, 2026  
Application Filed: June 3, 2026

**APPROVAL NOT REQUIRED REVIEW (ANR)**

**James N. Viara, Trustee – Plat 21, Lots 292, 239, and 240 being 202, 168 and 154 Greenwood Avenue**

**Existing and Proposed Conditions:**

The subject parcel comprised of AP 21, lots 292, 239, and 240 are three lots of record having 22.81 acres 1.44 acres and 1.44 acres of area and 300 ft., 200 ft. and 200 ft. of frontage on the improved portion of Greenwood Avenue respectively. Lot 292 is currently developed with a single-family dwelling and accessory structures. Lots 239 and 240 are undeveloped. The subject parcel is located in an R-4 Zoning District having a minimum required area of 62,500 square feet and 200' of frontage per lot in accordance with **Section 5** of the **Seekonk Zoning By-laws**. The proposed ANR plan would relocate the lot line between the subject lots by adding a portion of lot 292 to lots 239 and 240 and creating no additional lots for development. Proposed reconfigured lots are shown as exceeding the minimum area requirement and meeting or exceeding the frontage requirement as set forth in **Section 5** of the **Seekonk Zoning By-laws** per the submitted ANR plan.

**Proposed lots and plan references:**

The submitted plan results in the reconfiguration of AP 21, Lots 292, 239 and 240 as follows:

- AP 21 Lot 292 (ANR lot 3) having 17.7 acres of area and 300 feet of frontage (improved) on Greenwood Avenue;
- AP 21, Lot 239 (ANR lot 1) having 3.98 acres of area and 200 feet of frontage on Greenwood Avenue; and
- AP 21, Lot 240 (ANR lot 2) having 4.01 acres of area and 200 feet of frontage on Greenwood Avenue.

The submitted APPROVAL NOT REQUIRED PLAN OF LAND prepared for James Viara, Trustee and dated June 1, 2026, prepared by Caputo and Wick Ltd., meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot intended for development affected without the proper frontage. It is recommended that the Planning Board include that any endorsement they deem appropriate to authorize be conditioned on the following:

1. Specifically certify that any endorsement of the instant plan does not constitute any form of approval, authorization, or warranty of any construction, on either of the proposed lots, or access thereto nor does such endorsement provide any certification as to the physical ability to develop either the existing or proposed lots.



# TOWN OF SEEKONK

# FORM A

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: June 1, 2026

Applicant Name James N. Viara Trustee of the James N. Viara Living Trust Phone No. 508-269-1276

Applicant Address 202 Greenwood Avenue

Address of Subject Property 202 Greenwood Avenue

Subject Property Plat No. 21 Subject Property Lot No. 239, 240 and 292 Present Zoning R-4

1. Deed of property recorded in Bristol County Registry, Book No. 16710 Page No. 222

2. Name of Engineer or Surveyor Curt A. Nunes Mass Lic. No. 38389

Address 1182 South Main Street, Attleboro, MA 02703

Brief Description of lot lines being changed and why:  
Reconfigure parcels

#### Checklist Form A:

- Application Form (2 x)  
Please note: both copies must be originals, 1 copy for Planning, 1 copy for Town Clerk
- Application fee, ck# 2220  
Please note: \$100 per lot, \$200 minimum, (made payable to the Town of Seekonk)
- Certificate of Good Standing, completed and signed by Tax Collector
- Plans received in CD or DVD format
- Plans received (1) Mylar, (4) prints, (1) 11" X 17", (see sec. 3.3.4 of Rules & Regs.)

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Seekonk does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board or Town Clerk:

6/3/2026  
Date

11:19 AM  
Time

*Stephan Cagatta*  
\*Signature

*James N. Viara*  
\*Signature of Applicant

James N. Viara Trustee of the James N. Viara Living Trust  
Print Name

202 Greenwood Avenue  
Address of Applicant  
Seekonk, MA 02771

*James N. Viara*  
\*Signature of Owner of Notarized letter (if applicable)

Address of Owner 202 Greenwood Avenue  
Seekonk, MA 02771

**\*Please use blue pen to sign**



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

Planning / Zoning Board of Appeals

JAMES N. VIARA, TRUSTEE OF THE  
JAMES N. VIARA LIVING TRUST

Petitioner Name

SAME

Property Owner

202 GREENWOOD AVE

Petitioner Address

Property Address

SEEKONK, MA 02771

City, State Zip

City, State Zip

508-269-1276

Petitioner Phone Number

21

Plat Number

239, 240 &  
292

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

Date

*June 21, 2026*

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

### Viara ANR 2-02 Greenwood Ave AP 21, Lots 239, 240 and 292: Area View



**Property Information**

**Property ID** 265/021.0-0000-0292.0  
**Location** 202 GREENWOOD AVE  
**Owner** VIARA, JAMES N, TRUSTEE



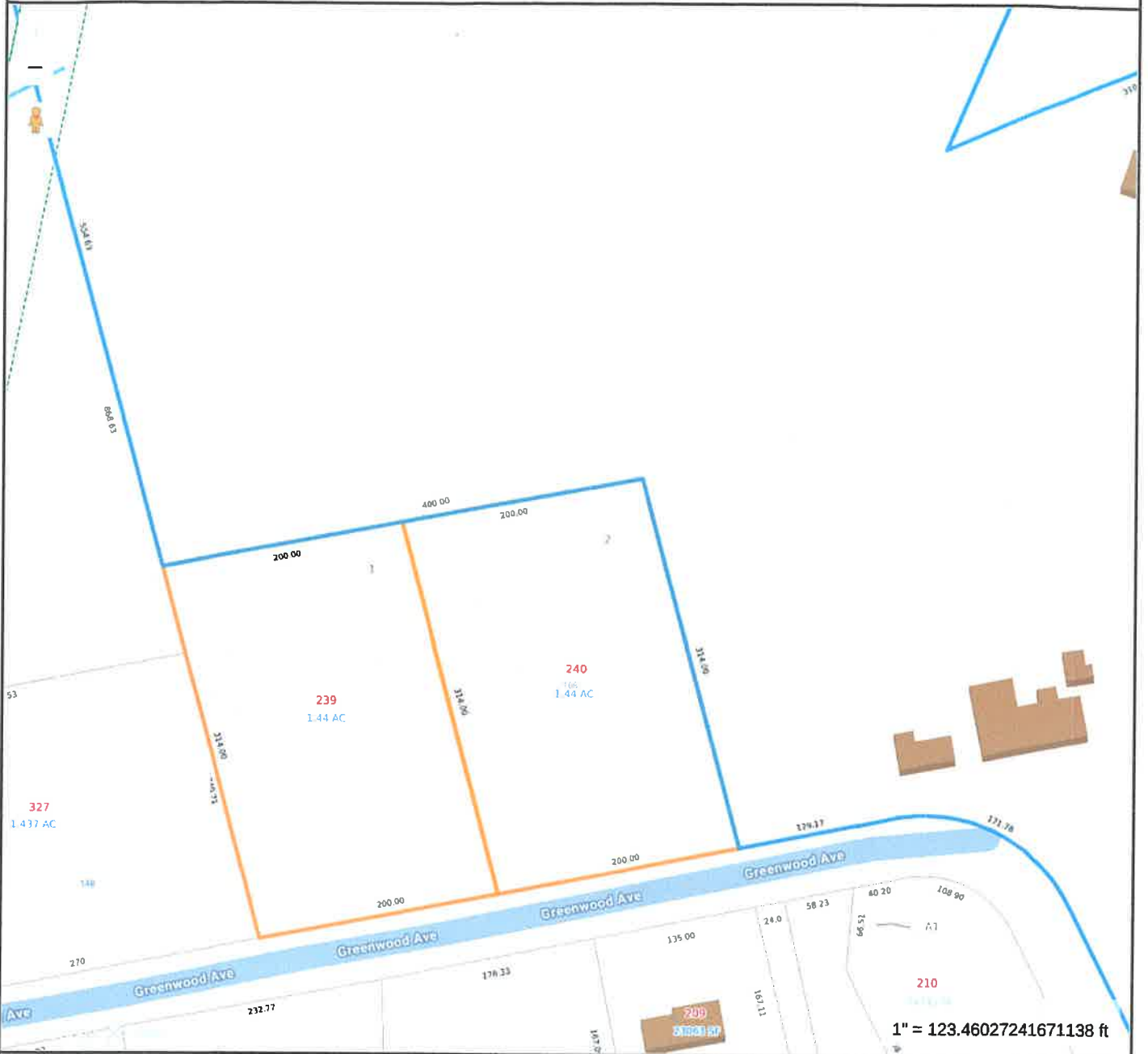
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Geometry updated July 2025  
Data updated December 2025

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

# Viara ANR 2-02 Greenwood Ave AP 21, Lots 239, 240 and 292: Assessor's Map



**Property Information**

**Property ID** 265/021.0-0000-0292.0  
**Location** 202 GREENWOOD AVE  
**Owner** VIARA, JAMES N, TRUSTEE



**MAP FOR REFERENCE ONLY  
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Geometry updated July 2025  
 Data updated December 2025

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

# Viara ANR 2-02 Greenwood Ave AP 21, Lots 239, 240 and 292: Existing Conditions



**Property Information**

**Property ID** 265/021.0-0000-0292.0  
**Location** 202 GREENWOOD AVE  
**Owner** VIARA, JAMES N, TRUSTEE

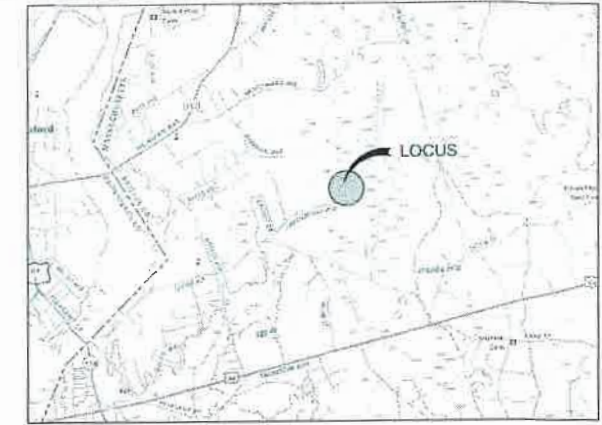
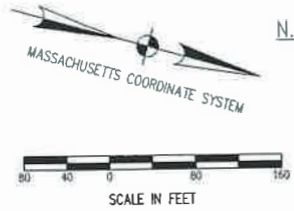


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Geometry updated July 2025  
Data updated December 2025

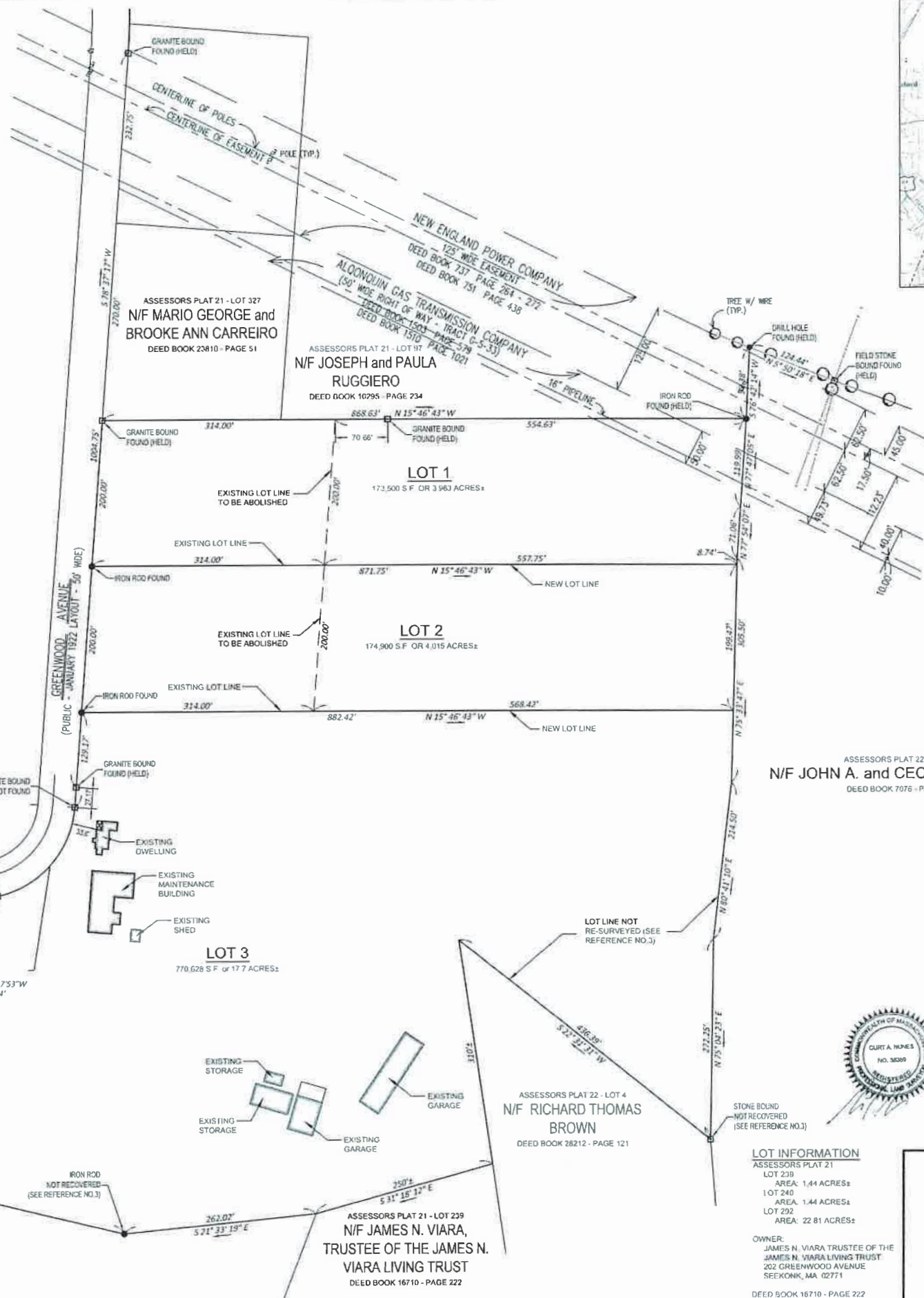
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



LOCATION MAP  
SCALE: 1" = 2000'

**REFERENCES**

- SEE ROAD LAYOUT ENTITLED "MAP OF GREENWOOD AVE., SEEKONK, MASS. FROM LEDGE ROAD, EASTERLY ABOUT 2600 FT. BY FRANK E. WATERMAN CO., JAN. 1927"
- SEE MAP OF LAND ENTITLED "MAP OF LAND IN SEEKONK, MASSACHUSETTS SURVEYED FOR DANIEL S. AND MARIA CANDEIAS BY WATERMAN ENG. CO., NOV., 1878" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 174 - PAGE 35
- SEE MAP OF LAND ENTITLED "PLAN OF LAND IN SEEKONK, MASS. OWNED BY JAMES N. VIARA WASTE DISPOSAL, INC., SCALE 1" = 60', OCT. 27, 1980 BY ALLEN D. QUINTIN" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 190 - PAGE 10
- SEE MAP OF LAND ENTITLED "SUBDIVISION OF LAND IN SEEKONK, MASSACHUSETTS BELONGING TO JAMES N. AND SANDRA J. VIARA BY CAPUTO AND WICK LTD., MAY 15, 1991" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 311 - PAGE 48
- SEE MAP OF LAND ENTITLED "MAP OF LAND IN SEEKONK, MASSACHUSETTS SURVEYED FOR SANDRA L. YOUNG BY CAPUTO AND WICK LTD., DECEMBER 12, 1995" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 351 - PAGE 27
- SEE MAP OF LAND ENTITLED "DEFINITIVE SUBDIVISION GREENWOOD FARM PREPARED FOR DUSHAU DEVELOPMENT COMPANY GREENWOOD AVENUE, SEEKONK, MASSACHUSETTS BY CAPUTO AND WICK LTD., NOVEMBER 1, 2004" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 434 - PAGE 54
- SEE MAP OF LAND ENTITLED "MAP OF LAND PREPARED FOR JAMES N. VIARA, 202 GREENWOOD AVENUE, SEEKONK, MASSACHUSETTS BY CAPUTO AND WICK LTD., OCTOBER 9, 2016" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 507 - PAGE 19
- SEE MAP OF LAND ENTITLED "ANR PLAN SUBMISSION FOR A P. 18 LOT 100, GREENWOOD AVENUE IN SEEKONK, MASSACHUSETTS BY COMMONWEALTH LAND SURVEYORS, INC. 8/2/2018" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 516 - PAGE 9
- SEE MAP OF LAND ENTITLED "MAP OF LAND PREPARED FOR JAMES N. VIARA TRUSTEE OF THE JAMES N. VIARA LIVING TRUST, 202 GREENWOOD AVENUE, SEEKONK, MASSACHUSETTS BY CAPUTO AND WICK LTD. AND COMMONWEALTH LAND SURVEYORS, INC. 6/2/2020" RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 525 - PAGE 75



ASSESSORS PLAT 16 - LOT 42  
N/F SEEKONK LAND CONSERVATION TRUST  
DEED BOOK 29096 - PAGE 338

ASSESSORS PLAT 22 - LOT 7  
N/F SEEKONK LAND CONSERVATION TRUST  
DEED BOOK 27900 - PAGE 166

ASSESSORS PLAT 21 - LOT 239  
N/F JAMES N. VIARA, TRUSTEE OF THE JAMES N. VIARA LIVING TRUST  
DEED BOOK 16710 - PAGE 222

ASSESSORS PLAT 22 - LOT 4  
N/F RICHARD THOMAS BROWN  
DEED BOOK 28212 - PAGE 121

ASSESSORS PLAT 22 - LOT 18  
N/F JOHN A. and CECILIA A. NUNES  
DEED BOOK 7076 - PAGE 101

**LOT INFORMATION**  
ASSESSORS PLAT 21  
LOT 239  
AREA: 1.44 ACRES±  
LOT 240  
AREA: 1.44 ACRES±  
LOT 292  
AREA: 22.81 ACRES±  
  
OWNER:  
JAMES N. VIARA TRUSTEE OF THE JAMES N. VIARA LIVING TRUST  
202 GREENWOOD AVENUE  
SEEKONK, MA 02771  
  
DEED BOOK 16710 - PAGE 222  
ZONE: R-4



APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED  
SEEKONK PLANNING BOARD

DATE: \_\_\_\_\_

**NOTE:**  
ENDORSEMENT OF THIS PLAN DOES NOT GUARANTEE THAT ALL OR ANY OF THE LOTS ARE BUILDABLE NOR DOES IT CONSTITUTE COMPLIANCE WITH THE TOWN OF SEEKONK ZONING ORDINANCE.

I DECLARE THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROFESSIONAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, AND HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
  
Curt A. Nunes  
REGISTERED LAND SURVEYOR DATE: 6/2/2020

LAND SURVEYING CONSULTANT:  
**COMMONWEALTH LAND SURVEYORS, INC.**  
1182 SOUTH MAIN STREET  
ATTLEBORO, MASSACHUSETTS 02703  
508-455-2834

MAP OF LAND PREPARED FOR JAMES N. VIARA TRUSTEE OF THE JAMES N. VIARA LIVING TRUST 202 GREENWOOD AVENUE SEEKONK, MASSACHUSETTS		DATE JUN 1, 2020
CAPUTO AND WICK LTD. Land Surveying, Civil Engineering, Environmental Services, Traffic Engineering, and Construction Engineering		SHEET 1
1150 BAWLUCKET AVE. BURLINGTON, MA 01803 TEL: 978-434-2800 FAX: 978-434-2832		WWW.CAPUTOANDWICK.COM

**TOWN OF SEEKONK**  
**Planning Board**

**MEMORANDUM**

**To:** The Planning Board  
**From:** John J. Aubin III, Town Planner  
**Date:** June 3, 2026  
**Re:** May monthly report



The following departmental activity summary covers the period May 1, 2026 to May 31, 2026.

**SUBDIVISIONS**

- **Magnolia Court**, 10 Lot residential subdivision of land located off Walker Street. Initial paving completed. Residential construction on going. Final sidewalk installation and paving completed. Stormwater system under observation for erosion, roadway discharge and retention. Acceptance anticipated Fall 2026
- **Kathleen Court** 16-lot residential subdivision off Lincoln Street – Final paving, sidewalks and final maintenance outstanding. Default hearing held April 14, 2026 – found in default
- **Brigham Farm III** Conservation Subdivision application of **Gary Sagar** for proposed 8-lot definitive subdivision of land located off Burnside Avenue being AP 36 lots 2 and 11 and AP 35 lot 20. Residential construction On-going. Final paving Spring 2026
- **Wyatt Strawberry Patch** 4 lot residential subdivision off **Lake Street** - Roadway construction commenced binder course installed. 3 of 4 lots built, Final paving, sidewalks and final maintenance outstanding. Default hearing held April 14, 2026 – found in default
- ANR Application of **Paul Medeiros** to divide the lot into 2 parcels for the property located at **49 Chestnut Street**, being AP 15, Lot 47, within an R-3 zoning district. Endorsed May 12, 2026
- ANR Application of **Kenneth Ruscetta** to subdivide parcel to create two additional lots for the property located at **64 Arcade Avenue**, being AP 21, lot 144, within an R-2 Zoning District. Endorsed May 12, 2026
- Final Surety Release by **Madeira Ventures, INC.**, for **Jacob Hill Estates**, an 11-lot subdivision located in an R-2 Zoning District with a mixed-use overlay. Approved May 12, 2026

**SITE PLANS**

- Site Plan review for **Blue Wave Solar** of **0 County Road** being AP 5 lots 9 & 16 in a R-4 Zoning District for a proposed solar agrivoltaics development located off County and Miller Street. Special permit issued by the Zoning Board of Appeals April 6, 2026. Site plan submission pending
- Pre-application review of **R & F Seekonk, LLC** for **100 Highland Avenue**, being AP 8, Lot 121 in a Highway Business Zoning District for a proposed car wash. Site plan submission pending

- Site Plan Application Review of Pride Hyundai for the new construction of a dealership on the property located at 800 Fall River Ave being AP 8, Lot 3 within a Highway Business Zoning District. Site plan approval granted May 12, 2026.

## AMENDMENTS

- 5-year Master Plan update drafting ongoing
  - Public Services and Facilities and Transportation Master Plan Elements work session held May 19, 2026
  - One Stop For Community Growth SRPEDD DLTA HPP grant submission June 3, 2026

## MISC

- Online permitting (Planning) implementation
- SRPEDD Brownfields area assessment study ongoing potential Phase 1 assessment for Pond Street and Maynard Avenue properties
- Attleboro Dye Works:
  - Pond Street Bridge design preliminary surveying and engineering ongoing in coordination with MVP grant and ADW dam removal Dam removal engineering (GPI) awaiting removal/ repair determination and survey results
  - Status review meeting scheduled with Verdantas environmental site professional
- Sowams National Heritage Area Steering Committee:
  - Feasibility study
    - Final draft submission to National Park Service for formal review
    - Federal Delegation direct outreach effort initiated
  - Steering committee to Executive Board re-organization complete
    - Amended by-laws adopted
    - New Board elected
    - Subcommittee formation ongoing (Finance, Governance, Outreach, Programing, and Tribal Coordination)
- Stormwater Advisory Committee
  - Leavitt Street Restoration project grant proposal submitted
  - Monitoring and enforcement program under development
  - Second Stormwater Utility Finance discussion
  - MS4 Annual Report preparation submitted
  - Ongoing assessment and remediation of identified and prioritized stormwater issues
  - Mapping and GIS update