

Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

November 13, 2023

Sarah Page  
Executive Director  
Fall River Redevelopment Authority  
One Government Center, Room 610  
Fall River, MA 02722

**Re: Fall River - Waterfront Urban Renewal Plan  
Amendment #1 - Approved**

Dear Ms. Page:

The Executive Office of Housing & Livable Communities (EOHLC) has reviewed the request of the Fall River Redevelopment Authority (FRRA) for approval of Amendment #1 to the Fall River Waterfront Urban Renewal Plan. This amendment will include two additional properties for acquisition, disposition, and redevelopment for mixed use (residential/commercial) consistent with the objectives of the Fall River Waterfront Urban Renewal Plan. The properties are identified as Davol Street (Assessor's Parcel #O-22-9) and 431 Davol Street (Assessor's Parcel #O-23-4). The submission includes the following figures and tables:

- Table 2-2a: Amendment 1, Parcels for Acquisition and Disposition
- Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)
- Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)
- Figure 2-20a: Amendment 1, Parcels to be Acquired
- Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)
- Figure 2-24a: Amendment 1, Lots to be Created for Disposition
- Figure 2-28, Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)
- Figure 2-28a, Amendment 1, Buildings to be Demolished, Rehabilitated and/or Constructed

EOHLC has determined that the proposed Amendment #1 is a Minor Plan Change. The documentation submitted in support of the amendment satisfies the requirements of EOHLC's regulations under 760 CMR 12.03, "Plan Changes."

It is noted that the proposed amendment is in accordance with the votes of the FRRA, the Fall River Planning Board, the Fall River City Council, and the approval of the Mayor. Based on the information in the submittal, EOHLC approves the Minor Plan Change.

Ms. Sarah Page  
RE: Fall River Waterfront Urban Renewal Plan: Amendment #1  
Page 2

Please be advised that no acquisition of real property or other covered activity which involves the displacement of legal occupants shall occur until a relocation advisory agency has been qualified by the Bureau of Relocation. In addition, pursuant to 760 CMR 27.03(1), a relocation plan shall be filed with the Bureau for a covered activity involving the displacement of the occupants of more than five dwelling units or business units.

If you have any questions, please contact Maggie Schmitt, Urban Renewal & Relocation Coordinator, at (617) 573-1408 or [Maggie.Schmitt@mass.gov](mailto:Maggie.Schmitt@mass.gov).

Sincerely,

A handwritten signature in blue ink that reads "Caroline 'Chris' Kluchman". The signature is written in a cursive style with a long, sweeping tail on the last name.

Caroline "Chris" Kluchman, Acting Director  
Division of Community Services

cc: Alison LeFlore, Stantec (email)



# FALL RIVER REDEVELOPMENT AUTHORITY

SARAH PAGE  
*Executive Director*

**BOARD OF DIRECTORS**

JOHN R. ERICKSON  
*Chair*

ANNE KEANE  
*Vice-Chair*

JOAN MEDEIROS  
*Treasurer*

LUIS GONSALVES

RON RUSIN

Maggie Schmitt, AICP, LEED AP BD+C  
Urban Renewal and Relocation Coordinator  
Executive Office of Housing and Livable Communities (EOHLC)  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Re: Amendment to the Fall River Waterfront Urban Renewal Plan  
(Waterfront URP Amendment #1)

Dear Ms. Schmitt:

The Fall River Redevelopment Authority (FRRA) kindly requests an amendment to the Fall River Waterfront Urban Renewal Plan (the Plan or URP). This amendment identifies the Turner Street Lot (O-22-0009), located on Davol Street south of Turner, and the MS Gasoline Services gas station (O-23-0004), located at 431 Davol Street, as properties for acquisition, disposition, and redevelopment. These parcels are decadent and substandard. The Turner Street Lot is also a contaminated blighted open area.

Acquisition by the FRRA will provide maximum opportunity for privately-financed urban revitalization consistent with the 2019 URP and the ongoing Route 79 development project. When approved, this change will be the first amendment to the Waterfront Urban Renewal Plan.

These two parcels are ripe for redevelopment but will require public investment and support to bring redevelopment projects to fruition. Consistent with the vision outlined in the 2019 URP, redevelopment of these parcels will result in additional housing units (at varying income levels) and commercial space, bringing needed vibrancy to Fall River's Waterfront District and supporting several of the 2019 Plan Objectives. Redevelopment of these two parcels would fill in "missing teeth" in the vicinity of the proposed commuter rail station while addressing blighted open space. In this area, both sides of Davol Street are in active transition. Multiple projects are planned or in progress. Given current market conditions and potential redevelopment interest, the FRRA has the opportunity to encourage the redevelopment of these two parcels. Neither parcel is located within Fall River's Historic Districts, nor is either parcel listed on state or federal registries of historic places.

The Turner Street Lot (O-22-0009) formerly supported both a natural gas distribution system and a coal gasification facility. Environmental assessments have uncovered excess concentrations of certain oil and hazardous materials in the soil and groundwater on and below the parcel, resulting in the filing of a Release Tracking Form (RTF) with the Massachusetts Department of Environmental Protection (MassDEP) and the development of an Activities Use Limitation (AUL) for the property which will determine the range of potential future uses allowable at this site. The current owners have not pursued redevelopment; public investment and partnership will be necessary to complete a redevelopment project at this site.

The MS Gasoline Services site (O-23-0004) was last sold in 2010 and continues to be operated as a gas station. The parcel hosts a functionally obsolete building, which cannot be converted to other commercial or residential uses. Clearance of the structures will require the FRRA to conform to an approved Relocation Plan, pursuant to MGL Chapter 79A and 760 CMR 27.00.

Both redevelopment projects will be subject to Land Use Disposition agreements with the FRRA and the design guidelines outlined in the 2019 URP in addition to any other land use controls and environmental permitting.

The two new acquisition/disposition parcels are shown in blue on the new and updated maps in Attachment B. The two parcels are within the existing urban renewal area and add 0.59 acres to the overall URP, an increase of less than 0.5 percent. Table 2-2a Amendment 1 Parcels for Acquisition provides pertinent information on each of the new acquisition parcels as of July 2023 as available in the City's Assessor's Database and on the City's online GIS platform. The original Table 2-2: List of Parcels for Acquisition and Disposition has not been updated and is included here for reference. These Tables can be found in Attachment A.

A public hearing was held on August 23, 2023. The public hearing was advertised consistent with Fall River procedures and fliers were sent via email to known stakeholders (including the affected property owners). Following the close of the public hearing, the FRRA voted unanimously in favor of the amendment. The amendment was then approved by the Fall River Planning Board on September 13, 2023 and by the Fall River City Council on October 10, 2023. Materials presented at these meetings are included in Attachment C of this Amendment and evidence of certified votes/meeting minutes are included in Attachment D.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Page". The signature is fluid and cursive, with the first name "Sarah" and the last name "Page" clearly distinguishable.

Sarah Page, Executive Director

*On behalf of the Fall River Redevelopment Authority*

## **Attachments**

### **Tables**

#### **A: Tables**

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

#### **B: Figures**

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

Figure 2-24a: Amendment 1 Lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated and/or Constructed

#### **C: Public Materials**

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

#### **D: Evidence of Requisite Municipal Approvals**

FRRA Certified Vote

Planning Board Minutes

City Council Certified Vote

**Attachment A**  
**Tables**

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

**Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition**

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
0-22-9	Davol Street	Liberty Utilities (New England Natural Gas Company) Corp	0.269	\$172,800	Acquisition	Vacant, Former Utility Distribution	Mixed Use (Residential / Commercial)
0-23-4	431 Davol Street	SM Fall River Properties LLC c/o Syed Masihuddin	0.32	\$424,400	Acquisition Spot Clearance	Gas Station	Mixed Use (Residential / Commercial)

**Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)**

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
I-02-1	81 Ferry Street	Lee Francis LLC	8.28	\$1,238,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/commercial
N-12-11	30 Pond Street	Commonwealth of Mass; c/o DCR	0.71	\$230,200	Acquisition, Spot Clearance	Dept. of Conservation and Recreation	Mixed-use residential/commercial
N-12-13	Pond Street	New York Central Lines LLC	0.35	\$2,800	Acquisition	Undevelopable Residential Land	Mixed-use residential/commercial
N-12-3	104 Anawan Street	Shane Landing, LLC	2.63	\$1,239,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/commercial
N-16-11	56 Water Street	Azar Jeanne Etali	0.4	\$577,800	Acquisition, Rehabilitation	Eating and Drinking Establishments	Connect Gates of the City to Maritime Museum
N-16-16	Water Street	Edward J Nasser, II; Nasser Real Estate Trust	0.74	\$130,600	Acquisition	Developable Commercial Land	Mixed-use residential/commercial
N-16-2	45 Anawan Street	Liberty Utilities (New England Natural Gas Company) Corp	2.06	\$561,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
N-16-32	Central Street	Commonwealth of Mass; Dept Environmental Mngmnt	1.18	\$174,700	Acquisition	Dept. of Conservation and Recreation	MassDOT Infra-Space improvements
N-16-4	115 Anawan Street	SAS International, LLC	1.23	\$556,500	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum

<b>PARCEL ID</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>AREA (AC)</b>	<b>VALUE</b>	<b>PLANNED ACTION</b>	<b>CURRENT USE</b>	<b>PROPOSED USE</b>
N-16-9	28 Anawan Street	Megara Properties Massachusetts LLC	0.71	\$620,600	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
None	Route 79/Davol Street	"Massachusetts Department of Transportation/City of Fall River"	~10	0	Acquisition	Route 79	Roadway realignment; Mixed-use residential/commercial
O-15-1	825 Davol Street	Tetrault Real Estate LLC	0.82	\$268,200	Acquisition, Spot Clearance	"Warehouses for storage of manufactured products"	Proposed commuter rail platform
O-15-11	174 Baylies Street	Ayotte David W	0.06	\$170,300	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-12	184 Baylies Street	"Camara Antonio S; Camara Laureana A; Camara Joseph C"	0.09	\$179,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-13	852 & 856 North Main Street	Patel Niragi; Patel Brijesh Mahesh	0.1	\$317,200	Acquisition, Spot Clearance	Small Retail and Services stores	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-14	928 North Main Street	"Mendes Maria E; Mendes Irrevocable Trust; Silva Trustee Maria G"	0.21	\$304,400	Acquisition, Spot Clearance	Multiple Houses	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-15	121 Pearce Street	Marques Timothy; Silva-Marques Rebecca	0.1	\$236,700	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-16	127 Pearce Street	Dacamara Eduino; Dacamara Mary	0.13	\$200,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-17	956 North Main Street	Daponte Jonathan J	0.08	\$150,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
O-15-19	870 North Main Street	Shum David Trustee; 840 Plaza Real Estate Trust	2.25	\$1,944,500	Acquisition, Spot Clearance	Shopping Centers/Malls	Parking for proposed commuter platform; Mixed-use residential/commercial

Table 2-2 Continued (2 of 5)



<b>PARCEL ID</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>AREA (AC)</b>	<b>VALUE</b>	<b>PLANNED ACTION</b>	<b>CURRENT USE</b>	<b>PROPOSED USE</b>
0-15-21	844 North Main Street	Marques Georgina; Botelho Luis B	0.07	\$203,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-22	170 Baylies Street	Shum David	0.14	\$171,500	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-23	105 Pearce Street	Faria Maria Fernanda; Garcia Maria Graca	0.13	\$201,500	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-24	10 Dyer Street	Viera Filomena M	0.13	\$234,900	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-25	192 Baylies Street	Marques Georgina; Botelho Luis B	0.06	\$174,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-3	11 Dyer Street	Chin Angela	0.16	\$79,100	Acquisition, Spot Clearance	Developable Residential Land	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-4	137 Pearce Street	Paiva Andrew Scott	0.09	\$205,400	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-5	948 North Main Street	Arruda John S; Arruda Maria; Tavares Hildeberto C	0.14	\$202,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/commercial
0-15-8	753 Davol Street	Cotter Electrical Co Inc	0.38	\$436,500	Acquisition, Spot Clearance	"Other Storage, Warehouse, and Distribution"	Parking for proposed commuter platform; Mixed-use residential/commercial
0-20-2	1 Hathaway Street	Massachusetts Electric Co; c/o Property Tax Dept	3.25	Unknown	Acquisition	Electricity Regulating Substations	National Grid sites: continuation of Bicentennial Park Trail/Waterfront Boardwalk
0-22-11	175 Baylies Street	Cotter Electrical Co Inc	0.47	\$171,700	Acquisition, Spot Clearance	Other Storage, Warehouse, and Distribution	Parking for proposed commuter platform

Table 2-2 Continued (3 of 5)

<b>PARCEL ID</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>AREA (AC)</b>	<b>VALUE</b>	<b>PLANNED ACTION</b>	<b>CURRENT USE</b>	<b>PROPOSED USE</b>
O-22-5	729 Davol Street	Raposa James M	0.17	\$199,700	Acquisition, Spot Clearance	Auto Repair Facilities	Parking for proposed commuter platform
S-21-1	Davol Street	Commonwealth of Mass	0.26	\$97,500	Acquisition	Dept. of Conservation and Recreation	Mixed-use residential/commercial
S-21-13	Davol Street	Commonwealth of Mass; DPW	0.14	\$52,900	Acquisition	Mass. Highway Dept. (MHD)	Mixed-use residential/commercial
S-21-6	1244 Davol Street	1244 Davol Realty Assoc LLC	3.61	\$1,781,600	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-21-7	1338 Davol Street	D&S Marine Inc	4.41	\$671,200	Acquisition	Other Storage, Warehouse, and Distribution	Mixed-use residential/commercial
S-22-1	223 Remington Avenue	St Pierre Michael; St Pierre Debra	0.21	\$243,000	Acquisition, Spot Clearance	Three-family Residential	Mixed-use residential/commercial
S-22-12	1190 Davol Street	1244 Davol Realty Associates LLC	3.3	\$1,263,400	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-22-14	W End Remington Ave	Verizon New England Inc; c/o Duff and Phelps	0.07	\$63,800	Acquisition, Spot Clearance	Undevelopable Commercial Land	Mixed-use residential/commercial
S-22-2	201 Remington Avenue	1148 Davol Street LLC	0.35	\$167,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/commercial
S-22-6	1148 Davol Street	1148 Davol Street LLC	2.34	\$895,100	Acquisition, Spot Clearance	Automotive Vehicles Sales and Service	Mixed-use residential/commercial
S-22-8	Brownell Street	New England Power Co; c/o Property Tax Dept	1.22	\$223,900	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/Waterfront Boardwalk

Table 2-2 Continued (4 of 5)

<b>PARCEL ID</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>AREA (AC)</b>	<b>VALUE</b>	<b>PLANNED ACTION</b>	<b>CURRENT USE</b>	<b>PROPOSED USE</b>
S-22-9	Remington Ave	New England Power Co; c/o Property Tax Dept	0.81	\$182,600	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/ Waterfront Boardwalk
T-01-38	2680 North Main Street	Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC	4.12	\$250,000	Acquisition	Developable Commercial Land	Future development; open space/recreation
T-02-1	No Main Street	Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC	50.05	\$6,013,300	Acquisition, Spot Clearance	Piers, Wharves, Docks, and related facilities that are used for storage and transit of goods	Shell Oil site : Marine industrial or other (with removal of DPA); public access
T-03-10	75 Weaver Street	Stanley Street Treatment and Resources Inc	3.02	\$360,500	Acquisition, Spot Clearance	Vacant (Classified as Charitable Services)	Mixed-use residential/ commercial
T-03-17	93 Weaver Street	Albernaz Paul P; Teixeira Scott	0.42	\$196,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-03-20	75 Weaver Street	Weaver Cove Mill; c/o Gary Pave	1.55	\$177,900	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
T-03-24	77 Weaver Street	Albernaz Paul P; Teixeira Scott	0.41	\$193,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-15-2	No Main Street	New England Power Co; c/o Properties Dept	5.93	\$272,600	Acquisition	Electric Transmission ROW	Open space/recreation
T-15-33	No Main Street	"Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC"	13.78	\$198,500	Acquisition	Developable commercial land	Open space/recreation

Table 2-2 Continued (5 of 5)

## **Attachment B**

### **Figures**

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

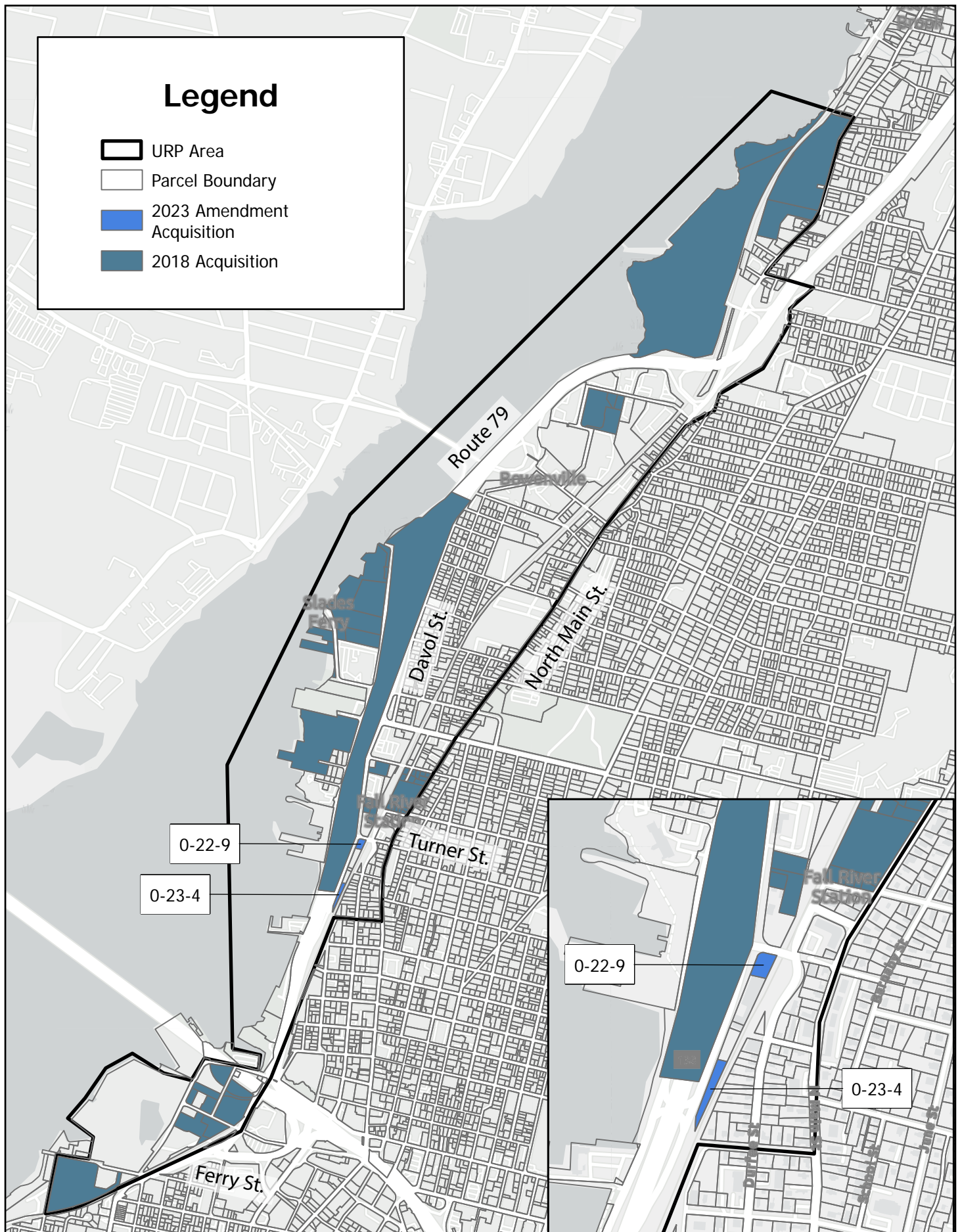
Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

Figure 2-24a: Amendment 1 lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

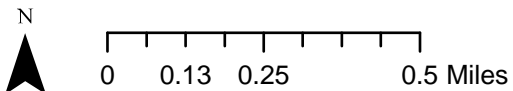
Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)



**Legend**

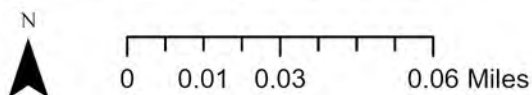
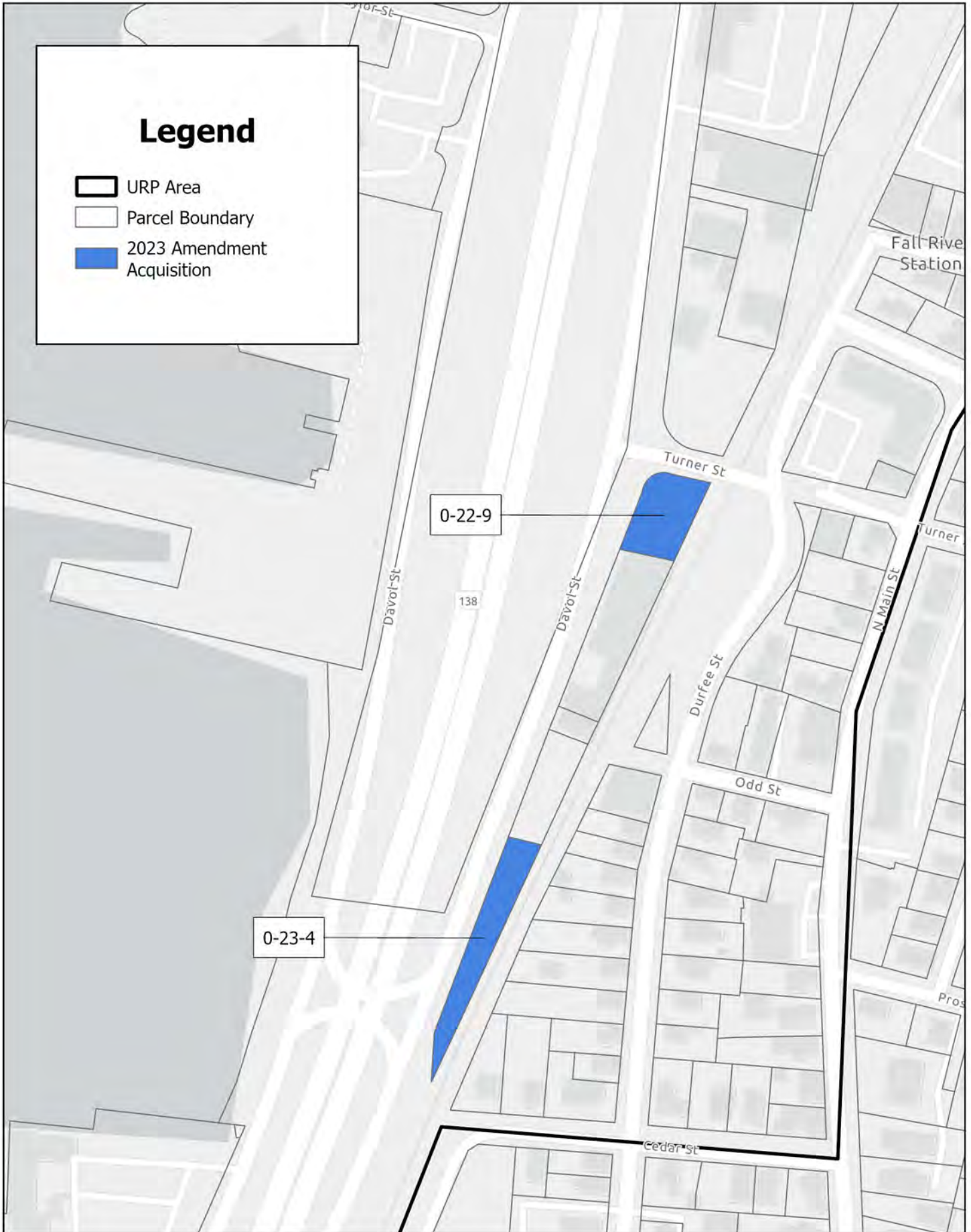
- URP Area
- Parcel Boundary
- 2023 Amendment Acquisition
- 2018 Acquisition



Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.



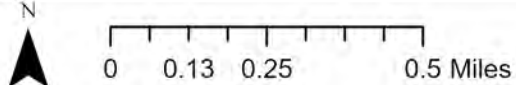
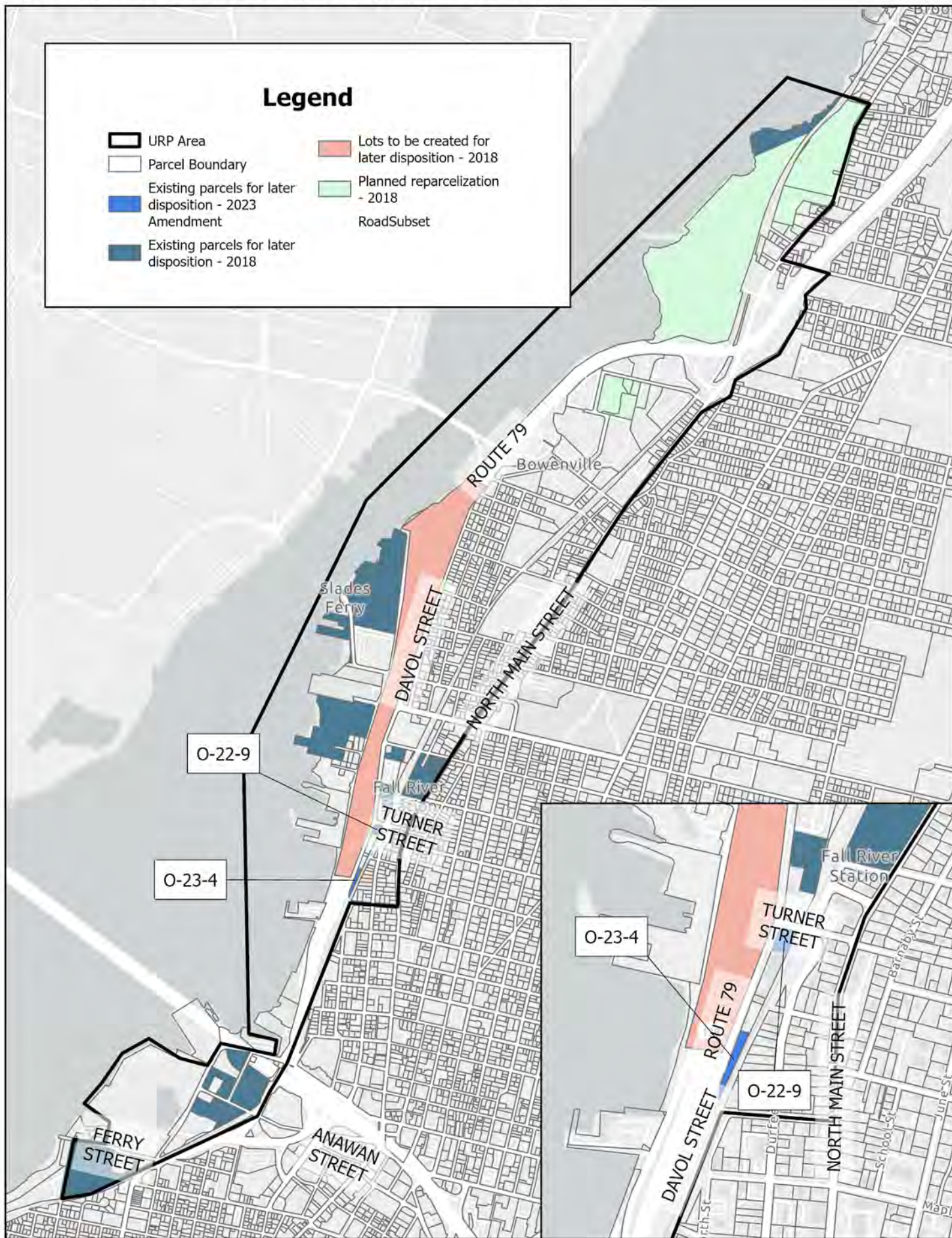
Figure 2-20a: Amendment 1 Parcels to be Acquired



Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.



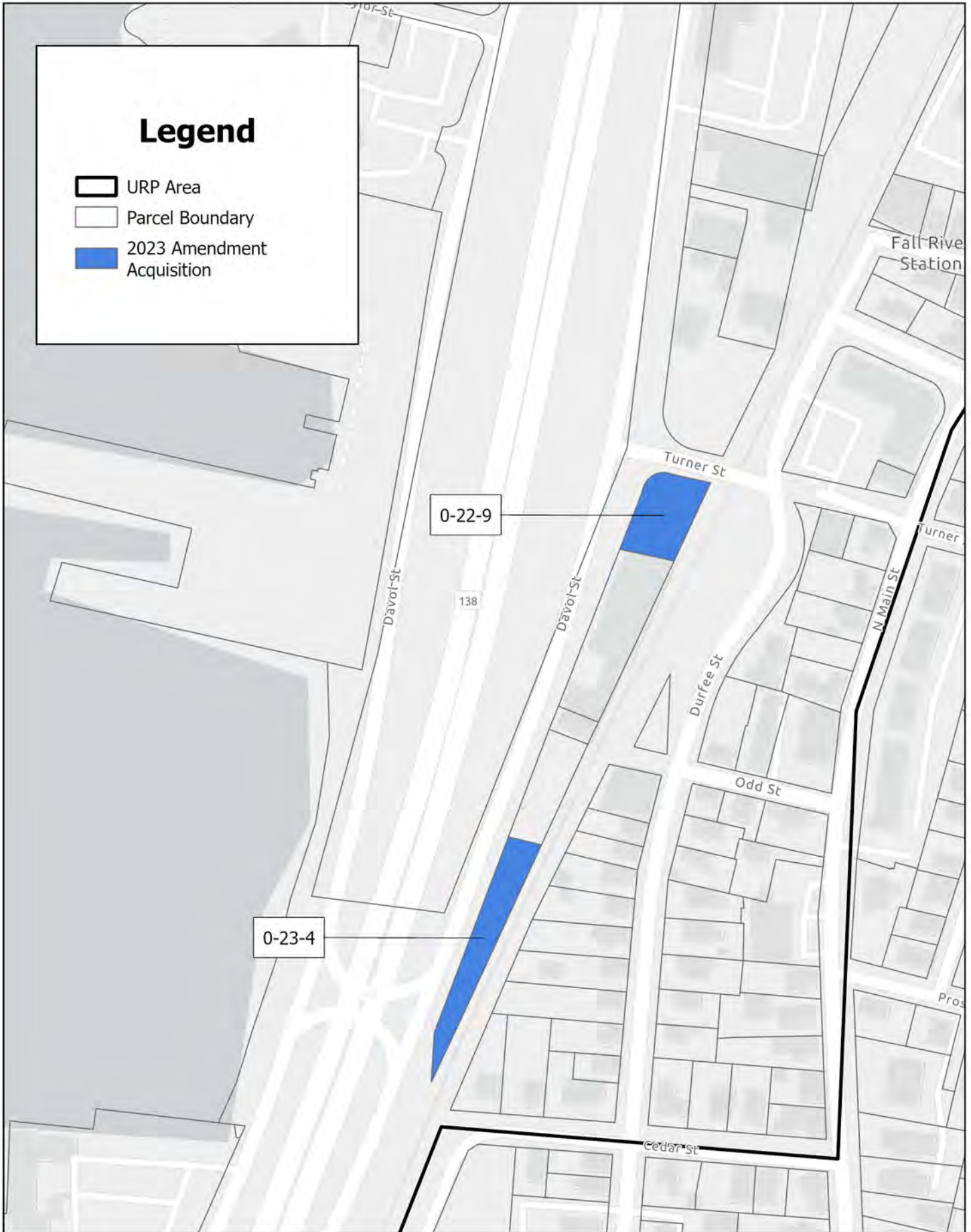
Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)



Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.



Figure 2-24a: Amendment 1 lots to be Created for Disposition



0 0.01 0.03 0.06 Miles

Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.



Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

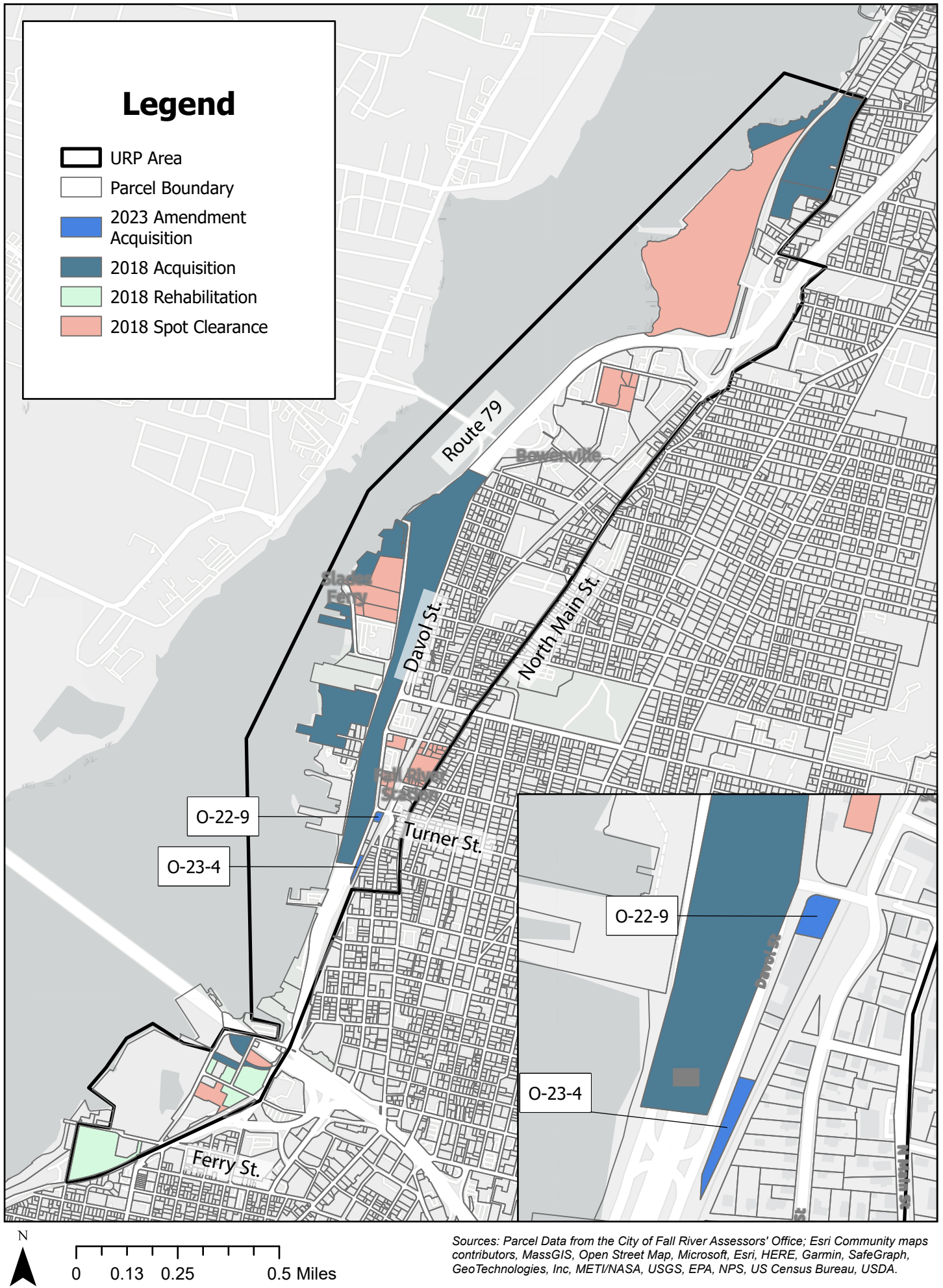
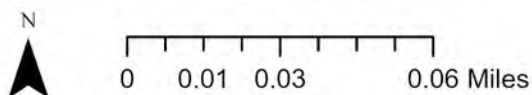


Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed



Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.

**Attachment C**  
**Public Materials**

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

The

# FALL RIVER REDEVELOPMENT AUTHORITY

is holding a

## PUBLIC HEARING

Wednesday,  
August 23rd  
5pm

City Council Hearing Room  
One Government Center  
Fall River, MA 02722

On a **proposed amendment to the Fall River Waterfront Urban  
Renewal Plan (URP).**

The amendment would add two properties to the original URP list of 48 properties for potential acquisition, disposition, and redevelopment. These two properties are the **Turner Street Lot (O-22-0009)**, located on Davol Street south of Turner, and the **MS Gasoline Services gas station (O-23-0004)**, located at 431 Davol Street.

A recording of the  
public hearing can be  
viewed at

[frgtv.fredtv.us](http://frgtv.fredtv.us)

Video on Demand

Playlists  
Redevelopment  
Authority

Please join us at the hearing for a brief  
**presentation and opportunity to comment,**  
or send comments by letter to:

Sarah Page, Executive Director,  
Fall River Redevelopment Authority,  
One Government Center, Fall River, MA  
02722.





# Waterfront URP Amendment

Fall River Redevelopment Authority

Public Hearing | August 23rd, 2023

## AGENDA

- 1. Introductions**
- 2. Urban Renewal Plan (URP) Process**
- 3. 2019 URP**
- 4. Implementation to Date**
- 5. 2023 Amendment**
- 6. Public Comment**

# 1) Introduction

## Fall River Redevelopment Authority Board

- John R. Erickson, Chair
- Ann Keane, Vice Chair
- Joan Medeiros, Treasurer
- Luis Gonsalves
- Ron Rusin

## Fall River Redevelopment Authority Staff

- Sarah Page
- Karen Martin

## Administrative Services Consultant

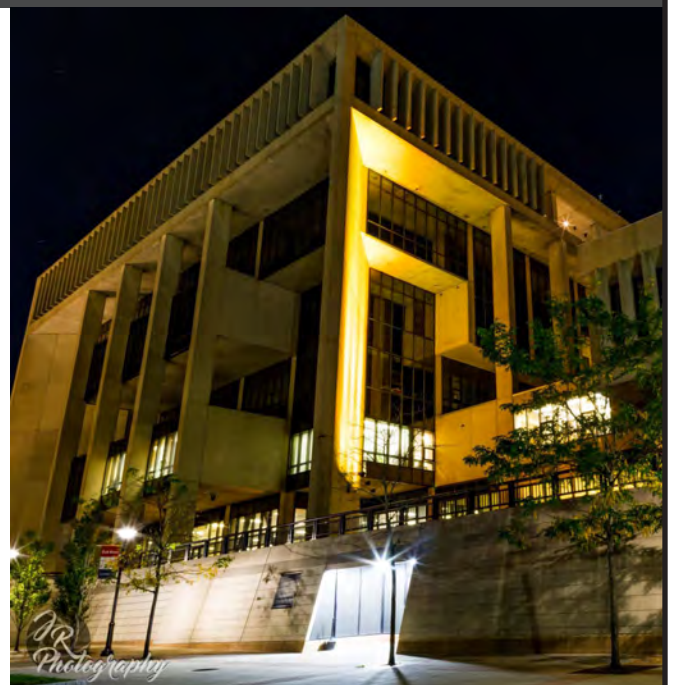
- Kenneth Fiola, Jr. Esq.



# 1) Introduction

## Stantec Consultant Team

- Alison LeFlore, AICP
- Sonya Sternlieb



## 2) Urban Renewal Plan (URP) Process

The Massachusetts Legislature established the Urban Renewal Program under Massachusetts General Laws Chapter 121B (M.G.L. c. 121B) to **assist communities to revitalize disinvested and underutilized neighborhoods and redevelop substandard, decadent, and blighted open areas for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses.**

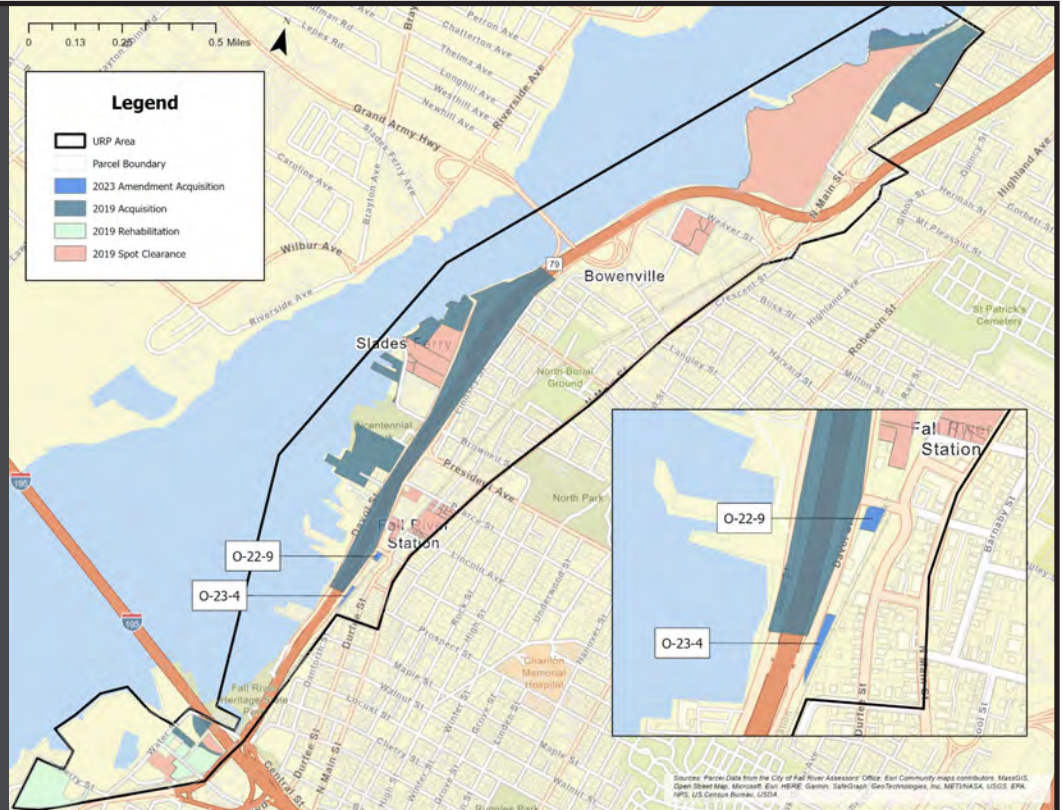
Under M.G.L. c. 121B, urban renewal agencies are authorized to **undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment** in designated urban renewal areas.

## 2) Urban Renewal Plan (URP) Process

- Combined **vision and redevelopment strategy** and revitalization of a defined area that outlines specific projects for the Fall River Redevelopment Authority (FRRA) to pursue
- Requires and **provides opportunities for community input**/engagement focused entirely on the study area
- **Gives FRRA the ability to induce projects** by providing tools that enable FRRA to gain ownership of parcels and properties as identified in the plan and/or providing use restrictions on certain parcels and properties
- Provides a **“blueprint” for decision-making** dictating how resources will be directed and what public actions are needed to support redevelopment
- Approved by the Executive Office of Housing and Livable Communities (EOHLC) as well as the FRRA and Fall River City Council



### 3) 2019 URP



### 3) 2019 URP

- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision:
  - South Waterfront: Strengthening Current Assets: Arts, Museums, Parks
  - North Waterfront: Rehabilitating Land for Jobs and Open Space: Shell Oil Site Area
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**
    - This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.



### 3) 2019 URP

#### Goals

- Provide new **multifamily housing** – 80 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses
- Physically **connect** the existing neighborhoods to the waterfront
- Provide **new space** for office, retail, and other **commercial uses**.

#### Acquisition Parcels

- 51 parcels, on 135 acres of land

*“The general purpose of this Urban Renewal Plan is to **identify current conditions** that have been **obstacles to private investment**, determine the **needs of the waterfront** and the **goals for its redevelopment**, and define those actions that will create **incentives for the private market**, over time, to address the existing conditions.”*

<https://www.fallriverma.org/urban-renewal-plan/>

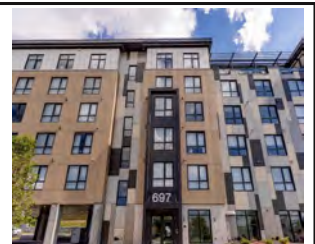
### 4) Implementation to Date

#### Development

City Pier



The Residences at River's Edge



# 4) Implementation to Date

## Reparcelization

Route 79  
reparcelization  
process will begin at  
the end of August



## Clearances

Quaker Fabrics factory building  
demolished



## Acquisitions

FRRA is in negotiations  
to purchase  
45 Anawan Street



# 5) 2023 Amendment

Adding two  
parcels for  
potential  
acquisition,  
disposition, and  
redevelopment







431  
Davol Street

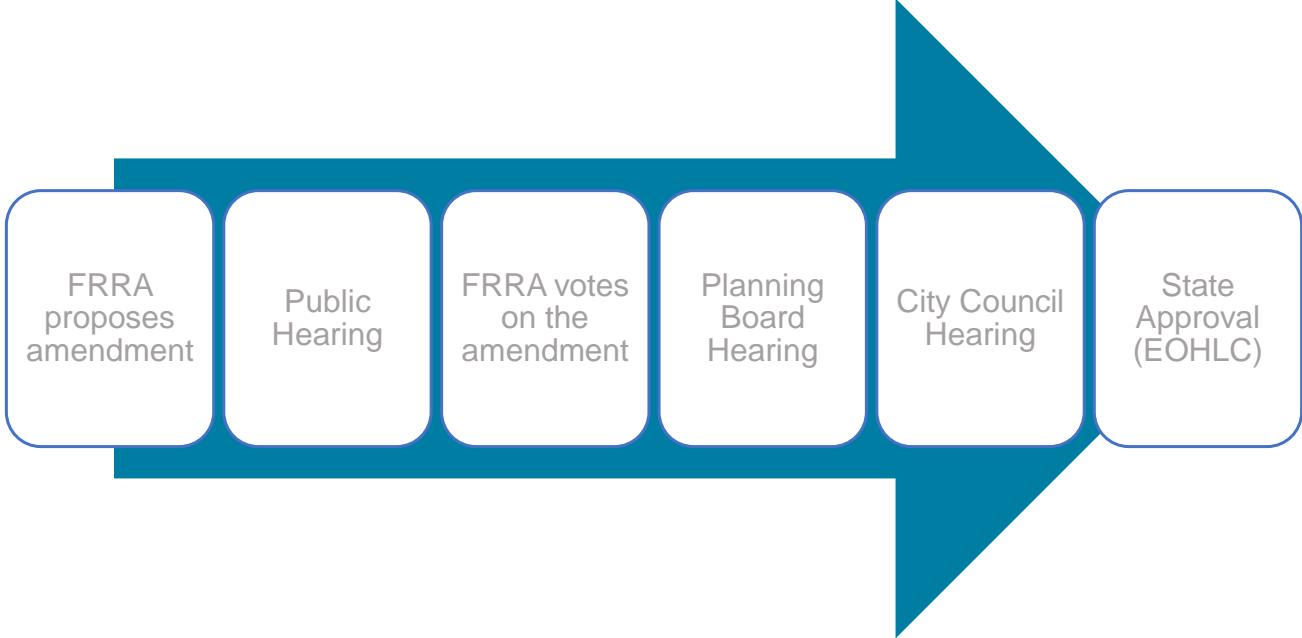
MS Gasoline  
Services Site



Turner  
Street Lot

Former natural gas  
distribution and  
coal gasification  
site

# 5) 2023 Amendment



## Public Comment

Fall River Redevelopment Authority

Public Hearing | August 23rd, 2023





# Waterfront URP Amendment

Fall River Redevelopment Authority

Planning Board | September 13, 2023

## 1) Introduction

### Fall River Redevelopment Authority Board

- John R. Erickson, Chair
- Anne Keane, Vice Chair
- Joan Medeiros, Treasurer
- Luis Gonsalves
- Ron Rusin

### Fall River Redevelopment Authority Staff

- Sarah Page
- Karen Martin

### Administrative Services Consultant

- Kenneth Fiola, Jr. Esq.



# 1) Introduction

## 2019 URP Overview

- Approved by the Planning Board on May 9<sup>th</sup>, 2018
- Planning process survey:
  - A Citizens' Advisory Group,
  - Two public workshops,
  - One open house,
  - a local survey of building conditions, and
  - analysis of assessor's data.

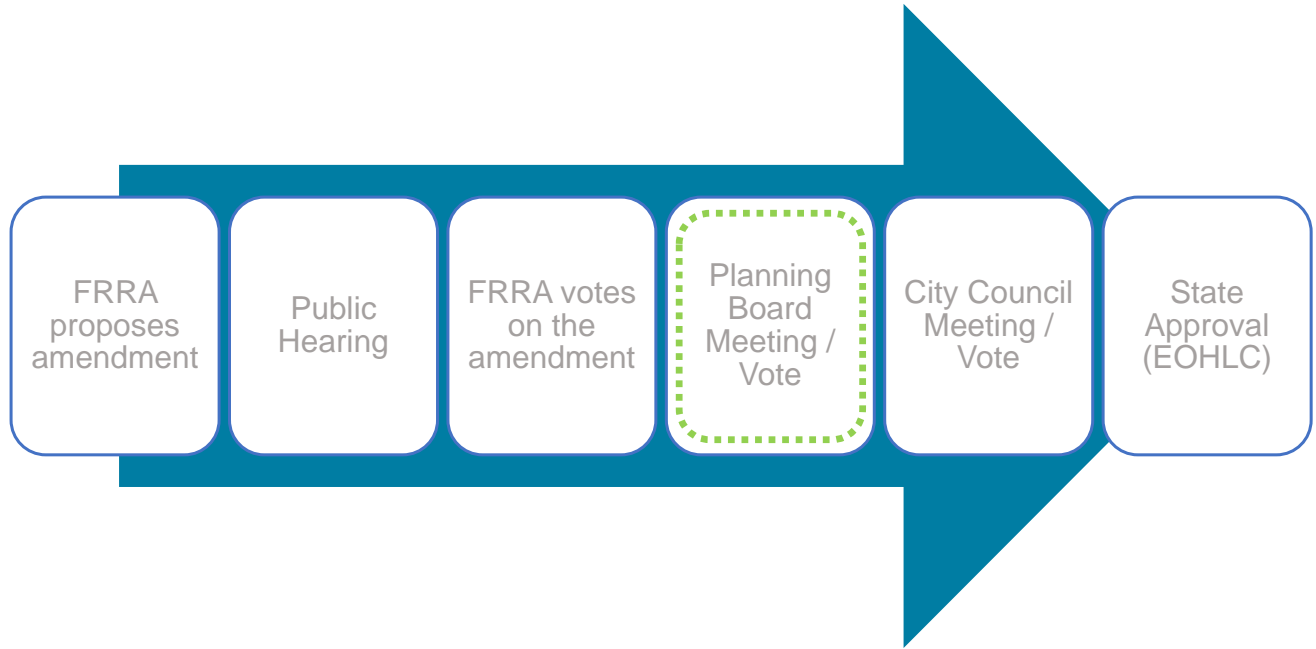


# 2) Urban Renewal Plan (URP) Process

To **assist communities to revitalize disinvested and underutilized neighborhoods and redevelop substandard, decadent, and blighted open areas** (M.G.L. c. 121B).

Urban renewal agencies can **undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment** in designated urban renewal areas (M.G.L. c. 121B).

## 2) Urban Renewal Plan (URP) Process - Amendment



## 3) 2023 Amendment

### Amendment

Adding two parcels for potential acquisition, disposition, and redevelopment







431  
Davol Street

MS Gasoline  
Services Site



Turner  
Street Lot

Former natural gas  
distribution and  
coal gasification  
site



4)  
Alignment  
with Past  
Plans

2009 Fall River Master Plan



2019 Fall River URP

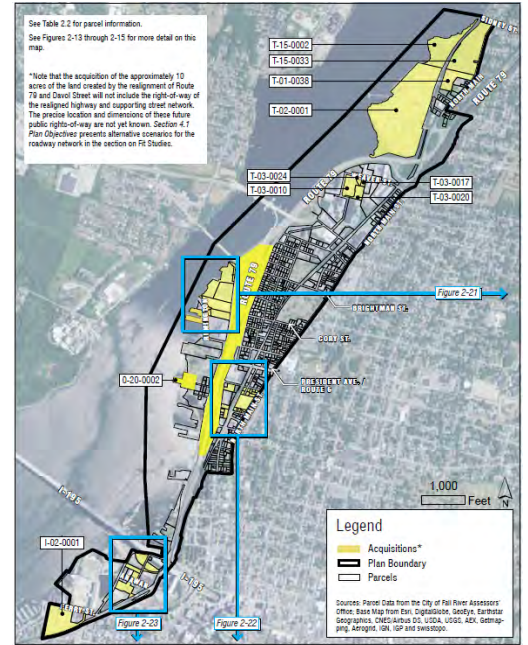
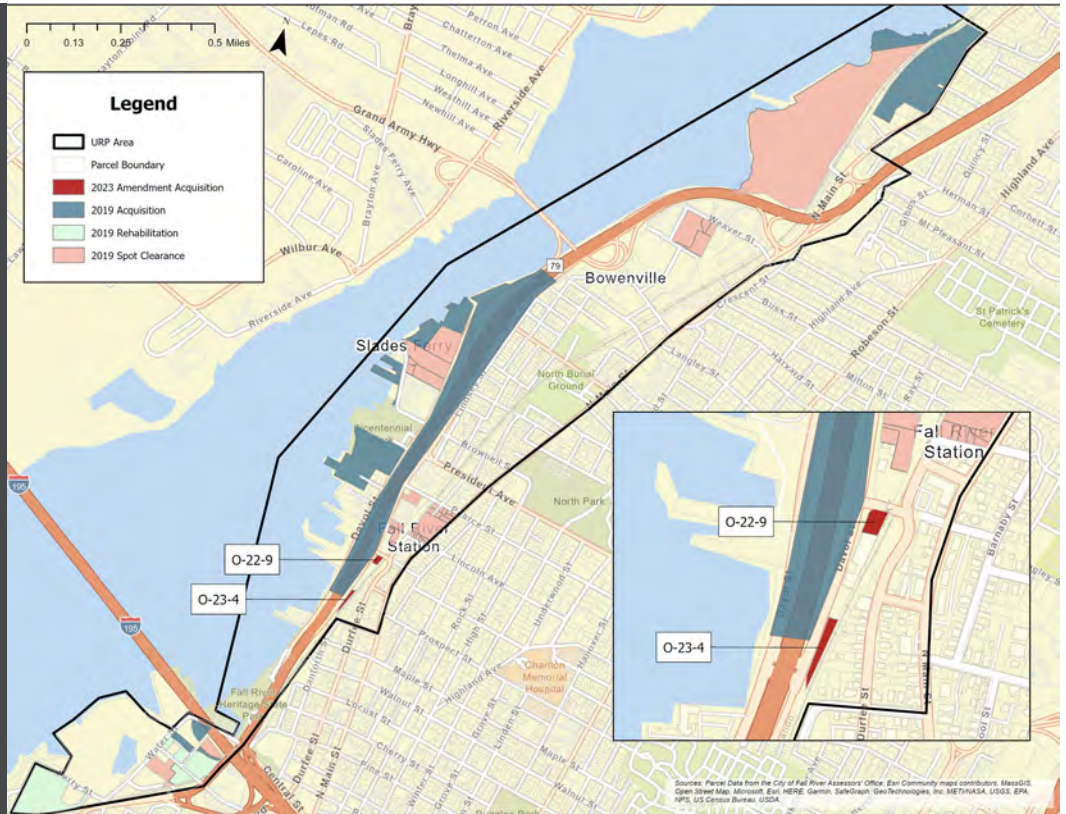


Figure 2-20: Parcels to be Acquired

4)  
Alignment  
with Past  
Plans – 2019  
URP



## 4) Alignment with past plans - 2019 URP

- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision. The amendment is in the:
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**  
This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.

<https://www.fallriverma.org/urban-renewal-plan/>

## 4) Alignment with past plans - 2019 URP Implementation

### Route 79 Master Plan

Work will begin on the Route 79 Master Plan this fall!



### Developments

City Pier and The Residences at River's Edge



### Acquisitions

FRRA is in negotiations to purchase 45 Anawan Street



### Clearances

Blighted buildings demolished



## 4) Alignment with past plans - 2019 URP

2019 URP goals

- Provide new **multifamily housing** – 49 units built and 120 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses.
- Physically **connect** the existing neighborhoods to the waterfront.
- Provide **new space** for office, retail, and other **commercial uses**.

*51 parcels, on 135 acres of land*

The 2023 Amendment is consistent with these strategies:

**Redeveloping** blighted space for prospective new residential, retail, or commercial uses.

**Better integrating** the Route 79 refresh with adjacent neighborhoods.

*The Amendment adds 2 parcels, on 0.59 acres of adjacent land*

<https://www.fallriverma.org/urban-renewal-plan/>

## 5) Alignment with Past Plans - 2009 Master Plan

Pertinent Goals and Strategies

- Focus on **waterfront areas** as key to economic development and tourism.
- Work towards **reducing the number of problem properties**.
- Combine Route 79 and Davol Street into an urban boulevard that will help **reconnect Fall River's neighborhoods to the waterfront**.

The 2023 Waterfront UPR Amendment is consistent with these strategies:

**Investing** in the waterfront.

Addressing **persistent blight**.

Building out the **Route 79/Davol Street boulevard**.





# Questions + Discussion

Fall River Redevelopment Authority

Planning Board Meeting | September 13, 2023

## **Attachment D**

### **Evidence of Requisite Municipal Approvals**

FRRA Certified Vote

Planning Board Minutes

City Council Certified Vote



# FALL RIVER REDEVELOPMENT AUTHORITY

SARAH PAGE  
*Executive Director*

**BOARD OF DIRECTORS**

JOHN R. ERICKSON  
*Chair*

ANNE KEANE  
*Vice - Chair*

JOAN MEDEIROS  
*Treasurer*

LUIS GONSALVES

RON RUSIN

## CERTIFICATE OF CORPORATE VOTE FOR FALL RIVER REDVELOPMENT AUTHORITY

At a duly authorized meeting on Wednesday, August 23rd, 2023 of the Board of Directors of the Fall River Redevelopment Authority, duly called and held at said regularly scheduled meeting, pursuant to notice duly given as required by the Laws of the Commonwealth of Massachusetts and the Regulations of the Fall River Redevelopment Authority, at which a quorum was present and voting unanimously,

It was moved, seconded and VOTED:

To approve the Amendment to the Fall River Waterfront Urban Renewal Plan, and to forward the approved amendment to the Fall River Planning Board, Fall River City Council, and Massachusetts Executive Office of Housing and Livable Communities.

The Fall River Redevelopment Authority ratifies and confirms said action taken pursuant to the above referenced vote with regard to the Amendment to the Fall River Waterfront Urban Renewal Plan.

A true copy,

ATTEST:

  
John R. Erickson, Chair



**PLANNING**  
**CITY OF FALL RIVER**

RECEIVED

2023 OCT 12 P 3:33

**TO:** Alison Bouchard  
City Clerk

**FROM:** Fall River Planning Board

**RE:** **PLANNING BOARD MINUTES**  
**September 13, 2023**

CITY CLERK  
FALL RIVER, MA

The Fall River Planning Board held a Public Meeting at 5:30 p.m. on Wednesday, September 13, 2023, in the 1<sup>st</sup> Floor Hearing Room, One Government Center, Fall River, MA for the purpose of considering the matters set forth in the agenda originally posted with your office on September 7, 2023. Notice of the meeting was advertised in the Fall River Herald News on Tuesday, August 29, 2023, and Tuesday, September 5, 2023.

**Members present:** John Ferreira, Chair; Gloria Pacheco, Vice Chair; Elizabeth Andre; Michael Farias; Mario Lucciola

**Members absent:** None.

**Also present:** Daniel Aguiar, Director of Engineering & Planning; Christopher Parayno, Assistant Planner; Nina Krueger, Recording Clerk; and Craig Salvador, FRGTV.

"Minutes" of this meeting are as follows:

Mr. Ferreira opened the meeting at 5:30 pm with roll call attendance and read the Open Meeting Law statement.

**Old Business**

**01. SURETY REDUCTION - FIELDSTONE LANE, BROOKFIELD TERRACE, & STONYBROOK CIRCLE**

Review and discuss Surety Reduction request for Highland Farms II - Fieldstone Lane, Brookfield Terrace, and Stonybrook Circle.

Mr. Aguiar explained that he is currently working with Bristol Pacific Homes to try and come to a reasonable surety reduction. He explained that the Planning Department is still waiting on asbuilt plans, which will determine the amount of surety reduction he sees fit. Mr. Aguiar explained that this reduction would not exceed \$800,000.00. He explained that the original surety bond was for \$1.1 million and Bristol Pacific Homes is requesting about \$929,000 back, leaving the existing bond to total roughly \$171,000. However, Mr. Aguiar explained that he predicts after reviewing the asbuilt plans, the reduction will not be as large as they are requesting.

One Government Center • Fall River, MA 02722

TEL (508) 324-2561 • FAX (508) 324-2564 • EMAIL [planning@fallriverma.org](mailto:planning@fallriverma.org)

Ms. Pacheco recommended that the Board table the request to the October 11, 2023 meeting, as to give the applicant time to submit the asbuilt plans and get a more accurate representation of the reduction. Mr. Farias asked if Bristol Pacific Homes has been compliant thus far. Mr. Aguiar explained that yes they have, and they have not received any surety reduction yet.

Upon a motion duly made by Mr. Farias and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to continue this item to the October 11, 2023 meeting.

**Documents used during the meeting:**

Surety Reduction Request Letter and Supporting Financial Documents

**02. STREET RENAMING – THIRD STREET**

Request renaming of a portion of Third Street, between Bedford Street and Borden Street, as “Jean Baptiste LePage Street”; referred by City Council on June 27, 2023.

Mr. Aguiar explained that the city is currently looking for a place for a memorial for Jean Baptiste LePage somewhere near the old memorial spot, located near Rt. 79/Davol St. He recommended that the item be removed from the agenda and revisited once a memorial spot has been located.

Upon a motion duly made by Mr. Lucciola and Seconded by Ms. Andre, it was unanimously VOTED 5-0 to remove this item from the agenda.

**Documents used during the meeting:**

Street Renaming Petition signed by one (1) registered voter

Abutting Property Mailing List

Memo Letter of Opposition from Daniel Aguiar and the Department of Engineering and Planning

Three letters in Support

National Register of Historic Places Registration Form

**New Business**

**1. PROPOSED AMENDMENT – FALL RIVER WATERFRONT URBAN RENEWAL PLAN**

Review and Discuss proposed amendment to the Fall River Waterfront Urban Renewal Plan (URP). The amendment would add two (2) properties to the original URP list of 48 properties for potential acquisition, disposition, and redevelopment. These two (2) properties are the Turner Street Lot (O-22-0009), located on Davol Street south of Turner Street, and the MS Gasoline Services gas station (O-23-0004), located at 431 Davol Street.

Sarah Page, Director of the Fall River Redevelopment Authority, was present to explain the petition to the Board. She presented a PowerPoint on the Waterfront Renewal Plan. Ms. Page explained that the original Waterfront Urban Renewal Plan was approved by the Planning Board in May of 2018. She explained that the proposal included a local survey of building conditions and an analysis of assessor’s data among other factors. Ms. Page explained that the amendment being sought today is based on the original approved survey. She explained that the goal of the Urban Renewal Plan is to help revitalize blighted and underutilized neighborhoods through public action in order to attract private investment and growth to these areas. Ms. Page expressed that this new amendment is consistent with that mission. She explained that this proposal had already been voted on and accepted by the Fall River Redevelopment Authority.



Ken Fiola, Executive Vice President of the Bristol County Economic Development Consultants, was present in favor of the petition. He explained that if this plan was passed it allows the city the option to purchase these properties. Mr. Aguiar asked if there had been any environmental testing done on either property. Mr. Fiola explained that a Release Notification Form had been filed with MassDEP for the Turner Street Lot.

John Sowersby, 554 Durfee St. – Mr. Sowersby wanted to know if the city would be responsible for pollution and cleanup costs for the locations. Mr. Fiola explained that the property owner would be responsible for all contaminants and cleanup costs.

Upon a motion duly made by Ms. Pacheco and Seconded by Ms. Andre, it was unanimously VOTED 5-0 to confirm that the amendment is based on a local survey.

Upon a motion duly made by Ms. Andre and Seconded by Mr. Farias, it was unanimously VOTED 5-0 that the amendment is consistent with existing planning documents for the area.

**Documents used during the meeting:**

Proposed Amendment to the Fall River Waterfront Urban Renewal Plan  
Powerpoint Presentation from the Fall River Redevelopment Authority

**2. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Plan of Land)**

**File No. 23-1558**

**Owner/Applicant:** Daniel Quintal Sr. & Daniel Quintal Jr.

**Property Location:** 42-44 Tecumseh St.

**Assessors Map:** I-14-0036

Mr. Aguiar stated that this petition was approved for a Special Permit by the Zoning Board of Appeals and that the plan meets all requirements for endorsement “Approval Not Required Under the Subdivision Control Law” therefore he recommends endorsement.

Upon a motion duly made by Mr. Farias and Seconded by Ms. Pacheco, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan “approval under the subdivision control law not required.”

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval  
Tax Certification Form  
Approval Not Required Plan of Land

**3. FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Plan of Land)**

**File No. 23-1559**

**Owner/Applicant:** Maria A. Bernardo

**Property Location:** 19 Manning St. & 380 East Warren St.

**Assessors Map:** J-20-0017, 0019, 0058

Mr. Aguiar stated that this petition meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" therefore he recommends endorsement.

Upon a motion duly made by Ms. Pacheco and Seconded by Mr. Farias, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval  
Tax Certification Form  
Approval Not Required Plan of Land

4. **FORM-A Application for Endorsement of Plan Believed Not to Require Approval (ANR Plan of Land)**  
**File No. 23-1560**  
**Owner/Applicant:** Rene Realty LLC  
**Property Location:** 17-27 Wilcox St.  
**Assessors Map:** G-26-0018

Mr. Aguiar stated that this petition was approved for a Special Permit by the Zoning Board of Appeals and that the plan meets all requirements for endorsement "Approval Not Required Under the Subdivision Control Law" therefore he recommends endorsement.

Upon a motion duly made by Mr. Lucciola and Seconded by Ms. Andre, it was unanimously VOTED 5-0 to direct the Chair to endorse the plan "approval under the subdivision control law not required."

**Documents used during the meeting:**

Form A Application for Endorsement of Plan Believed Not to Require Approval  
Tax Certification Form  
Approval Not Required Plan of Land

1. **Approval of Minutes:** August 9, 2023

Upon a motion duly made by Ms. Andre and Seconded by Mr. Lucciola, it was unanimously VOTED 5-0 to approve the August 9, 2023 Planning Board meeting minutes.

2. **Citizens' Input:**

No one was present for Citizens' Input.

3. **Adjournment**

Upon a motion duly made by Ms. Andre and Seconded by Ms. Pacheco, it was unanimously VOTED 4-0 to adjourn at 6:02pm.

**List of documents and other exhibits used during the meeting:**

Planning Board Agenda for 09/13/2023 Meeting

Planning Board Minutes from 08/09/2023 Meeting

*Recording Clerk*

In Planning Board, October 11, 2023

**Approved**



# City of Fall River, *In City Council*

## Proposed Order

Whereas, the City Council adopted an order on April 11, 2019 approving the Fall River Waterfront Urban Renewal Plan in accordance with M.G.L c.121B and 760 CMR 12.00 and approved the boundaries of the Waterfront Urban Renewal Area as depicted in Figure 1-1 in the Plan; and

Whereas, there exists a need to amend the 2019 Waterfront Urban Renewal Plan to facilitate further development and redevelopment of the designated waterfront area in the City to reflect the current status, progress, and priorities of the City of Fall River, therefore be it

Ordered, that the City Council hereby adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan attached as Exhibit 1 as adopted by the Fall River Redevelopment Authority on August 23, 2023 and submit it to the Executive Office of Housing and Livable Communities for approval. This Order authorizes the Mayor to approve minor, non-substantiative language changes in Amendment 1 to the Waterfront Urban Renewal Plan if such changes are recommended by the Executive Office of Housing and Livable Communities. This Order shall take effect upon the final approval of Amendment 1 by the Executive Office of Housing and Livable Communities.

In City Council, October 10, 2023  
Adopted.

Approved, October 11, 2023  
Paul E. Coogan, Mayor

A true copy. Attest:

*Alison M. Bouchard*

City Clerk