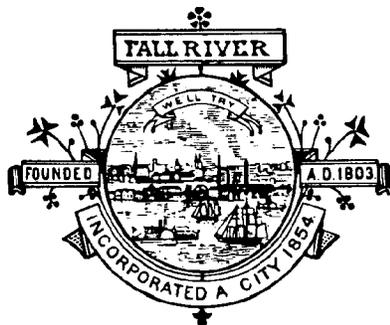


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COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413



FALL RIVER SHORELINE

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Map of Coastal - 1800 - 1850

This study, which involved on site inspection of each shoreline parcel within the City of Fall River, was prepared by the Fall River Development and Industrial Commission, Carlton M. Viveiros, Mayor; Robert S. Karam, Chairman; George T. Darmody, Executive Director.

Special acknowledgement for their exceptional assistance during this study are given to Mr. Armand Gagnon of the Industrial Commission, Mr. Paul Lyons of the Engineering Division of the Department of Public Works, Mr. Anthony Correia of the Fall River Graphics Department, all of whom contributed to the final report.

The preparation of this publication was funded by the Office of Coastal Zone Management, U.S. Department of Housing and Urban Development and the City of Fall River under a program development grant to the Commonwealth of Massachusetts.

The grant approval designated two areas of study: 1) The shoreline, to identify, inspect and describe each parcel in as much detail as possible, and 2) Filling of Crab Pond, to investigate the feasibility and to identify problems which will ensue hydrologically and hydraulically in the Quequechan River and how to counteract those problems.

Part One of this study is contained herein.

Part Two, Quequechan River Study, is also submitted, but under separate cover.

Part One, Introduction:

The City of Fall River, Massachusetts, the fifth largest in the Commonwealth, lies on the eastern shore of Mount Hope Bay in the southeastern section of the State. The shoreline, beginning at its southern boundary, which is Tiverton at the Rhode Island State line, travels in a somewhat erratic northeasterly direction to the City's corporate boundary line at the north end which abuts the Town of Freetown, Massachusetts. The distance from south to north in air miles is 7.38, but following the irregularities of the shore the total increases to 10.5 miles.

The waterfront is best described by separating it into three sections. The southern tier, commonly referred to as the Bayside area, is characterized by a small cliff-like formation rising about 15 feet above sea level, and terminating at the central section. The central or business section is generally flat and contains numerous wharves and piers. The north end continues this relatively flat shoreline area until it passes the Shell Oil Company Terminal, then it rises rather sharply from the water's edge to form the side of a large hill.

The entire city is built on a number of hills and rises to a height of 354 feet above sea level. Fall River derives its name from the old Quequechan River which runs through the center of the city and "falls" into the "River".

Because of its location the city has escaped major destruction from severe weather. Most cyclonic storms in this section of the country strike with a northeast wind direction, and Fall River, lying on the east side of Narragansett Bay, and about 20 miles from its mouth, is fairly well protected. The hurricane and tidal wave of 1938, is considered to be the worst storm to hit this area, and Fall River, though sustaining heavy damage from wind and water, did not suffer as badly as its more unprotected neighboring communities.

The Port of Fall River is defined as a Harbor area from the Conrail Railroad Bridge between Aquidneck Island and Tiverton, R.I., northerly to Trestle Pier Light in the Taunton River. This encompasses terminals which service marine traffic in Mount Hope Bay, the Taunton and Sakonnet Rivers, north of the Railroad Bridge.

The port has fifteen marine terminals, eight of which are used for receipt of petroleum products and two for receipt of industrial commodities such as latex, rubber and industrial acids. A State Pier is used for transshipment of general cargo and another offers marine repair service, while the remainder of piers, wharves and docks are used for mooring. Ten of these facilities are located in Fall River, Massachusetts, three in Somerset, Massachusetts and two in Tiverton, Rhode Island.

The Port of Fall River, located approximately 22 miles from the Atlantic Ocean, is accessed via the deep (80 + feet) East Passage of Narraganset Bay which runs north between Conanicut and Prudence Island to the west, and Aquidneck Island to the east. The channel divides at a point adjacent to Prudence Island into the Providence River Channel extending north to the Port of Providence and the Mount Hope Bay. Fall River Channel, extending northeast under the Mount Hope Bridge to the Port of Fall River, has a depth of 35 feet (MLW).

The bridge has a vertical clearance of 135 feet and a horizontal clearance of 400 feet.

The Mount Hope Bay — Fall River Channel extends northeast up the Taunton River to a large turning basin located west of Breeds Cove. Two bridges cross the Taunton River in this reach. The Braga Bridge, located adjacent to the State Pier, has a vertical clearance of 135 feet and a horizontal clearance of 400 feet. The Brightman Street Bridge, is a Bascule Bridge with a horizontal clearance of 98 feet and a vertical clearance of 27 feet in closed position.

Shipping vessels are a familiar sight to Fall River residents, especially those carrying petroleum products, which accounted for over 95 percent of the 4.9 million tons of cargo received in the Port of Fall River during 1977.

The port's traffic, which amounted to 334 vessels last year, is comprised mostly of tankers and barges, while freighters also frequent the deep draught terminals. Fall River recently completed a study of its State Pier area and is readying to propose a \$10 million modernization project, which is designed to increase traffic by installation of a roll-on/roll-off platform, additional deep water docks and coastal barge accommodations.

Fall River is serviced by two major highways, in addition to its Western Expressway, which runs along the waterfront connecting Route 24 (North-South) and Route 195 (East-West) Route 24 connects to Route 128, 37 miles from Fall River, while Route 195 connects with Route 95, 15 miles away.

In order to better understand the various photos, maps and descriptions, the following items should be noted:

The aerial photos and Planning Department maps used in this study are approximately ten years old. Therefore some of the descriptions will not exactly coincide with the visuals.

All photos and maps are laid out with "north" at the top of the page unless otherwise noted.

The only numbers needed for identification on the maps, are those in small size print which are the Assessors' keys. All others which are larger in size are merely traffic subdivision numbers and not necessary.

All properties contained within this report are serviced by water, sewer, gas and electricity.

Specific information on all sites may be acquired by contacting George T. Darmody, One Government Center, Fall River, Massachusetts 02722 (617) 675-6011.

Plat A-14

- Lot-42** Area — 107,070 square feet
Owner — Rhode Island Refining Co.
 c/o Texaco, Inc. Box 4582
 Atlanta, Georgia 30302
- Zoning — Industrial
- Location:** Bounded on the north by sewage treatment plant; on the east by Conrail tracks; on the south by State Avenue; on the west by Mount Hope Bay.
- Description:** Lot is almost square shaped except for natural outline of beach area. No buildings. Area has been used for a dumping ground for landfill. Trees line the south side of property. Remaining area is uncared for.
- Topography:** Property slopes gently from RR tracks to a distance of about 15 feet from the water's edge, then breaks sharply downward to beach area. Beach is composed of sand and rocks.
- Comments:** The City of Fall River is in the process of acquiring this property, through eminent domain, for the expansion of its sewage treatment plant.
-
- Lot-1** Area — 138,785 square feet
Owner — City of Fall River
Zoning — Industrial
- Location:** Bounded on the north by Pembrock Street; on the east by Conrail tracks; on the south by Lot-42 (open area), and on the west by Mount Hope Bay.
- Description:** Parcel is rectangular shaped except for natural outline of beach. Property differs from Figure 1 in that there are four holding tanks instead of two as shown. The area also contains three small maintenance buildings. This parcel of land is a portion of the Fall River Sewage Treatment Plant. Area is completely fenced in.
- Topography:** Land has been excavated, is very flat, and landscaped. A 10 foot embankment lines the east side of property where RR tracks traverse. A small earth levee lines the west side to prevent erosion at extreme high tide. Beach area is lined with rocks and sand. Water depth ranges from 0 feet to 28 feet deep at a distance of about 100 yards out.

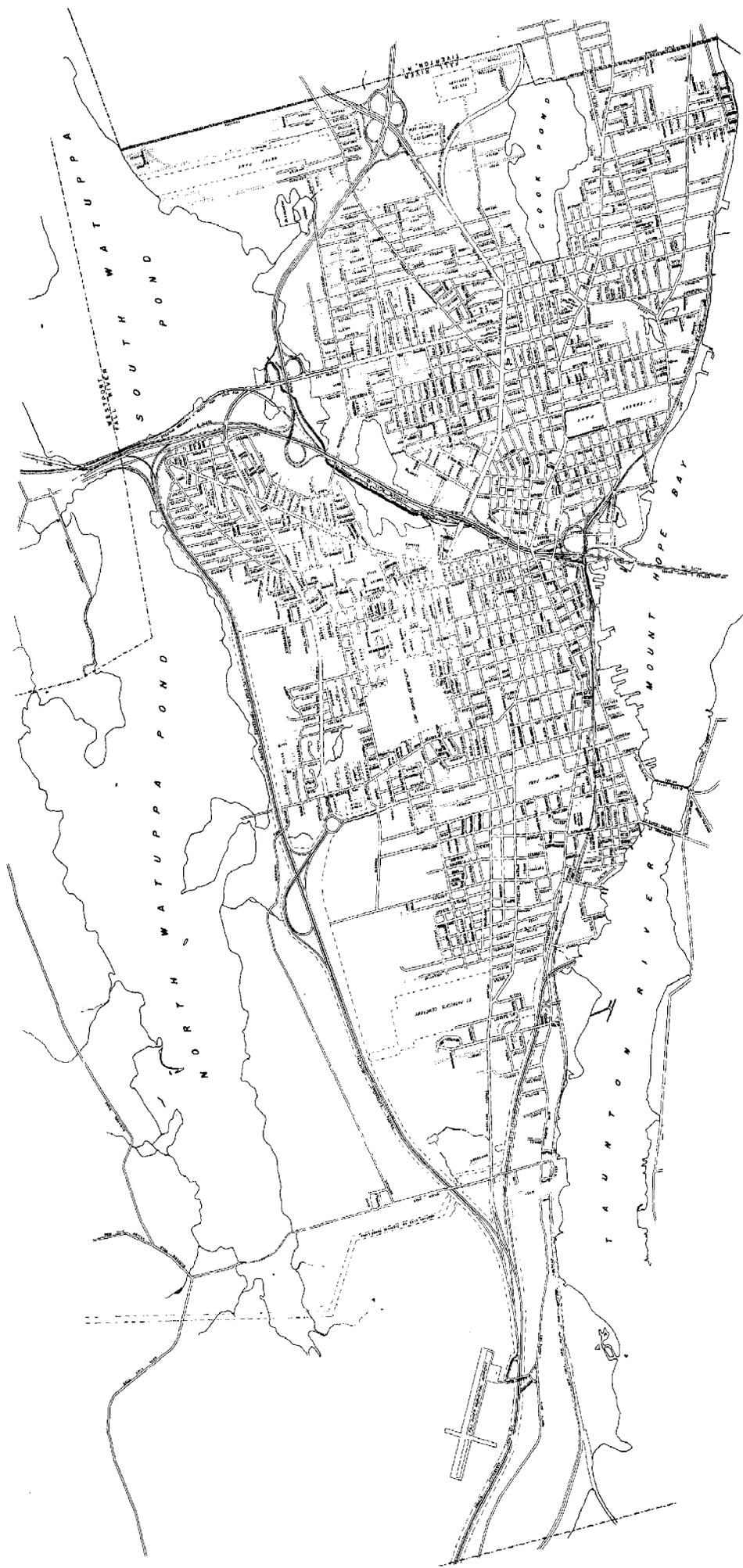




Figure 1

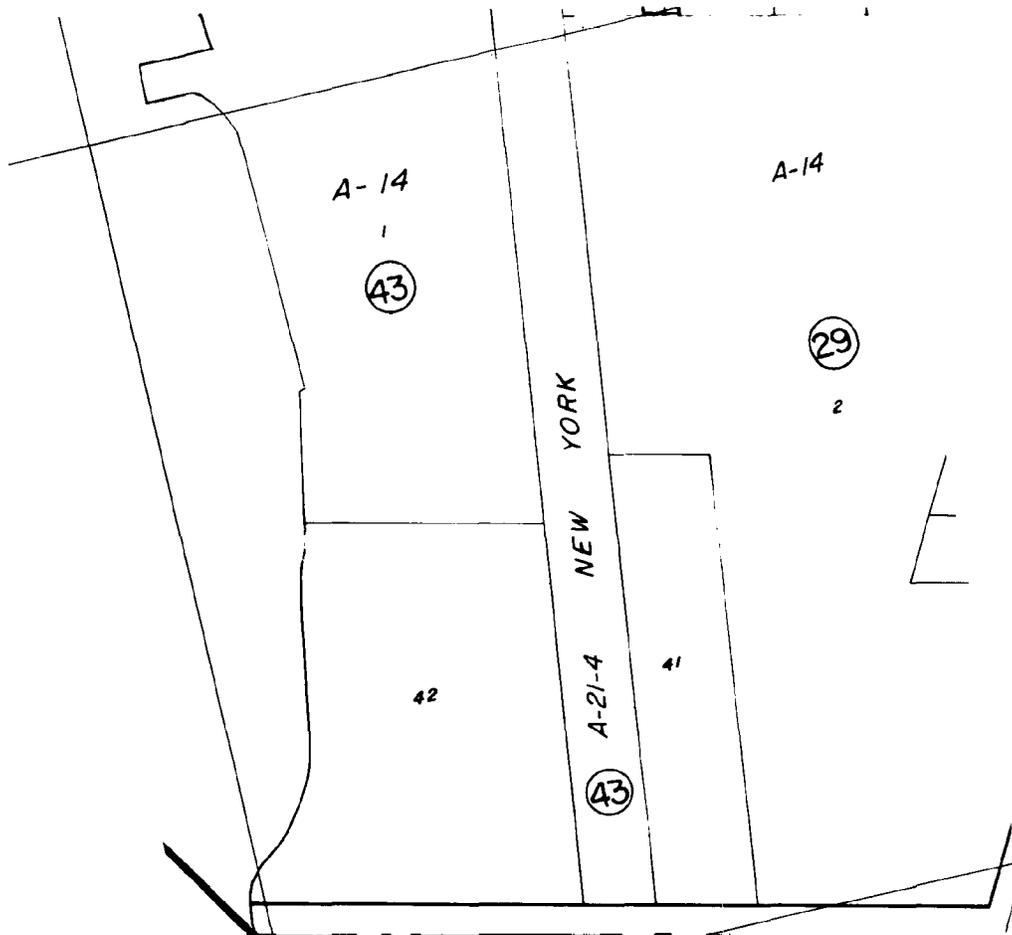


Figure 2

Plats A-15 & A-17

Note: In order to avoid repetition in describing the waterfront lots of Plat A-15, they have been grouped together as a whole because of their similarities in size and shape.

Area — 16,414 square feet (23 Lots)

Owners — **Lot 53:** Harry Schraer
1133 County Street
Somerset, Mass.

Lots 54 — 65 — 67 — 75:
Eugene Mello
217 Atlantic Blvd.
Fall River, Mass.

Remaining Lots owned by City of Fall River

Zoning — R — 8

- Location:** Bounded on the north, east and south by Atlantic Blvd., on the west by Mount Hope Bay.
- Description:** Standing on the southern tip of the shoreline and looking northerly the waterfront Lots form a long banana shaped parcel of land. A two story frame house and a small storage type building are the only structures in the area. They are located facing Bryan Street on Figure 4 and occupy Lots 54, 65, 67 and 75.
- Topography:** From the point at the southern terminus and proceeding northerly, the land rises to a height of about 20 feet midway through the Plat and levels off thereafter, forming a small cliff. Except for area where dwelling exists the rest of the parcel is rocky shoreline.
- Plat — A-17:** Atlantic Blvd. forms the shoreline of this plat for a distance of 600 feet in a north-easterly direction. The land on the water or west side of the Boulevard is uncharted and serves as a natural barrier against the sea. The small pier indicated on top of picture in Figure 3 is made of concrete and wood, but has been neglected and is unsafe.
- Lot — A-21-1:** Indicated on Figure 4 is non-existent. A large number of stones has been piled at the northern edge of the Plat to form a sea wall. The area is zoned R-8.

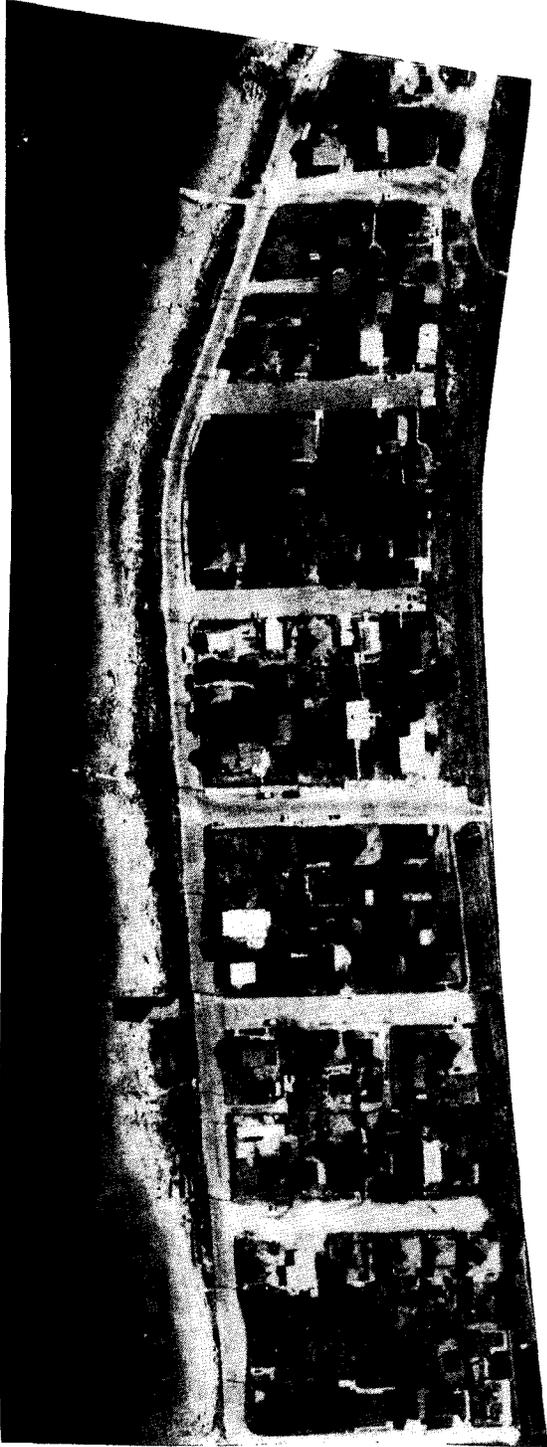


Figure 3

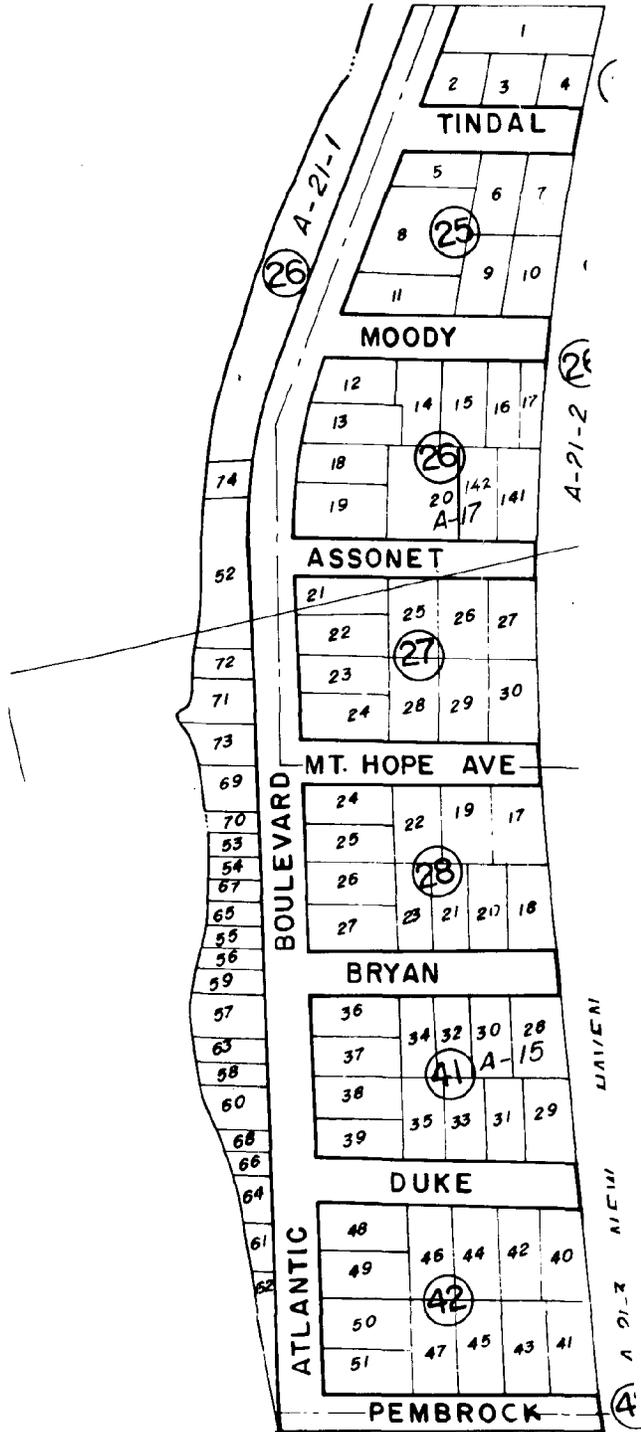


Figure 4

Plat A-18

Lot 3

Area — 17,780 square feet

Owner — Greater Fall River Development Corporation

Zoning — Industrial

Location: Bounded on the north by Lot A-19-3 (Open land), on the east by Lot A-18-58 (Not shown on Figure 6), on the south by Atlantic Blvd., and on the west by Mount Hope Bay.

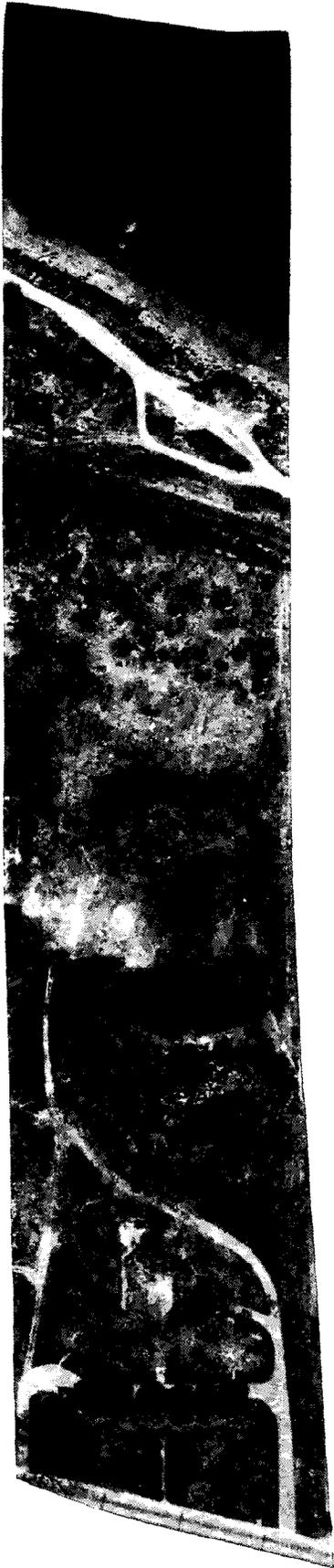
Description: Lot is long and narrow running in a south to north direction. The northern boundary being only 79 feet at its widest point. No buildings. A gravel roadway traverses the property in a northeasterly direction as shown by white markings on Figure 5.

Topography: The entire Lot is a small cliff rising sharply from the shoreline. No beach area. Water's edge is all rocks. Flat area is 20 feet above high water mark. A few piles of land-fill dot the area. Area is given over to wild grass and gravel.

Comments: This land as presented has very little value. However, when combined with Lots A-18-4, A-18-56, and A-18-58, it forms a portion of a land mass totaling 11 + acres.

Figure 5 shows the entire area of these four lots. Lot A-18-56 is the site of the former Fall River Home for the Aged. All buildings have been demolished. The entire area is owned by the GFRDC.

Figure 5



North
↑

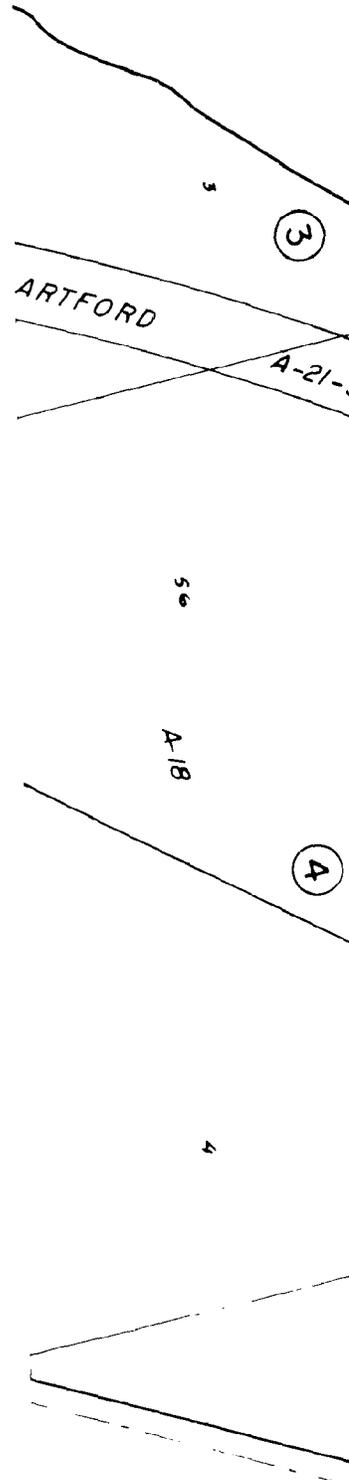


Figure 6

Plat A-19

- Lot — 3** Area — 55,321 square feet
Owner — Greater Fall River Development Corporation
Zoning — Industrial
- Location:** Bounded on the north by Lot A-19-16 (Residence), on the east by Conrail tracks, on the south by Lot A-18-3 (Open land), and on the west by Mount Hope Bay.
- Description:** Lot is rectangular shaped, south to north being its long side. A one lane gravel road travels the length of it. No buildings. Many mounds of fill and trash in the area.
- Topography:** Area rises sharply from water's edge to a height of about 20 ft. then levels off. Shoreline is strewn with rocks. Small shrubs and tall grass grow wild on the entire lot. Road running through land is only means of vehicular access for residents living north of lot.
- Comments:** This area is located to the west of the GTE Sylvania Plant. Development of this lot is contingent on use of land to the south of it.
- Lot — 16** Area — 506 square feet
Owner — Roland A. Destremps, 134 Atlantic Blvd., Fall River, MA.
- Lots 10-11** Area — 4397 square feet (combined)
Owner — Edward Michel, RFD Box, Foot of Penn Street, Fall River, MA.
- Lot — 15** Area — 2915 square feet
Owner — Veronica B. Jamiel, 615 Middle Street, Fall River, MA.
- Lots 13-14** Area — 9708 square feet (combined)
Owner — Henry J. Paquin, 7 Atlantic Blvd., Fall River, MA.
- Lot — 12** Area — 5032 square feet
Owner — Donald A. Caron, 5 Atlantic Blvd., Fall River, MA.
- Lot — 2** Area — 5092 square feet
Owner — Norman J. Lynn, 3 Atlantic Blvd., Fall River, MA.

Note: The following commentary describes the eight lots identified above:

Zoning: Industrial

Location: Bordered on the north by Lot A-19-1 (Open land), on the east by Conrail tracks and Penn Street, on the south by Lot A-19-3, and on the west by Mount Hope Bay.

Description: Standing on the southwest corner and looking northeast, the lots form a diamond shape. There are five small one-family residences occupying the area. Lot A-19-15 has no buildings. All homes are owner-occupied. These houses all originated as boathouse type summer homes, but with additions and improvements have become year-round residences. The two large buildings shown on Figure 7 are the GTE Sylvania Plant and Litton Industries. Not shown on photo is the Gold Medal Bakery built on the west side of Bay Street.

Topography: Very limited beach area, as houses are built too near water's edge. Area residents use beach for swimming. Vehicular access to all properties is by gravel one lane roadway running through private property to the south.

- Lot A-19-1** Area: 28,300 square feet
Owner — Greater Fall River Development Corp.
Zoning — Industrial
- Location:** Bounded on the north by Lot A-20-4 (Open land), on the east by Conrail tracks, on the south by Lot A-19-2 (Residence), and on the west by Mount Hope Bay.
- Description:** Parcel is rectangular shaped except for small area jutting into the water. No buildings. Some small trees and shrubs. Land is undeveloped. Gravel road runs length of property.
- Topography:** Land rises sharply from water's edge and forms a small cliff. Beach area is very rocky. Land has been used as a dumping site. Most of area is about 20 feet above water mark, but ungraded.

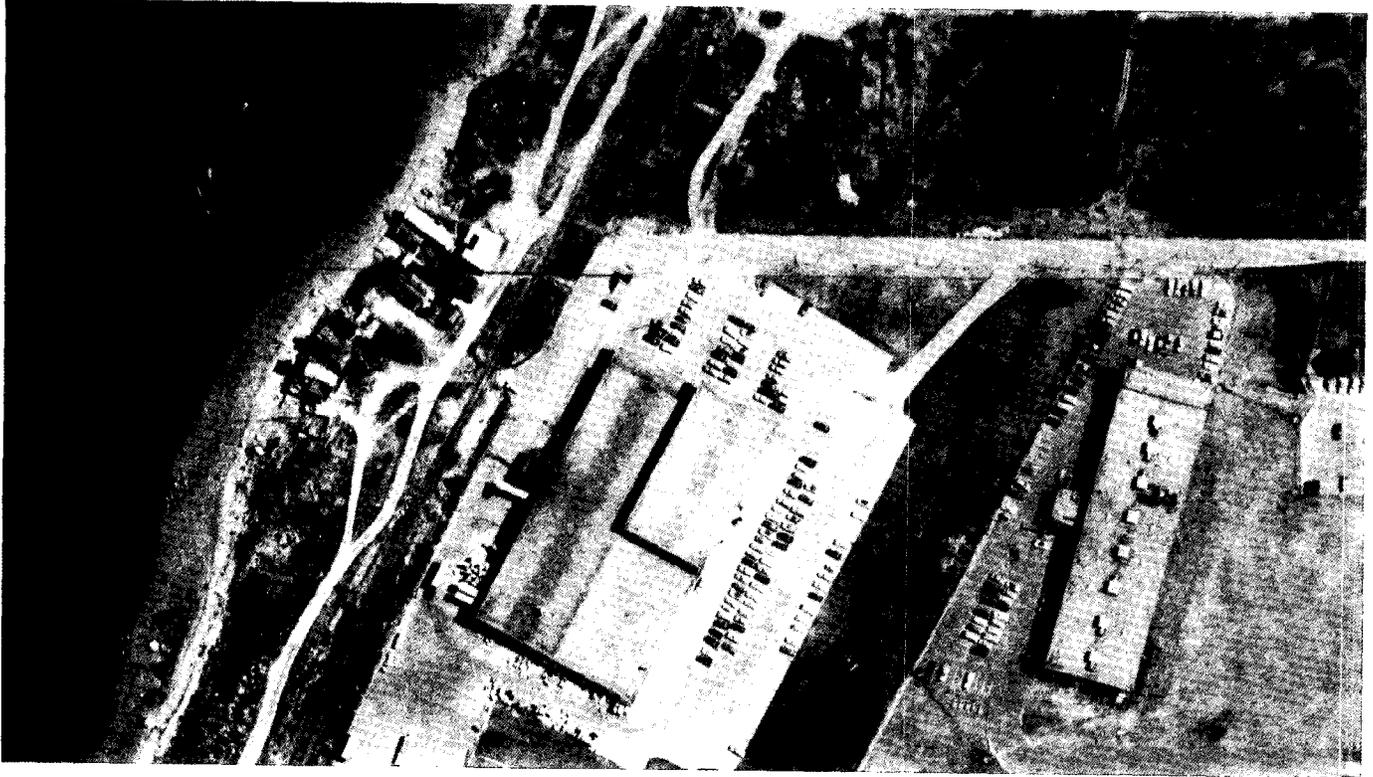


Figure 7

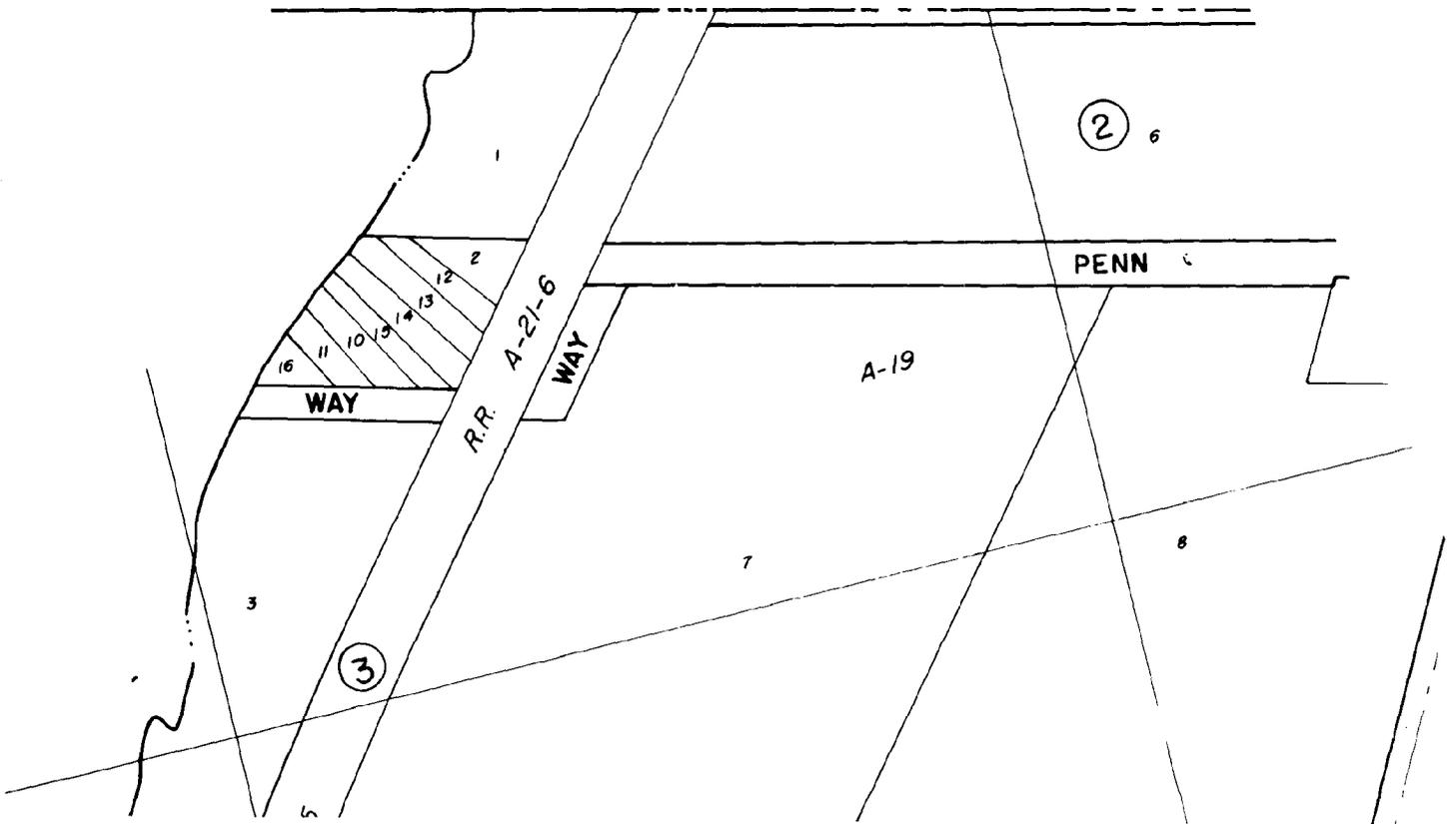


Figure 8

Plat A-20

- Lot 4** Area — 48,640 square feet
- Owner — Greater Fall River Development Corp.
- Zoning — Industrial
- Location: Bounded on the north by Lot A-20-3 (Fall River Gas Co.), on the east by Conrail tracks, and foot of Charles Street, on the south by Lot A-19-1 (Open land) and on the west by Mount Hope Bay.
- Description: Lot is rectangular in shape. No buildings. Small trees and shrubs dot the area on west side. Wild grass and litter on the east side.
- Topography: Land rises sharply from rocky beach area to form a small cliff about 20 ft. above high water mark. A one lane gravel road runs through property in north-south direction. Land is undeveloped.
- Comments: When coupled with Lot A-19-1 to the south the property forms a land mass of 1½ acres available for development. The value of the land is limited by its location, geography and inaccessibility.
-
- Lot 3** Area — 97,100 square feet including wharf (48,280 sq. ft.)
- Owner — Fall River Gas Company, 155 North Main Street, Fall River, MA.
- Zoning — Industrial
- Location: Bounded on the north by the foot of Birch Street, on the east by Conrail tracks, on the south by Lot A-204 (Open land), and on the west by Mount Hope Bay.
- Description: Land is rectangular, with square wharf area jutting out on west side. Area contains six cylindrical steel tanks not shown in Figure 9, plus one large concrete tank. The parcel also contains a few small storage buildings. This site is a portion of the Fall River Gas Company's manufacturing and storage facilities.
- Topography: Southern edge of property is a high cliff, but land slopes gently in a northerly direction to the wharf area. Portion of property is left untended, but area containing tanks and buildings is enclosed by a chain link fence, and well maintained. Wharf area is constructed of landfill supported by granite boulders to prevent erosion.

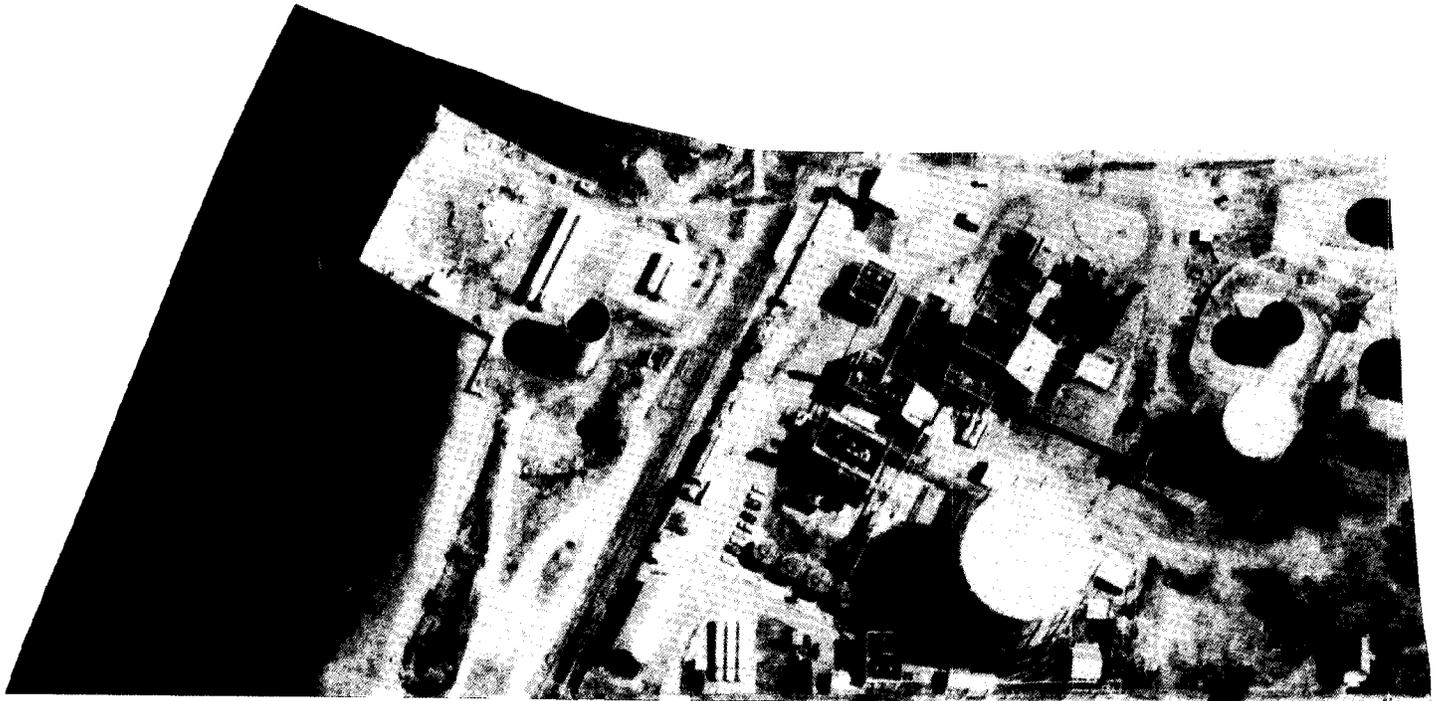


Figure 9

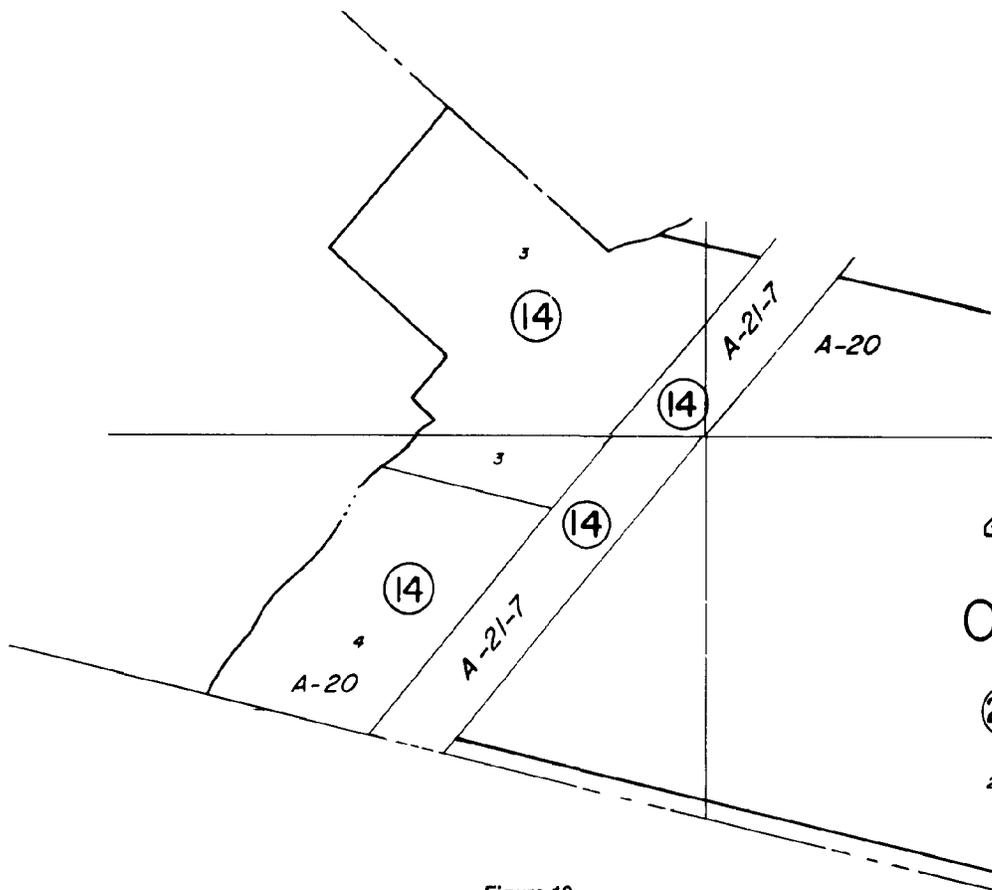


Figure 10

Plat H-17

- Lot 17** Area — 9742 Square feet
- Owner — Fall River Terminal Development Corp.
95 E. Merrimack Street
Lowell, Mass.
- Zoning — Industrial
- Location:** Bounded on the north by Lot H-17-1 (Open land), on the east by Conrail tracks, on the south by the foot of Birch Street, and on the west by Mount Hope Bay.
- Description:** Parcel is rectangular in shape. No buildings. A few shrubs in the area, but no trees. High grass and refuse piles at northern end.
- Topography:** Land is about 15 ft. above high tide. The dirt road here is built up by landfill over a concrete culvert which may serve as a storm drain for excess water. The land is very uneven and undeveloped.
- Comments:** This parcel constitutes a portion of the land intended for development by the New England Liquefied Natural Gas Co. for their Fall River Terminal.
-
- Lot 1** Area — 32,421 square feet
- Owner — City of Fall River
- Zoning — Industrial
- Location:** Bounded on the north by Lot H-18-19 (Open land), and Slade Street, on the east by Conrail tracks, on the south by Lot H-17-17, and on the west by Mount Hope Bay.
- Description:** Parcel is very long and narrow, running north-south for almost 500 feet. No buildings. Some high grass and shrubs on west side. East side is barren. The pier shown on Figure 12 is non-existent. This is a former pipeline pier. All that is left are decayed wooden pilings sticking out of the water at various angles.
- Topography:** Land rises sharply from water's edge to form a cliff about 20 ft. above high tide. Cliff area is fairly level but ungraded. Dirt road runs length of property. Beach area is very rocky.



Figure 11

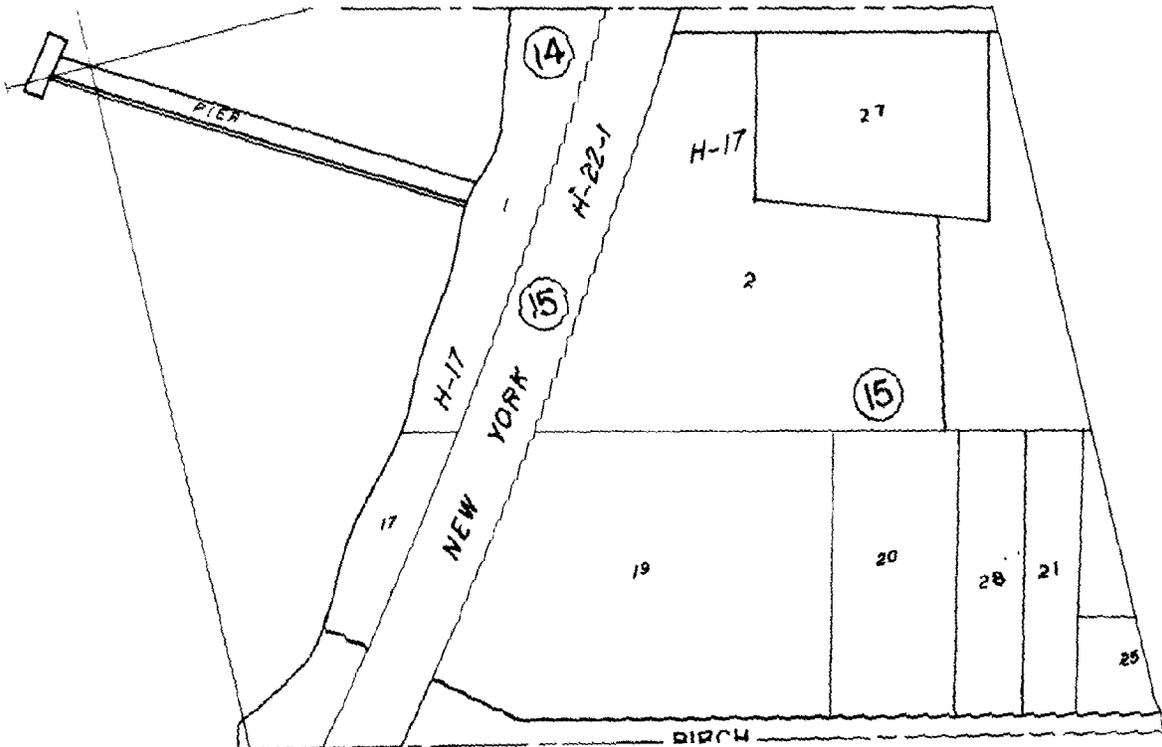


Figure 12

Plat H-18

Note: The next three Lots are combined because of their similarity in size and shape.

Lots 10-13-19

Area — 46,320 square feet (combined)

Owner — Fall River Terminal Development Corporation (Three Lots)

Zoning — Industrial

Location: Bounded on the north by Lot H-18-1 (city land), on the east by Conrail tracks, on the south by Slade Street, and on the west by Mount Hope Bay.

Description: The three Lots combined from a long narrow strip of land running along the water's edge for a distance of 730 feet. No buildings. No trees. Area is almost totally given over to dirt and gravel with a few patches of high grass. The pier shown on Figure 14 in Lot 13 is non-existent. All that remains are a few rotting wooden pilings.

Topography: Land rises very sharply from small beach area to form a cliff about 25 to 30 feet high. Then it levels off to RR tracks. One lane dirt road runs length of property. This is the highest shoreline area in the southern end of the city. Beach area is very rocky. At this point the 35 foot navigation channel for Fall River Harbor begins to approach the shoreline at a distance of about 500 yards.

Lot 1

Area — 13,450 square feet

Owner — City of Fall River

Zoning — R-8

Location: Bounded on the north by Lot H-19-63 (Residence), on the east by Conrail tracks and Riverview Street, on the south by Lot H-18-10, and on the west by Mount Hope Bay.

Description: Lot is oblong-shaped, except for area on southwest end. A small concrete pier juts out about 20 feet into the water here and is used as a sewer outlet. Five boathouses are located on the beach. No trees in area. Land is given over to shrubs and wild grass.

Topography: Land rises sharply from water's edge to height of 30 feet. Boathouses on beach are almost hidden from view by high cliff. One lane dirt road runs along length of property on east side.

Comments: Residents on this Lot pay the city an annual fee for use of land in lieu of taxes.

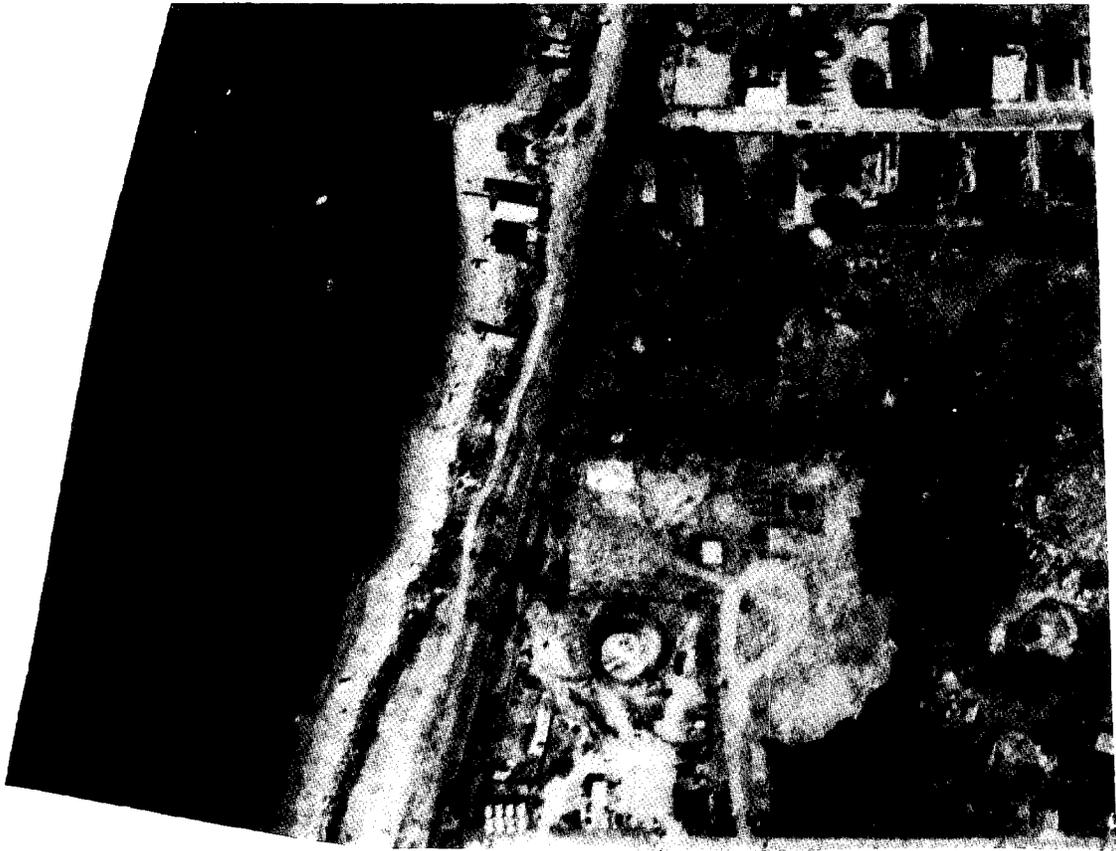


Figure 13

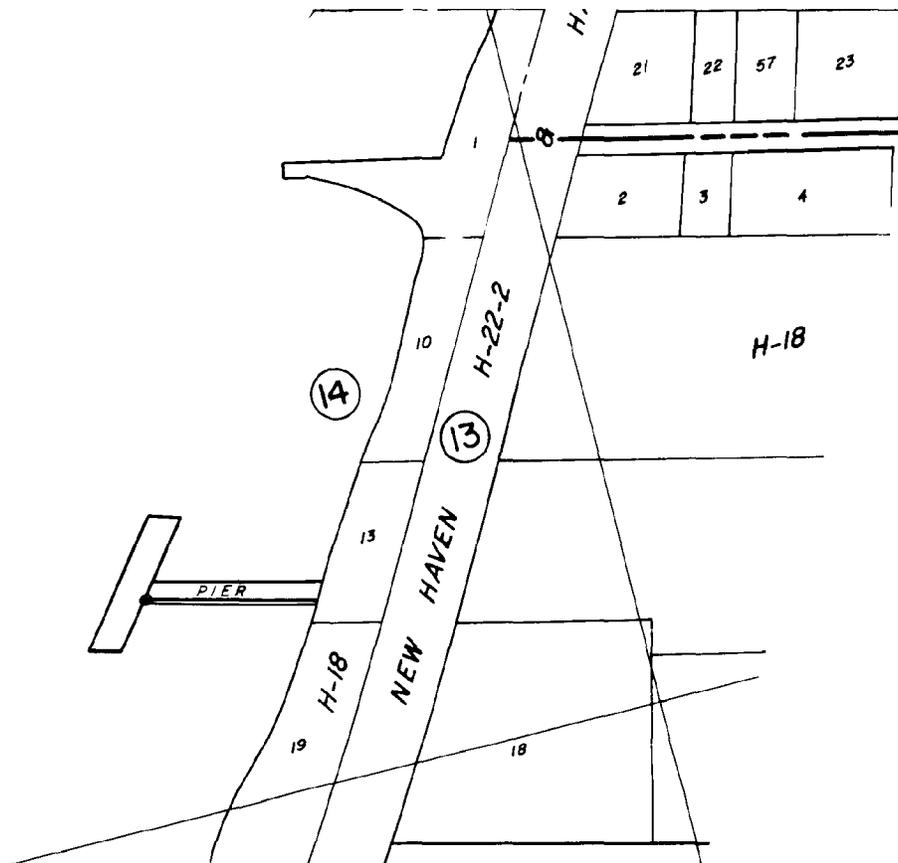


Figure 14

Plat H-19

Note: All waterfront Lots in this Plat are combined to avoid repetition as to size and shape.

Area — 26,673 square feet (combined)

Owners — Lots 1 and 55; Raymond Quintin, 316 Peckham Street, Fall River, MA

Lot 20; Charles J. Alves, 868 King Street, Fall River, MA

Lot 52; Alexio V. Quintin, 6 Friendship Street, Fall River, MA

Lot 53; John Cabral, 310 Third Street, Fall River, MA

Lot 54; Antone Farias, 56 Hall Street, Fall River, MA

Lot 62; Robert Nedderman, 57 Shawmut Street, Fall River, MA

Lot 63; Eugene Stycharz, 35 York Street, Fall River, MA

Lot 64; Olive Perry, 352 Durfee Street, Fall River, MA

Zoning: R-8

Location: Bounded on the north by Lot H-20-1 (partially developed), on the east by Conrail tracks and Friendship St., on the south by Lot H-18-1, on the west by Mount Hope Bay.

Description: All Lots combined form a long narrow strip of land running parallel to the shore and RR tracks. There are six small houses of the boat-house type located here. It appears that only one, that on Lot 52, is being used as a year-round home. Lot 20 shown on Figure 16 has been subdivided into Lots 63 and 64. Lots 54, 63, and 64 are open land.

Topography: The beach area rises gently from the water's edge for a distance of about 30 feet, then rises sharply to form a cliff. The houses in the area are built into the side of the cliff, so that only the roofs can be seen from above. A one-lane gravel roadway parallels the RR tracks. This small dirt road, beginning at the north end of Atlantic Blvd. is the only vehicular access to these properties. The residents here usually park their autos on Friendship St. and use a small stairway to get to their properties. Small piers are used to tie up small boats. They are simply wooden platforms which barely reach into the water at low tide. Beach areas have been cleared for swimming purposes.



Figure 15

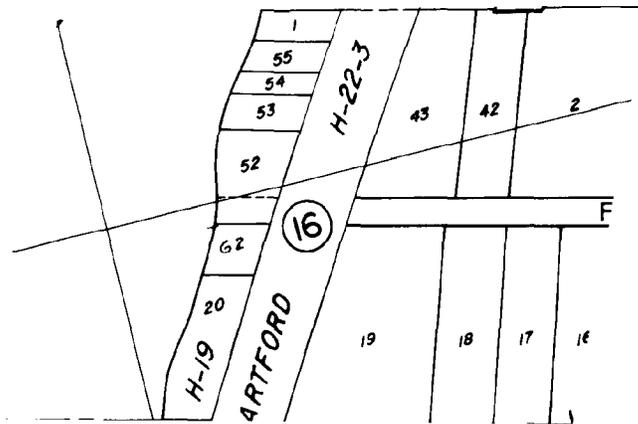


Figure 16

Plat H-20

Area — 307,750 square feet

Owner — Sanchez Marine Company
New Bedford, Mass.

Zoning — Industrial

Location: Bounded on the north by lower Kennedy Park, on the east by Conrail tracks, plus Middle Street and Shaw Street, on the south by Lot H-19-1, and on the west by Mount Hope Bay.

Description: A long, narrow wedge-shaped parcel of land that gradually widens at the northern end. Wharf area is located at northwest corner of property. Shoreline extends for 2100 feet from south to north. No buildings. Steel barge permanently anchored to wharf. Barge is about 75 feet long and is used for maintenance and storage purposes. Sanchez Marine uses this area for home berthing of their tugs which service the harbors of Fall River, Tiverton, and Newport, R.I.

Topography: The land is very flat, rising sharply above the water's edge to a height of about four or five feet. The shoreline to the south of wharf area is piled high with large boulders which serve as a primitive breakwater. RR tracks running along eastern edge of property are built up to a height of 10 feet above the land. Some small trees and shrubs along the eastern edge near tracks; otherwise entire area is composed of hard-packed dark soil and stones. This parcel of land was formerly used as a coal yard and the composition of the soil shows the effects. Wharf area is constructed of large granite boulders and earth fill.

Comments: The only access by vehicle to this parcel is from Shaw Street via the RR underpass which is only 11 feet high. This limits its value because large trucks cannot pass under the tracks. The harbor channel begins to hug the shoreline from this point northward.



Figure 17

Plat G-1

Lot 5 Area — Unknown

Owner — Fall River Park Department

Zoning — Public Park

Location: Bounded on the north by Lot I-1-9 (Boat Club), on the east by Conrail tracks, on the south by Lot H-20-1 and Middle Street, and on the west by Mount Hope Bay.

Description: Large rectangular parcel of land containing trees, shrubbery, tall grass and open dirt areas. No buildings. Area is undeveloped and uncared for. Large piles of trash and assorted fill cover the high ground just west of concrete overpass.

Topography: Land rises from southern boundary in a steady incline toward the northeast corner of property to a height of 35 feet. Beach area has some sandy areas. Overpass on east side above RR tracks is only access to parcel. Small dirt road leads from overpass to Boat Club. Road drops sharply in northerly direction from bridge.

Comments: Area parcel is unknown because the property is not carried on tax rolls. Length of shoreline is about 900 feet from south to north in a straight line.



Figure 19

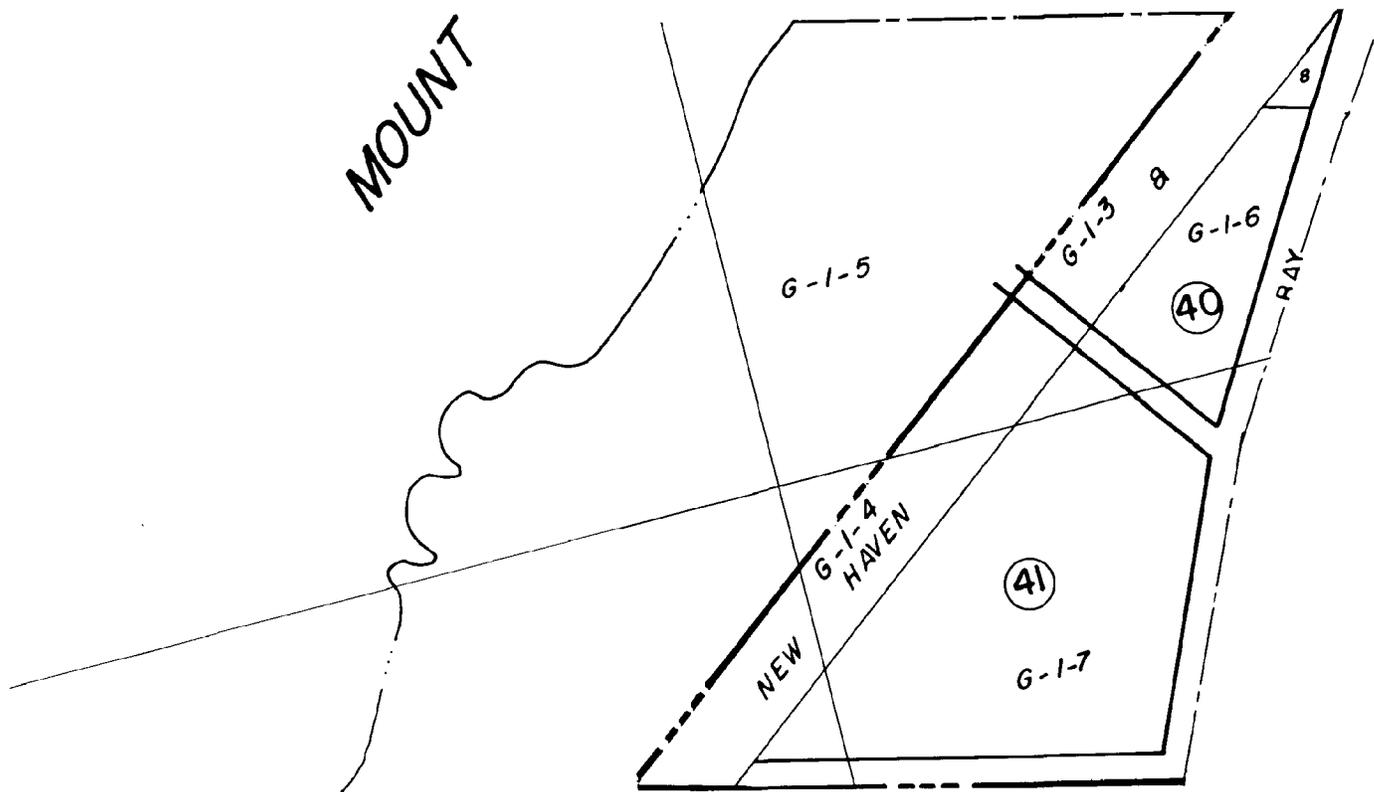


Figure 20

Plat I-1

- Lot 9** Area — 14,142 square feet
- Owner — King Phillip Boat Club
 c/o Anthony Tavares
 895 Bay Street
 Fall River, Mass.
- Zoning — Industrial
- Location: Bounded on the north and east by Penn Central RR Yards, on the south by lower Kennedy Park, and on the west by Mount Hope Bay.
- Description: A small rectangular parcel that differs from other waterfront properties in that its shoreline is its short side. The beach is only 69 feet and its depth is 268 feet. One building on property; a two-story frame dwelling that serves as a boat club. A small wooden pier about 20 feet long, used for tying up small boats, juts into the bay.
- Topography: Land rises sharply from the water to a height of about 10 feet then is relatively flat. Property appears to be well maintained. Some small trees and grassy areas, plus a small parking lot. Beach is sand and rocks. Only access to parcel is via Kennedy Park overpass.
-
- Lot 2** Area — 162,498 square feet
- Owner — Penn Central Company
 6 Penn Center Plaza
 Philadelphia, PA 19104
- Zoning — Industrial
- Location: Bounded on the north by Ferry Street, on the east by Almond Street and the RR freight yard, on the south by Kennedy Park and Lot I-1-9 (Boat Club), and on the west by Mount Hope Bay.
- Description: A long narrow crescent shaped parcel. There are numerous small boat houses lining the shoreline at the northern and southern edges. Only other buildings are small maintenance shacks used by the RR.
- Topography: Land rises sharply from water's edge to form a small cliff about 20 feet high. Rest of parcel is very flat. Ground is hard packed earth indicating its former use as the site of the RR Roundhouse. Shoreline is very rocky except for locations where bathouses exist. Small trees on edge of cliff, and some patches of high grass. Otherwise, land is barren.
- Comments: The legal status of the squatters occupying these small shacks on RR property has not been determined. This Plat begins the central section of the waterfront. The small cliff-like formation which characterizes the waterfront from the Rhode Island line northward ends here.



Figure 21

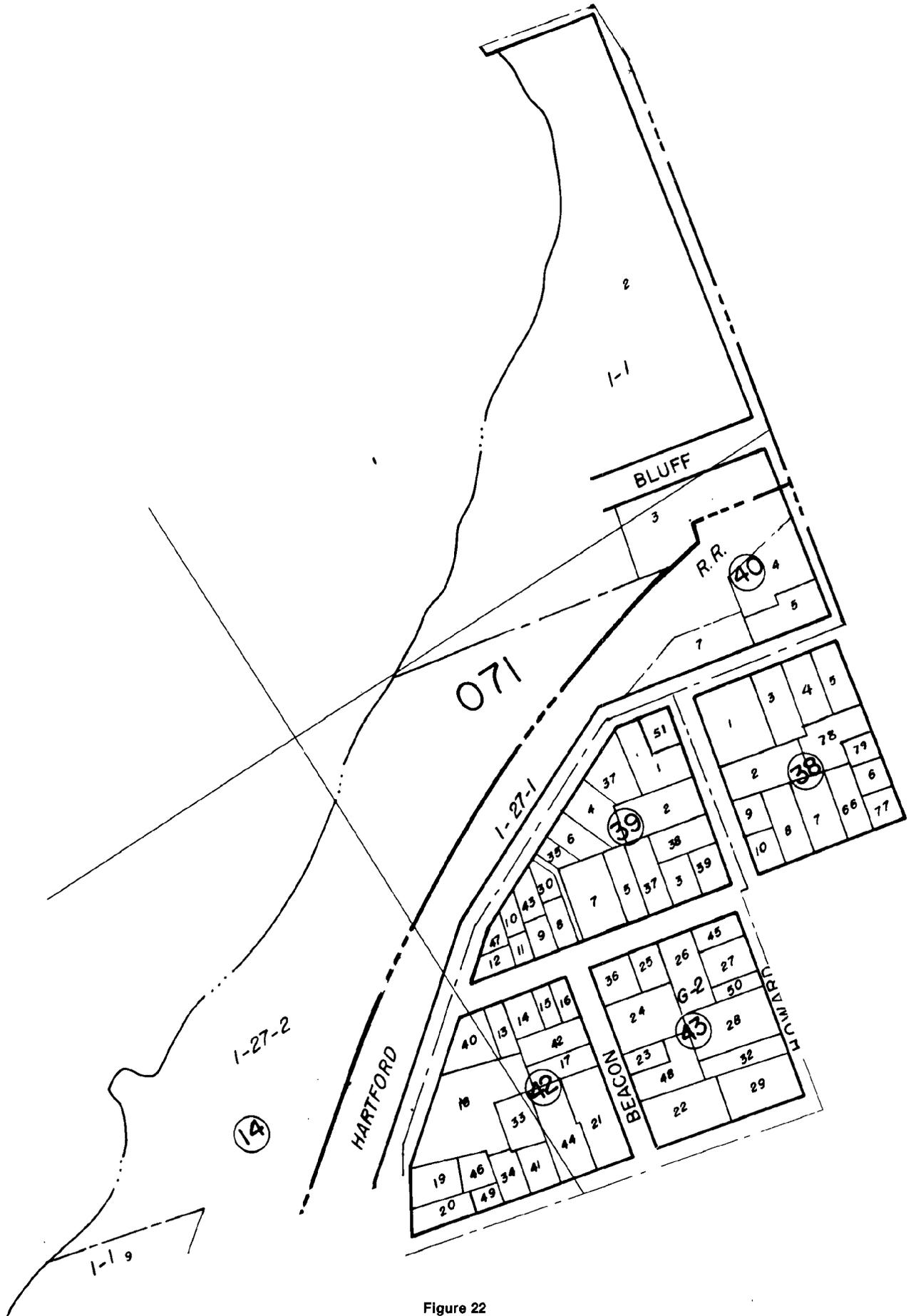


Figure 22

Plat N-14

Lot 2 Area — 586 square feet
 Owner — City of Fall River
 Zoning — Industrial

Location: Bounded on the north and east by Lot N-14-1 (Oil Depot), on the south by Ferry Street, and on the west by Mount Hope Bay.

Description: Small square parcel of land containing a large filtering tank. This serves as a holding tank for storm runoffs and filters the water before discharging it into the Bay.

Topography: The land is very flat and has been built up with fill. Area is surrounded by a chain-link fence. Grassy area around tank is well cared for.

Comments: This Lot is not shown on Figures 23 and 24.

Lot 1 Area — 75,614 square feet
 Owner — Ferry St. Realty Co., 52 Ferry Street, Fall River, Mass.
 Zoning — Industrial

Location: Bounded on the north and west by Mount Hope Bay, on the east by Lot-N-14-3 (Warehouse), and on the south by Ferry Street.

Description: This parcel can best be described as rectangular with a square earth-filled pier area on the north side. There are six large petroleum storage tanks on the premises along with truck loading facilities. A one story office and warehouse occupies the southeast corner of the property. A small wharf on the north east edge of the parcel accomodates small oil barges and coastal tankers.

Topography: Area is very flat; formed by land fill. Grassy area around tanks is well taken care of. Area is completely surrounded by a chain link fence.

Comments: This is the site of the old ferry slip which no longer exists. The long thin ramp shown on Figure 23 is the only remaining visual clue to its former use.

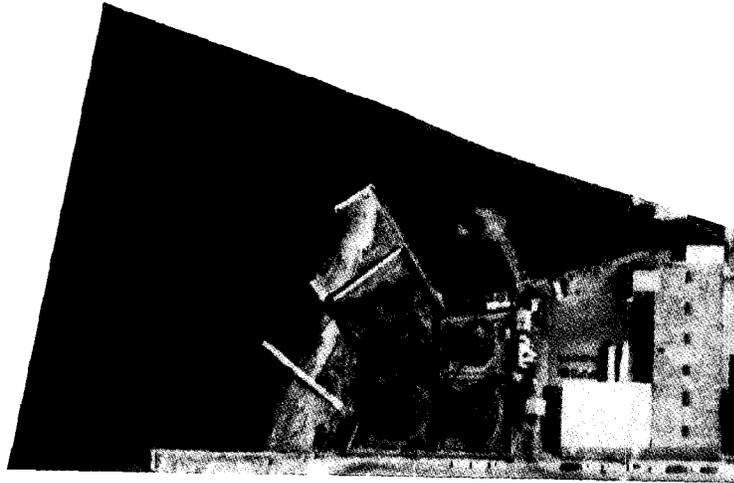


Figure 23

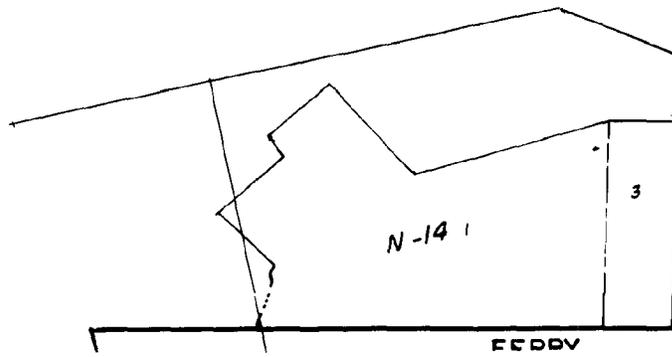


Figure 24

Plat N-15

Lot 1 Area — 198,599 square feet

Owner — Firestone Tire & Rubber Co.
1200 Firestone Parkway
Akron, Ohio 44317

Zoning — Industrial

Location: No northern boundary. Bounded on the east by the Tillotson Corp., and on the south and west by Mount Hope Bay.

Description: Parcel is pie-shaped, coming to a point at the northern tip. One large building plus other small maintenance buildings on property. RR siding runs through property. Facing of pier is constructed of granite boulders. No trees. Grass area to south of large building. Rest of area is asphalt.

Topography: Land is very flat having been excavated and filled where needed. Parcel is about five feet above high water mark. Area is completely developed and well maintained.

Comments: This is the site of the Firestone pier accomodating large ocean-going vessels. It is used for the importation of liquid latex. Wharf is about 350 feet long. Ships tie up parallel to shoreline.

Lot 2 Area — 744,154 square feet

Owner — Tillotson Corp.
1187 Highland Avenue
Needham, Mass.

Zoning — Industrial

Location: Bounded on the north by Mount Hope Bay, on the east by Water Street, on the south by Ferry Street, and on the west by the Firestone pier and Mount Hope Bay.

Description: Parcel is shaped in the form of a pentagon. There are five large manufacturing buildings on the Lot plus a few small maintenance sheds and a power plant on the northern edge. All buildings are located on the west side of the property. East side is given over to a parking lot and crab pond. Large building shown on Figure 25 next to crab pond on southeast corner no longer exists.

Topography: Area is completely developed. Land is flat, graded and asphalted where needed. Shoreline is formed by stone wall and fill. Land is about six feet above high water mark. Firestone pond or crab pond serves as a water resource for mill complex, and is fed by Quequechan River.

Comments: This is the site of the former Firestone Rubber Plant. It is the largest industrial complex on the waterfront.



Figure 25

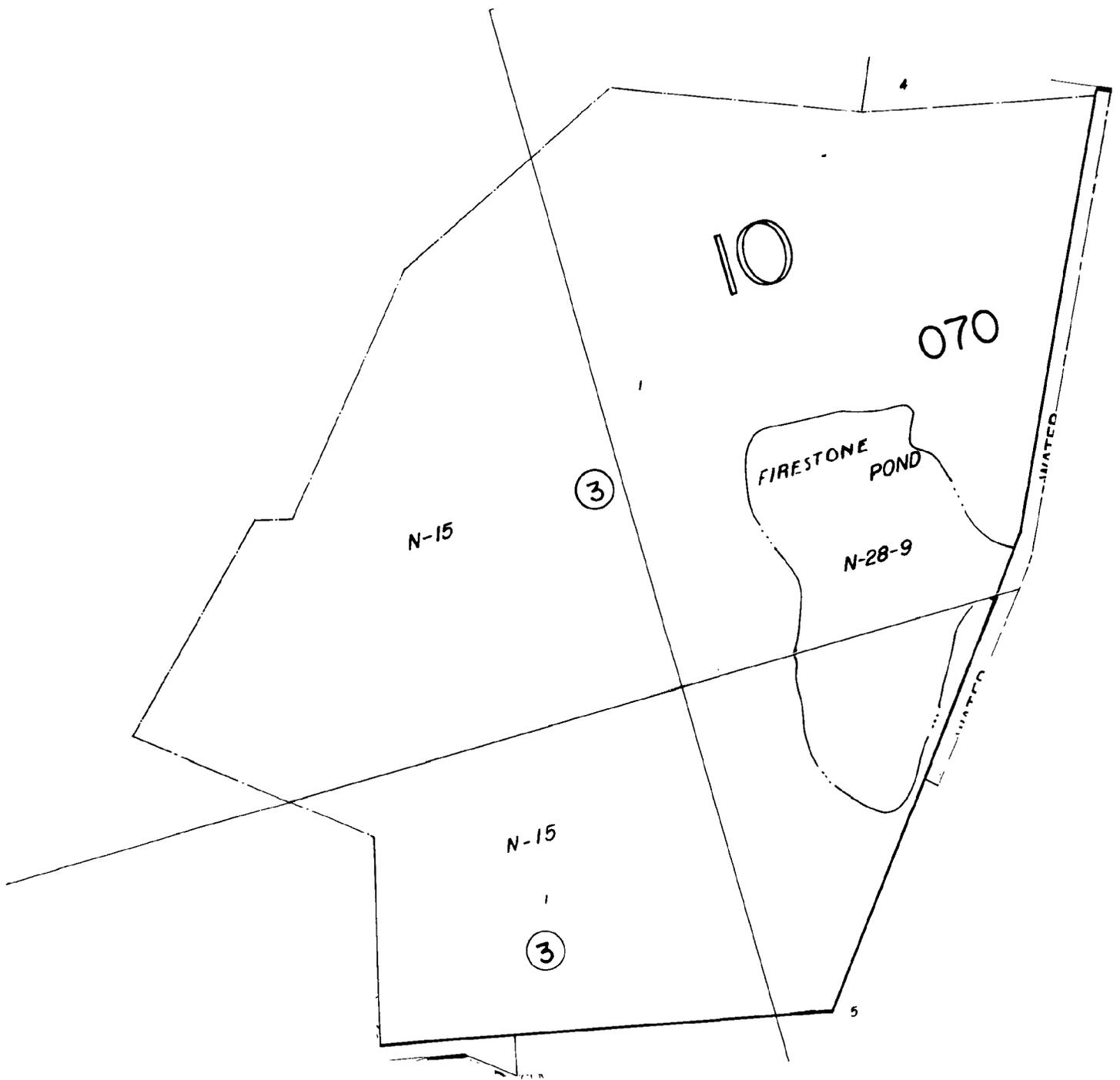


Figure 26

Plats N-28-N-13

Note: It is generally acknowledged that this is the point on the map where the Taunton River empties into Mount Hope Bay.

- Lot N-28-3** Area — 400,000 square feet +
Owner — Fall River Line Pier, Inc., Fall River, Mass.
Zoning — Industrial
- Location:** Bounded on the north by Taunton River, on the east by Water Street, on the south and west by Mount Hope Bay.
- Description:** Parcel is a long rectangular pier, perpendicular to the shoreline, extending 850 feet into the Bay. A 98,000 square feet terminal and warehouse building, of concrete block, covers one quarter of the area.
- Topography:** Area is flat and completely paved. RR tracks extend length of building on both sides. Area is well guarded and maintained. Wooden pilings at end of pier are beginning to show signs of decay. North side of pier is given over to USS Massachusetts tourist area. Four former warships are permanently berthed here. Figure 27 shows only battleship. Since photo was taken, three smaller ships have been added, and the Massachusetts has been turned to face in northerly direction. Figure 27 shows portion of Braga Bridge (Route I-195) which crosses directly over the pier. Tourist area has been landscaped into a park-like setting.
- Comments:** This is the largest commercial marine terminal on the waterfront. Vessels up to 650 feet in length can be accommodated here.
-
- Lot N-13-1** Area — 81,355 square feet
Owner — USS Mass. Development Corp., 55 North Main St., Fall River
Zoning — Industrial
- Location:** Bounded on the north by the Taunton River, on the east by the Quequechan River, on the south by Central Street, and on the west by the State Pier (Lot N-28-3).
- Description:** Large rectangular Lot running perpendicular to the shoreline, except for small square area in northwest corner. One octagonal building (Tourist Information Center), plus small monuments, and a ship's bow on the western edge of property. Area is completely paved over, except for small grassy section on west side.
- Topography:** The land is flat and graded. Water's edge is lined with large stones forming a breakwater. Figure 27 does not give a true picture of area since improvements have been made since photo was taken.
- Comments:** This area serves as the main parking lot for visitors to the naval exhibit.
-
- Lot N-13-2** Area — 20,652 square feet
Owner — USS Mass. Development Corp., 55 North Main St., Fall River
Zoning — Industrial
- Location:** Bounded on the north by Lot N-13-3 (open land), on the east by Davol Street, on the south by Central Street, and on the west by the Quequechan River.
- Description:** Parcel is rectangular, running parallel to shore. No buildings. No trees. A few shrubs and high grass.
- Topography:** Land rises steeply from water's edge to height of about 40 feet. Edge of water is lined with stones. Area serves as a buffer and support for Davol and Central Streets.
- Comments:** Quequechan River empties into Taunton River at this point.

Lot N-13-3 Area — 69,203 square feet
Owner — USS Mass. Development Corp., 55 North Main St., Fall River
Zoning — Industrial

Location: Bounded on the north by Taunton River and Lot N-13-4, on the east by Davol Street and on the south and west by the Taunton River.

Description: A long narrow shaped parcel jutting 435 feet into the river. No buildings. Area is given over to high grass and rubble. No maintenance of land.

Topography: Land is very flat, composed of earth fill. Large stones form shoreline and serve as breakwater. Depth of water at wall is only about six feet.

Lot N-13-4 Area — 40,661 square feet
Owner — USS Mass. Development Corp., 55 North Main St., Fall River
Zoning — Industrial

Location: Bounded on the north by the Taunton River and Lot N-13-5, on the east by Davol Street, on the south by Lot N-13-3 and the Taunton River, and on the west by the Taunton River.

Description: Area is similar in shape to Lot N-13-3. A large cylindrical storage tank is located on east side of property. A few small trees on south side of property.

Topography: Similar to Lot N-13-3. End of pier area shows remains of former pile wharf located here.

Lot N-13-5 Area — 39,285 square feet
Owner — Estate of John E. Seth
Peter Collias — Trustee
273 North Main Street
Fall River, Mass.

Zoning — Industrial

Location: Bounded on the north by Lot O-24-1 (open land), on the east by Davol Street, on the south by Lot N-13-4 and on the west by the Taunton River.

Description: Parcel is square shaped. No buildings. Undeveloped. Small trees and high grass cover the area.

Topography: Land is flat, about five feet above high water mark. Pier facing constructed of large stones. Can accomodate small vessels. This area appears to have been formed out of land fill. No signs of recent maintenance.

Comments: The area from the State Pier north to Lot N-13-5 is commonly referred to as "Battleship Cove".



North
→

Figure 27

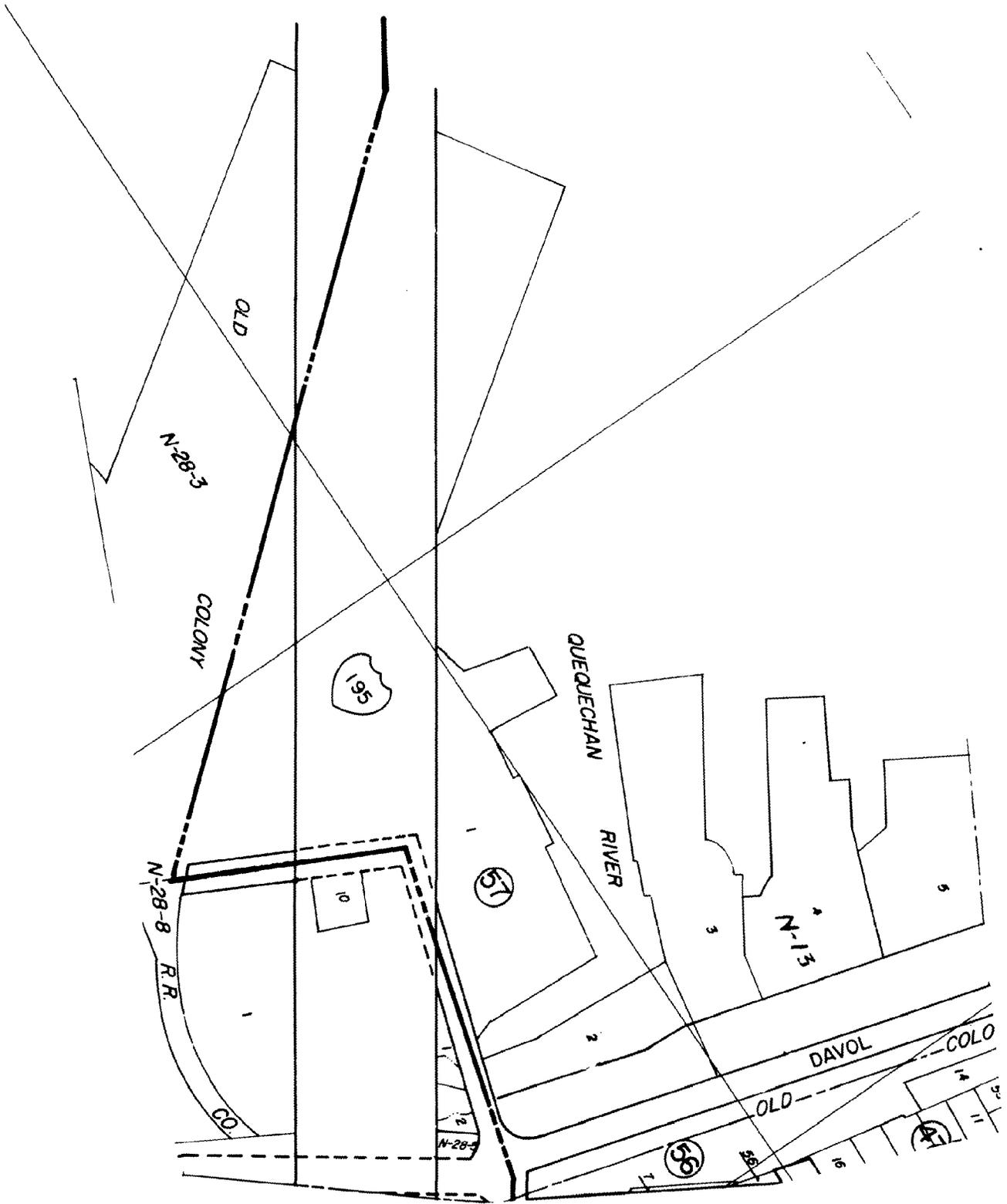


Figure 28

Plat O-24

Lot 1 Area — 72,247 square feet

Owner — Estate of John Seth
Peter Collias — Trustee
273 North Main Street
Fall River, MA

Zoning — Industrial

Location: Bounded on the north by Lot O-24-2 (open land), on the east by Davol Street South, on the south by Lot N-13-5, and on the west by the Taunton River.

Description: Parcel is rectangular in shape running parallel to shoreline. Two large and one small chemical storage tanks located on Parcel. A truck loading platform for liquid chemicals and a small maintenance building are located on premises.

Topography: Land is flat and excavated. Pier is constructed of stones and fill. Small coastal tankers tie up here. Land is about six feet above high water mark. Area is completely enclosed by a chain link fence. Parcel receives only minimum of maintenance.

Lot 2 Area — 40,990 square feet

Owner — Moss Construction Company
280 South Main Street
Fall River, Mass.

Zoning — Industrial

Location: Bounded on the north by Lot O-23-1, on the east by Davol Street South, on the south by Lot O-24-1 and on the west by the Taunton River.

Description: This is a long narrow strip of land running parallel to the shoreline for almost 600 feet. The tanks shown on Figure 29 have been removed. The southern edge of the parcel is the only usable area; no buildings. A few small shrubs at south end.

Topography: The land actually serves as a sub-surface land fill and retaining wall for the newly constructed Davol Street South. The water depth at the retaining wall is only about six feet. From the wall the land rises sharply to the edge of the road. Landscaping has been done to prevent erosion.

Note: From this Plat northward to Brownell Street, the square footage of the waterfront Lots may not be as indicated. Most of the areas are actually smaller than shown. The reason for this is because of the land-taking for the recently completed western expressway.

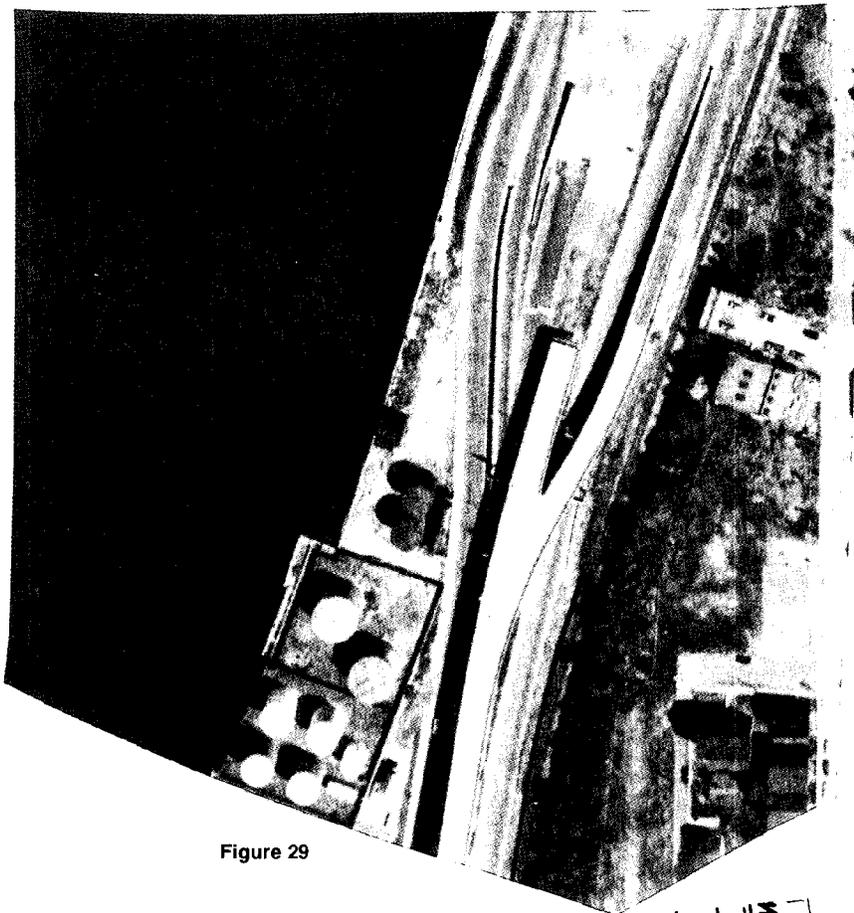


Figure 29

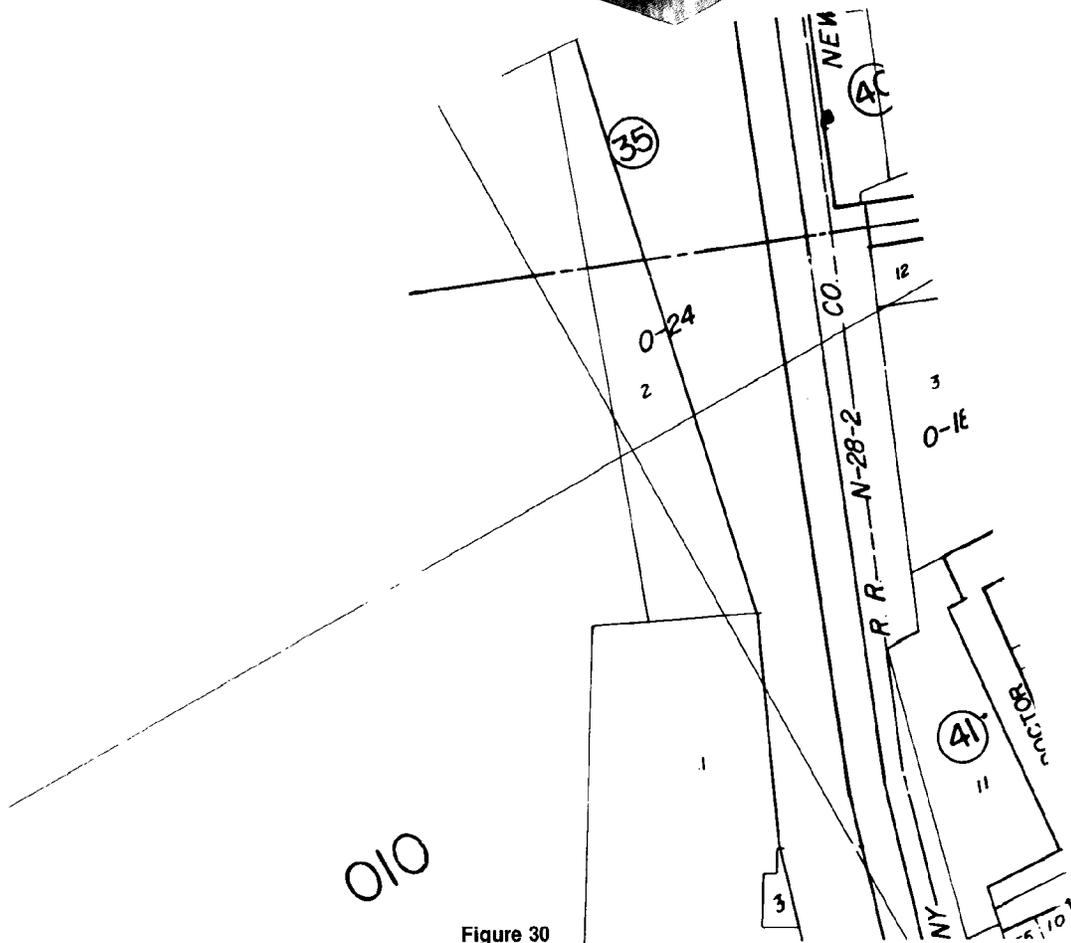


Figure 30

Plat O-23

Lot 1 Area — 94,968 square feet

Owner — David Freedman
P.O. Box 2509
Fall River, MA

Zoning — Industrial

Location: Bounded on the north, west, and south by the Taunton River and on the east by Davol Street South.

This parcel of land is a large pier running perpendicular to the shoreline. Figure 31 does not show the area as it now exists. Since the photo was taken a 15,000 square foot building has been erected on northwest corner and the rest of the pier has been paved over.

Topography: The area has been excavated to form a level parking lot. Pier is formed out of large granite slabs and fill. Water depth at end of pier is about 14 feet.

Note: This is the site of the Gangplank Restaurant.

Lots 2-3 The areas defined as Lots 2 and 3 on Figure 32 and the aerial photo of Figure 31 are now part of the city's street system. The construction shacks shown on Figure 31 have been removed. The Western Expressway passes directly over these parcels. Davol Street has been divided by the expressway and Davol Street South has been constructed on the water's edge where no road is shown. The shoreline is now a straight line formed by a retaining wall serving as a foundation for the street.

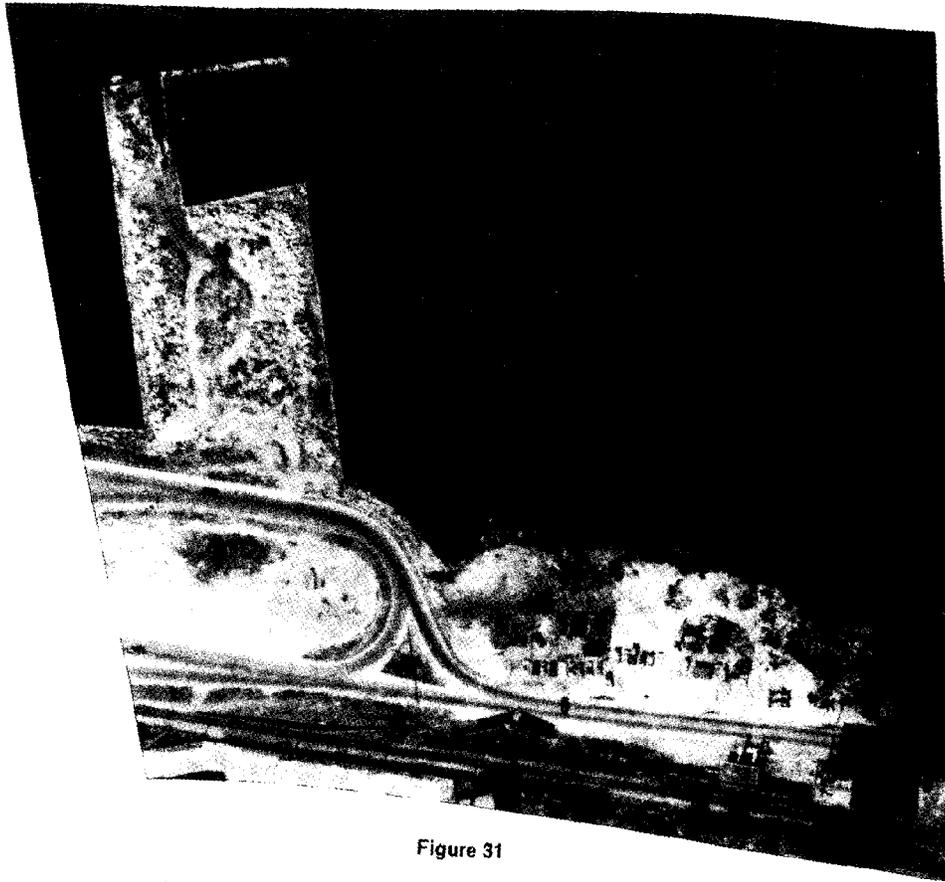


Figure 31



Figure 32

Plat O-22

- Lot 4** Area — 47,088 square feet
 Owner — City of Fall River
 Zoning — Industrial
- Location:** Bounded on the north by Lot O-22-12, on the east by Davol Street South, and on the south and west by the Taunton River.
- Description:** Parcel is a long pier extending 500 feet into the river. No buildings or trees. A few utility poles for overhead wires are on the Lot, otherwise it is left to high grass and a dirt roadway.
- Topography:** Land is fairly level, composed of fill and stones. Sea wall is constructed of large stone slabs. The Lot is about 8 feet above the high water mark. This is the site of the old city pier and is left unattended.
-
- Lot 12-13** Area — 100,048 square feet (combined)
 Owner — K. D. Cove Marina Inc.
 161 Calef Avenue
 Swansea, Mass.
 Zoning — Industrial
- Location:** Bounded on the north by Lot O-22-1, on the east by Davol Street South, on the south by Lot O-22-4, and on the west by the Taunton River.
- Description:** The combined Lots form a letter U with the base on the east side. Lot 12 is a long pier with a small frame building on the end. Lot 13 is a high bank of earth forming a breakwater. This area is a sheltered cove serving as a marina for small pleasure craft and a few commercial fishing boats. The buildings shown on Figure 33 have been razed. Most of area on Figure 33 is now part of the Western Expressway. Areas not taken over are used as drydock space.
- Topography:** The area is level except for a small strip on northern edge which is a high bank of land about 20 feet above the water. Land is mostly dirt and gravel. Pier on south side is composed of landfill and stones. Other small piers are made of wood.
-
- Lot 1** Area — 26,861 square feet
 Owner — Grossman Development Properties, Inc.
 871 Washington Street
 Braintree, Mass.
 Zoning — Industrial
- Location:** Bounded on the north by Baylies Street, on the east by Davol Street South, on the south by Lot O-22-13, and on the west by Mount Hope Bay.
- Description:** This is a narrow strip of land on the south side of Baylies Street that runs to the water's edge. No buildings. Numerous small trees and shrubs near water.
- Topography:** Land rises to its northern and eastern edges in a steep bank. This bank has been covered with wood chips and small shrubs to prevent soil erosion. Area on south and west sides is flat and undeveloped.
- Note:** Lots 2 and 3 on Figure 34 have been eliminated by Western Expressway.

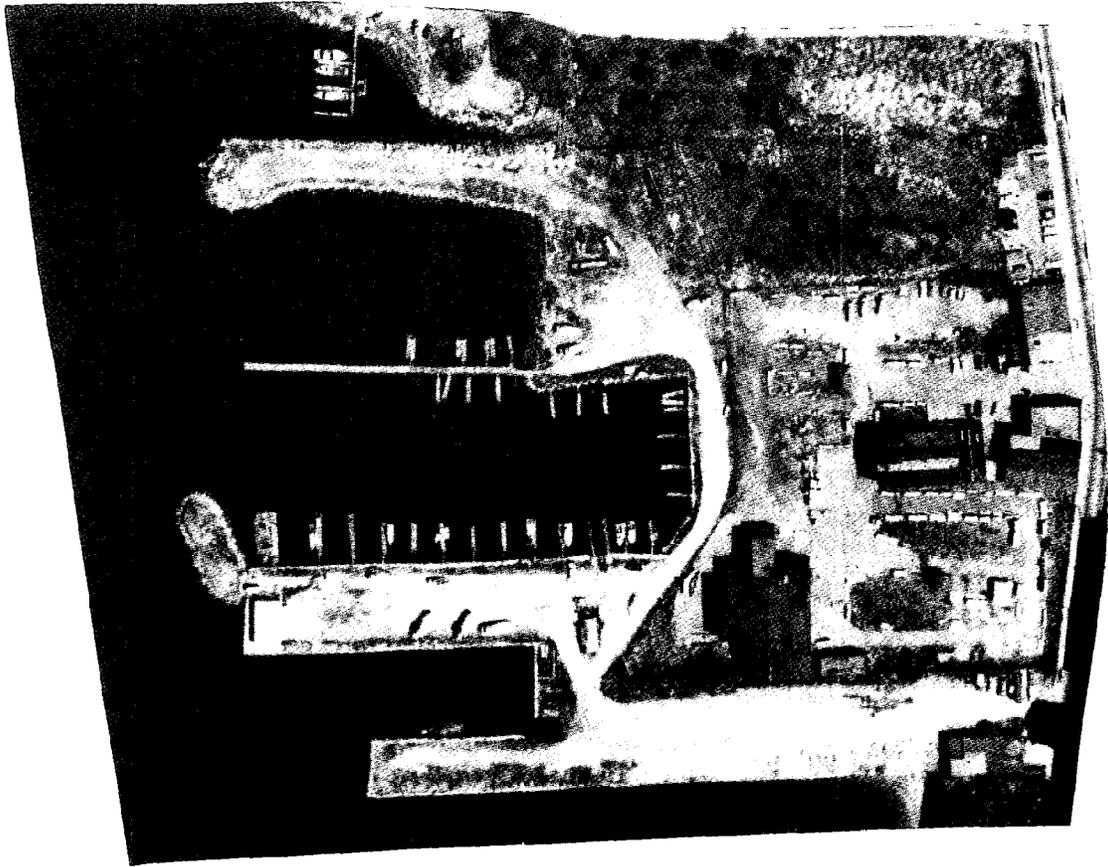


Figure 33

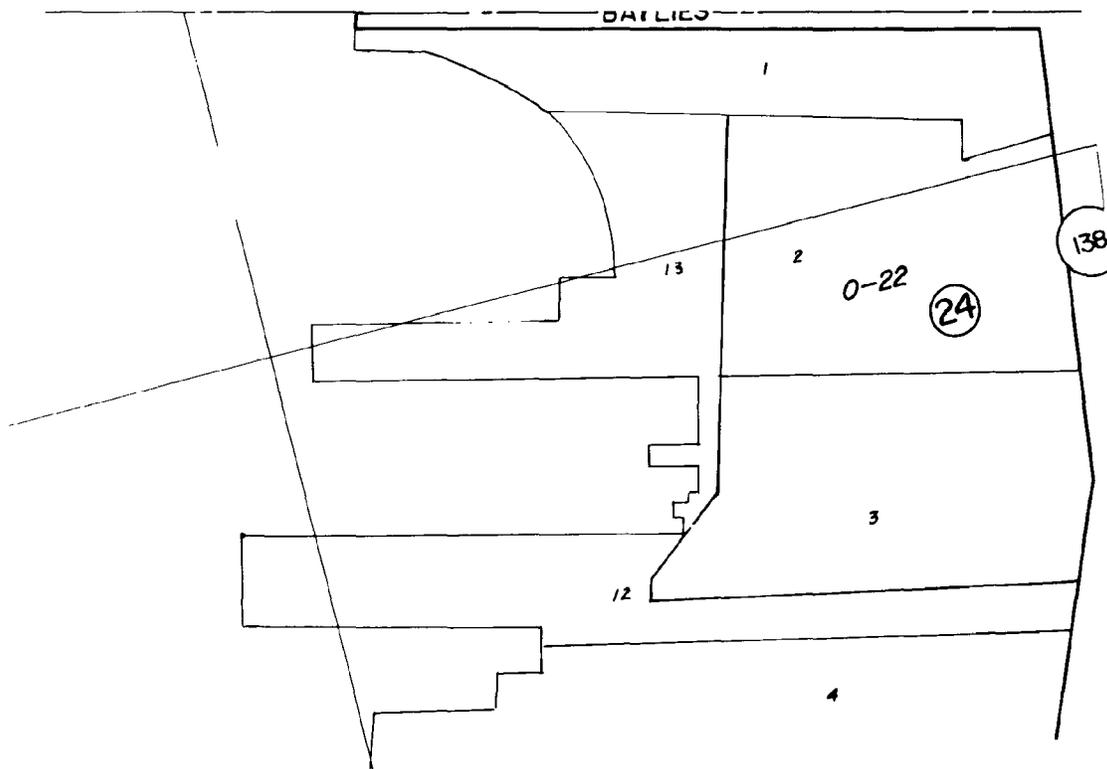


Figure 34

Plat O-21

- Lots 34-35** Area — 46,454 square feet
Owner — Grossman Development Properties
 871 Washington Street, Braintree, Mass.
Zoning — Industrial
- Location:** Bounded on the north by residential properties fronting on Taylor Street, on the east by Davol Street South, on the south by Baylies Street and on the west by the Taunton River.
- Description:** Lot 34 is a small square area at foot of Baylies St. presently being used as a boat storage area. Numerous small pleasure craft located on the premises. One small wooden frame building on east side of property. Pier indicated on Figure 36 is non-existent. Small wooden pier on northern edge of property. A boat ramp and marine railway located here. Lot 35 adjoins Lot 34 at shoreline. It is a long narrow strip of land forming the north side of Baylies St. No buildings. Some shrubs and small trees.
- Topography:** Lot 34 is a firm hard-packed level parcel. Land is indicative of its usage as a boatyard. Lot 35 runs along the side of a hill. The State Department of Public Works has landscaped this area with shrubs and wood chips to prevent soil erosion. Properties on Taylor Street are above this Lot.
-
- Lots 1-20** Area — 126,233 square feet
Owner — Fall River Electric Light Company
 85 North Main Street
 Fall River, Mass.
Zoning — Industrial
- Location:** Bounded on the north by Lot O-20-2, on the east by Hathaway Street and residential properties, on the south by Lot 34 and on the west by the Taunton River.
- Description:** This is a large square parcel of land containing transformers and other equipment necessary for the distribution of electricity. A large one story brick building is located on southeast corner of property. Other small maintenance and utility sheds located on property. Lot 20 is being used for small boat storage — an addition for property to the south.
- Topography:** The land rises gently from the sea wall on the west side to its high point at Hathaway St. The pier area is not used. Sea wall is very landscaped and well cared for. Areas not used for equipment are seeded and groomed.
- Note:** This property is a portion of the Fall River Electric Light Co.'s main distributing plant for power generated by the Montaup Electric Co. across the river in Somerset, Mass.

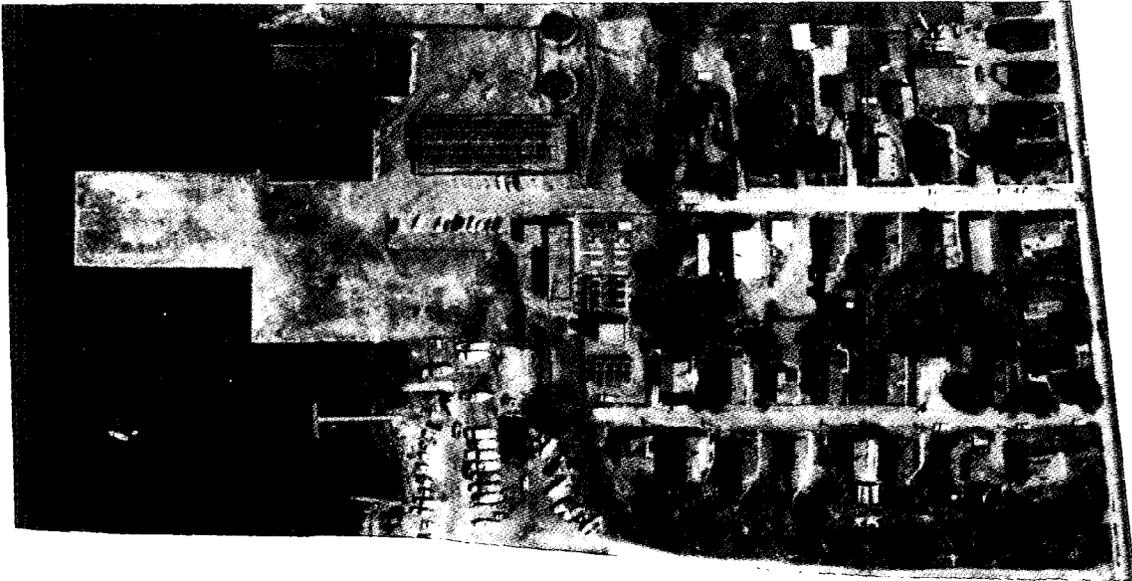


Figure 35

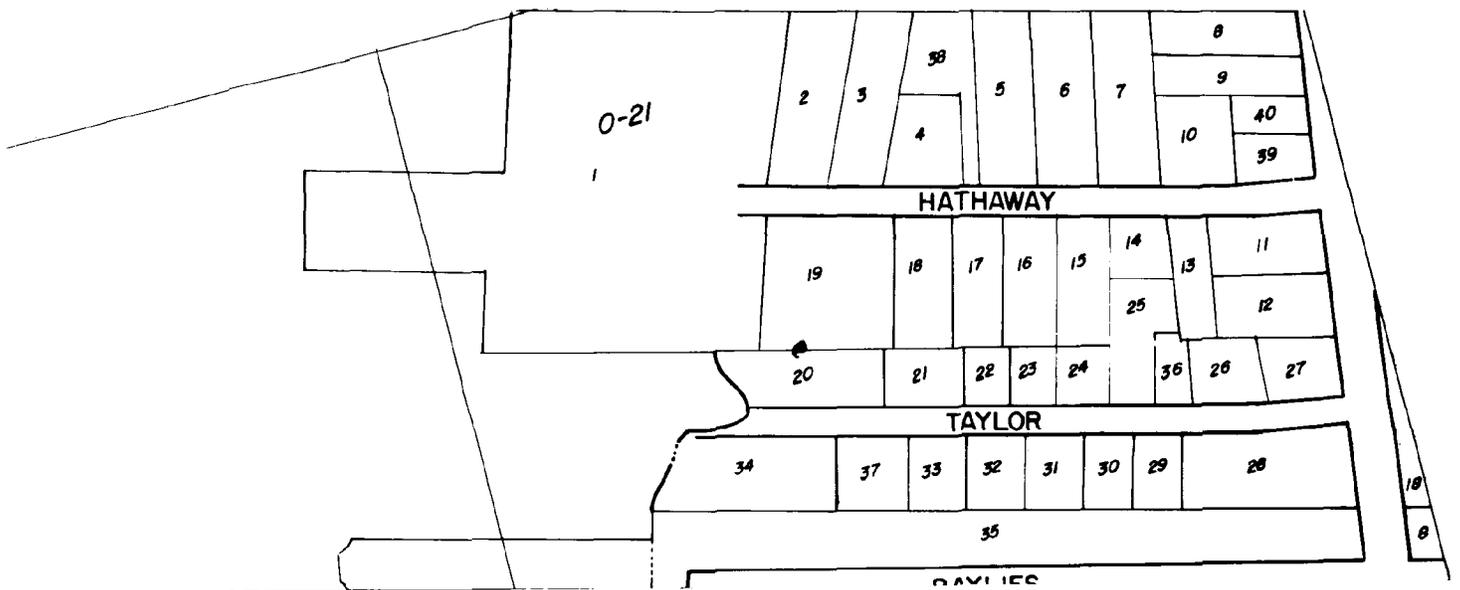


Figure 36

Plat O-20

Lot 2 Area — 283,113 square feet

Owner — Fall River Electric Light Company
85 North Main Street
Fall River, Mass.

Zoning — Industrial

Location: Bounded on the north by Lot O-19-2 (new park), on the east by Davol Street South, on the south by Lot O-21-1 and on the west by the Taunton River.

Description: This is a large rectangular shaped parcel. Land is occupied by transmission line towers and various electrical equipment. Figure 37 shows a large tank on property which has since been removed. Area is similar in appearance to Lot O-21-1 which adjoins it. Parcel is completely surrounded by a chain link fence and guarded by Electric Light Company employees.

Topography: The land rises from the water's edge to a height of about five feet and is fairly level to Davol Street. Area is fully landscaped and well maintained.

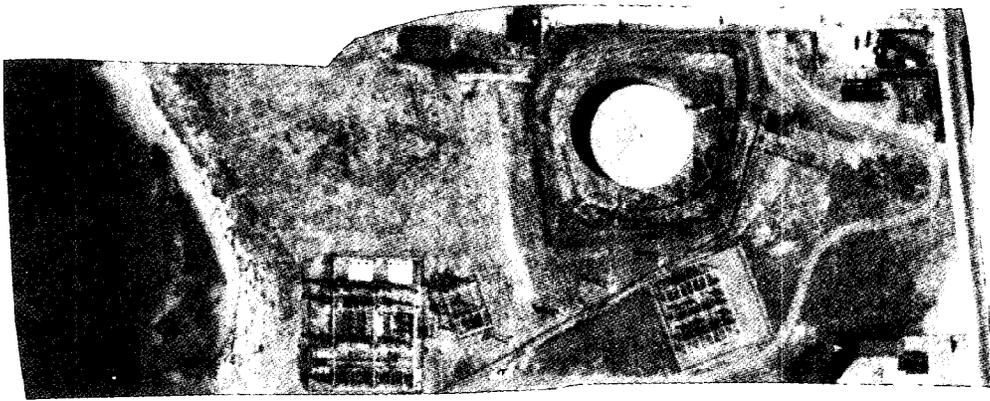


Figure 37

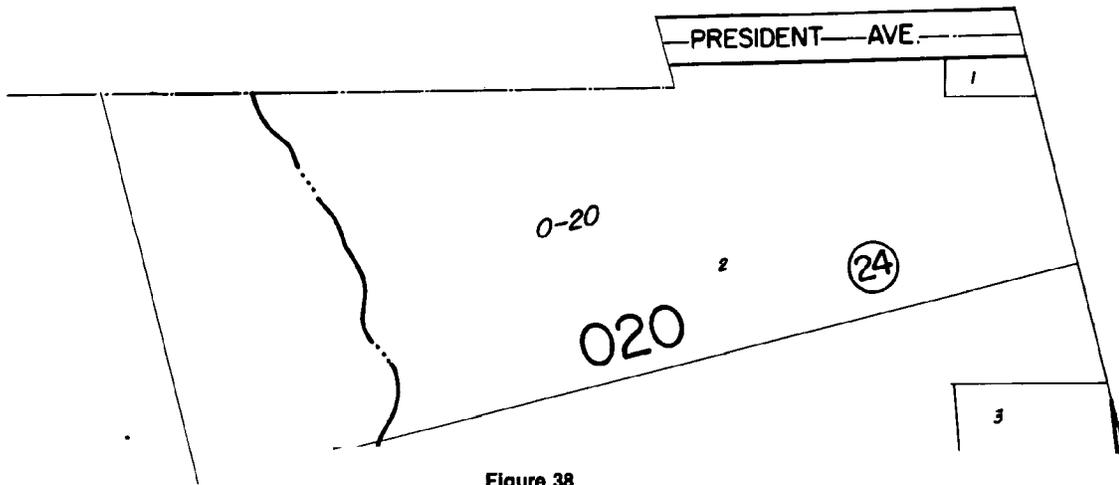


Figure 38

Plat O-19

Lot 2 Area — 176,740 square feet
 Owner — City of Fall River
 Zoning — Unrestricted

Location: Bounded on the north by Lot O-19-1 (open land), on the east by Davol Street South, on the south by Lot O-20-2, and on the west by the Taunton River.

Description: Parcel is rectangular in shape. This is the site of the new Bicentennial Park. All buildings and framework shown on Figure 39 have been eliminated. A small pavilion type structure has been erected on western edge of property, and a comfort station and maintenance building has been erected on east side. Concrete bases for park benches have also been constructed.

Topography: The land has been excavated and graded. The sea wall has been rebuilt of stone and mortar and area around wall has been filled. Parcel is now a flat piece of land that slopes gently towards the water for drainage purposes.

Lot 1 Area — 96,323 square feet
 Owner — Commonwealth of Massachusetts
 Dept. of Natural Resources
 Zoning — Unrestricted

Location: Bounded on the north by Brownell Street, on the east by Davol Street South, on the south by Lot 2 (Bicentennial Park), and on the west by the Taunton River.

Description: Rectangular, except for natural contour of beach, no buildings. Numerous small trees and shrubs. Area has been littered with trash.

Topography: Parcel has a small sandy beach that rises about 5 feet above the high tide. Rest of land is flat except for sharp rise at eastern and northern edges where land meets the street levels.

Note: This parcel of land has been designated by the State Department of Natural Resources as the site for a public boat launching ramp in connection with the Bicentennial Park.

The entire waterfront area between Battleship Cove and this Plat is now the subject of a feasibility study by the State Dept. of Planning for a proposed State Park.

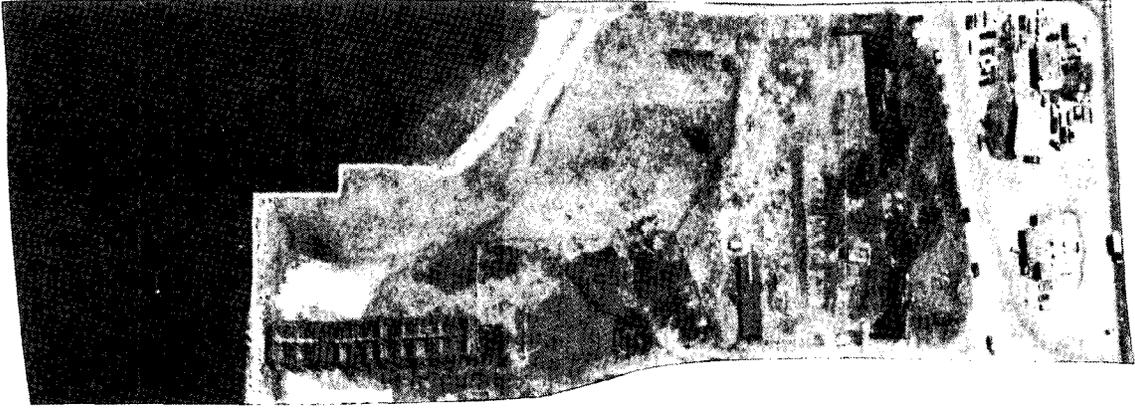


Figure 39

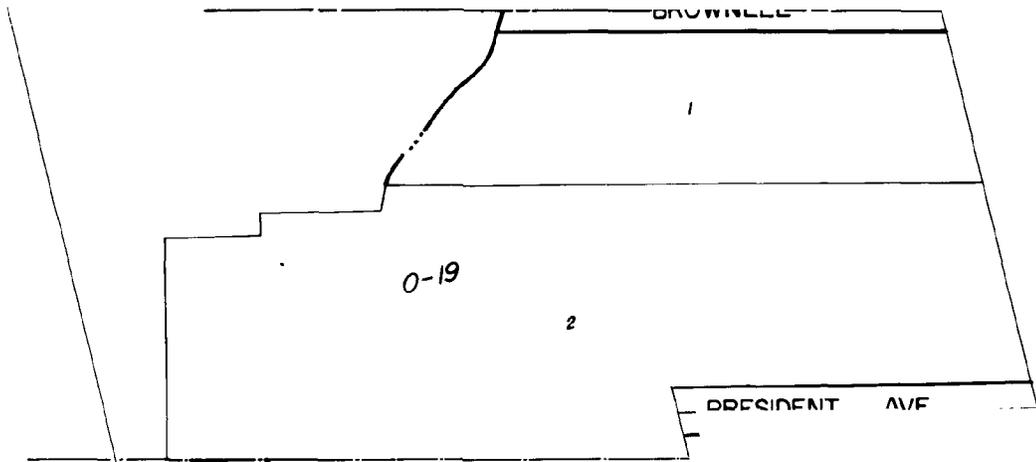


Figure 40

Plat S-22

- Lots 8-10** Area — 83,035 square feet (combined)
- Owner — Montaup Electric Company
 Riverside Avenue
 Somerset, Mass.
- Zoning — Industrial
- Location: Bounded on the north by Lot S-22-11, on the east by Remington Avenue, and on the south and west by the Taunton River.
- Description: These two parcels of land are almost identical in shape except that Lot 8 is larger. They are both rectangular pier shaped Lots. No buildings. One large electrical tower is located on each parcel.
- Topography: Land is very flat on both Lots. Sea wall at water's edge is constructed of large boulders and fill. Land is about 5 feet above water mark. Area given over to high grass and shrubbery. The Lots serve as the foundation for the high voltage line towers connecting the Montaup Electric Company and the Fall River Distributing Station.
-
- Lot 11** Area — 24,800 square feet
- Owner — Ruth E. Wray
 63 Ellenwood Avenue
 Somerset, Mass.
- Zoning — Industrial
- Location: Bounded on the north and east by Remington Avenue, on the south by Lot S-22-10, and on the west by the Taunton River.
- Description: This parcel is triangular in shape. One two-story cement block building on premises. Rest of area is given over to junked autos and small boats in various stages of repair. Figure 41 shows Remington Avenue leading onto a bridge which has since been demolished.
- Topography: Most of the area of this Lot has been created by landfill. The parcel is a high embankment about 15 feet above the water's edge. It is composed of dirt and gravel. Above the embankment the land is fairly level and even with the street.

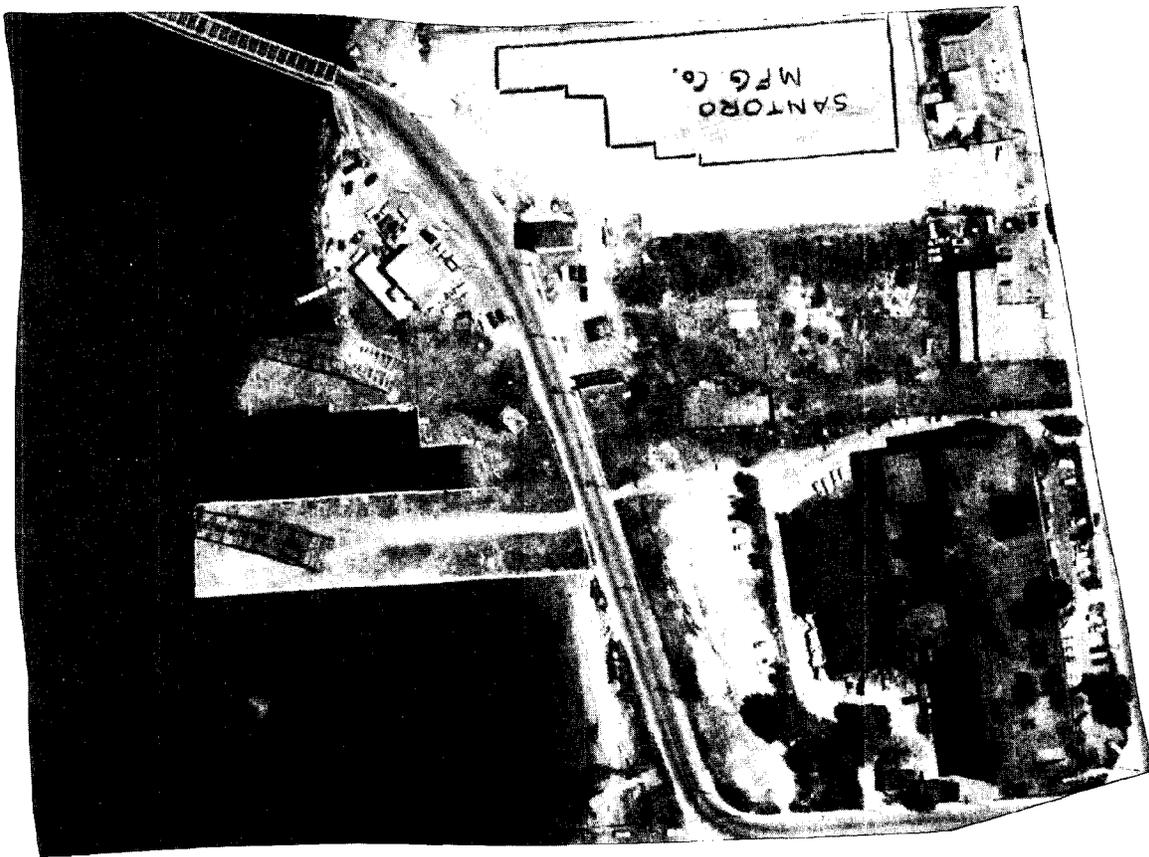


Figure 41

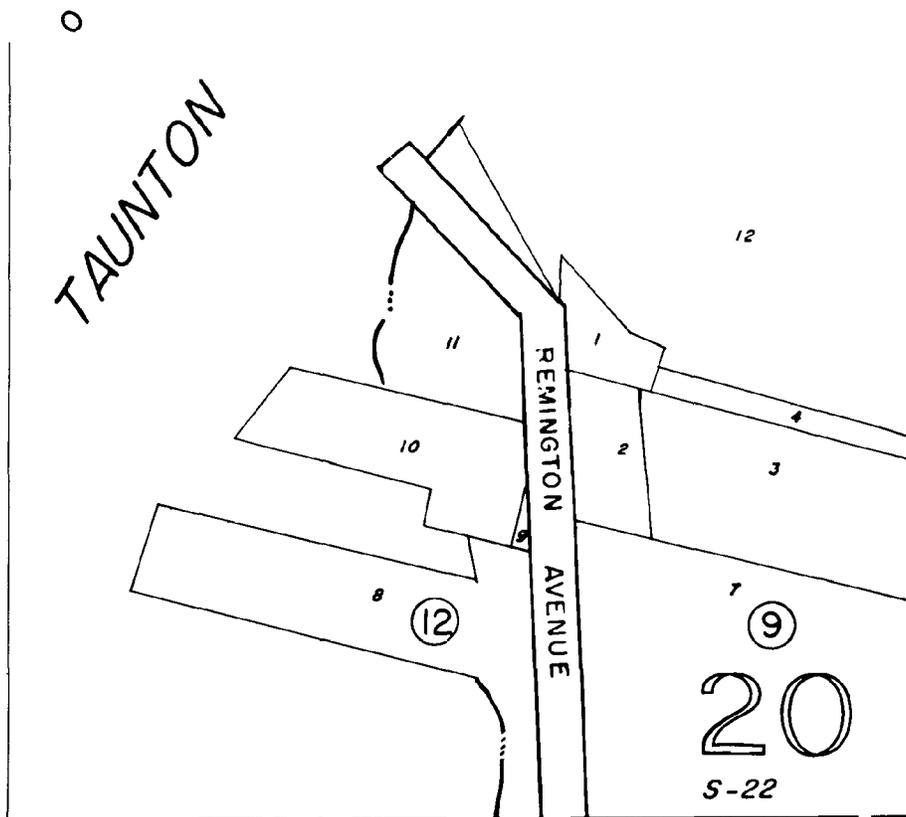


Figure 42

Plat S-21

- Lot 9** Area — 76,106 square feet
 Owner — United States of America
 Zoning — Industrial
- Location:** Bounded on the north and west by the Taunton River, on the east by Lot S-21-6 (Coca Cola Co.), and on the south by Remington Avenue.
- Description:** This parcel is a large rectangle running parallel to the shore. Two buildings located on premises. One large building contains training facilities and administrative offices of U.S. Naval Reserve. Other building is a garage containing rolling stock of the Reserves. Rest of area is given over to a parking lot and a pier.
- Topography:** Land is very flat about six feet above the high water mark. Pier is composed of granite with wood pilings. Area near pier is landscaped with a lawn and asphalt walkway. Rest of area is paved and painted. A chain link fence and gate surround the entire lot.
-
- Lots 1-2-4-7-8** Area — 111,515 square feet (combined)
 Owner — Commonwealth of Mass., Dept. of Public Works
 Zoning — Industrial
- Location:** Bounded on the north by Brightman Street Bridge, on the east by Davol Street South, on the south by Lot S-21-6 (Coca Cola Co.) and on the west by the Taunton River.
- Description:** These Lots combined form a triangle coming to a point at the Brightman Street Bridge. All buildings shown on Figure 43 have been removed. This area was acquired by the State for construction of the Western Expressway. There is no vehicular access to the property. Area is given over to small trees and brush.
- Topography:** This property is a hill that rises steeply from the shoreline to Davol Street. It forms the surface base for the street and the eastern terminus of the bridge.
- Note:** The disposition of this land is probably dependent on the future plans of the State for relocation or reconstruction of the bridge. This Plat of land from Remington Avenue northward to the Brightman Street Bridge is the point where the river narrows and the Somerset and Fall River shorelines are at the shortest distance to each other.

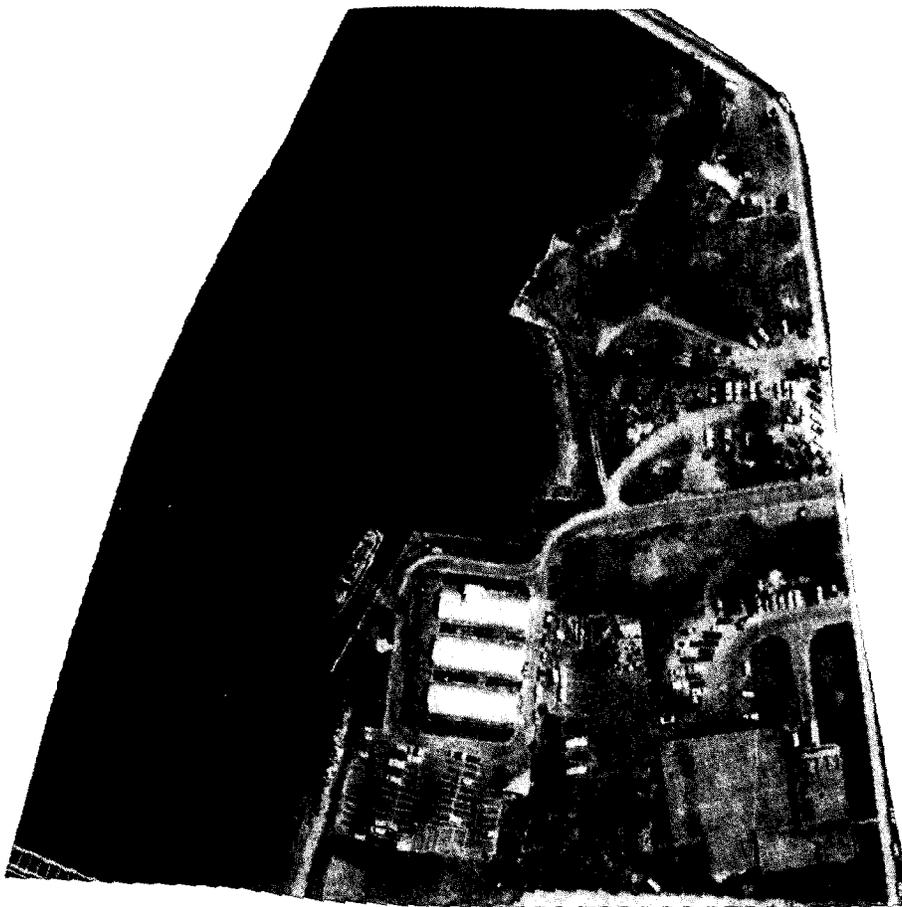


Figure 43

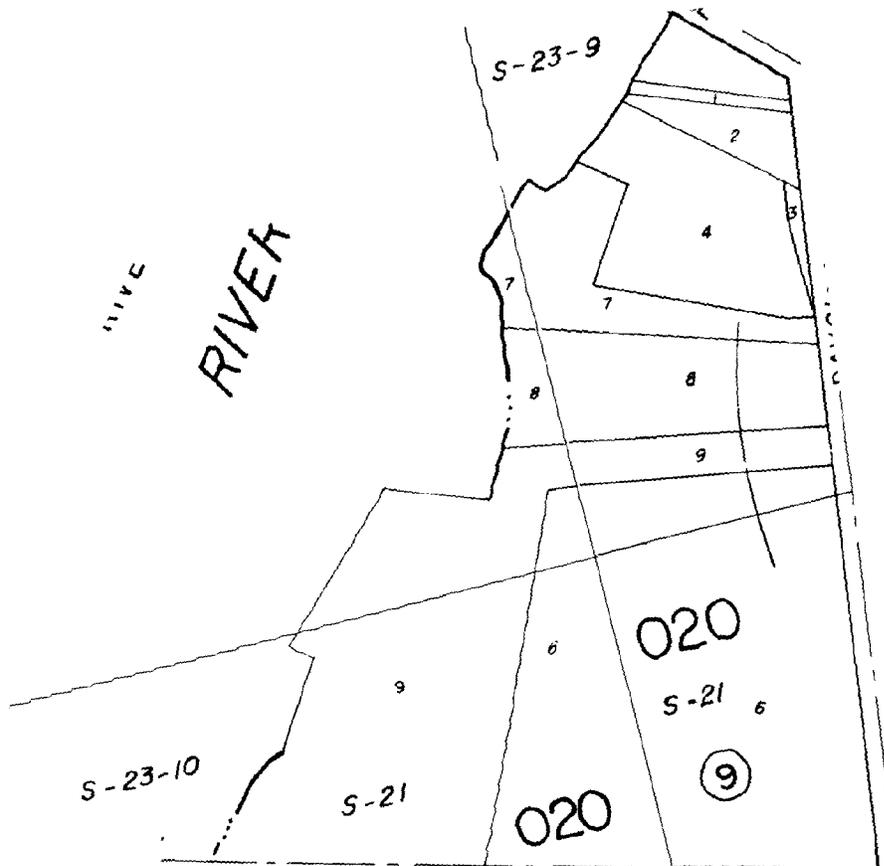


Figure 44

The Western Expressway connector between I-195 and Route 24 now occupies the shoreline for the next 1.1 miles. The road curves northeasterly from the Brightman Street Bridge in a wide arc until it crosses under North Main Street just south of Lot-T-2-1 (Shell Oil Company).

Plat T-2

Lot 1 Area — 1,922,038 square feet

Owner — Shell Oil Company
 P.O. Box 2237 — Princeton, New Jersey

Zoning: Industrial

Location: Bounded on the north by Lot T-15-3 (open land), on the east by Conrail tracks, on the south by the Western Expressway and on the west by the Taunton River.

Description: This is a large wedge shaped parcel of land containing numerous petroleum storage tanks and buildings. It is the site of the Shell Oil Company's Fall River Plant. A RR spur line runs through the property as well as a small street.

Topography: The general level of the area is flat except for the ditches and man made earthen dikes which surround the storage tanks. The pier on the west side is constructed of wood with a pipeline running under the platform. Pier accomodates large oil tankers. Entire area is surrounded by a chain link fence. Property is maintained and guarded. This plant is also the southern terminus of an underground petroleum pipeline that runs northerly through the state for 50 miles and ends in Waltham, supplying oil and gasoline to the Boston area.

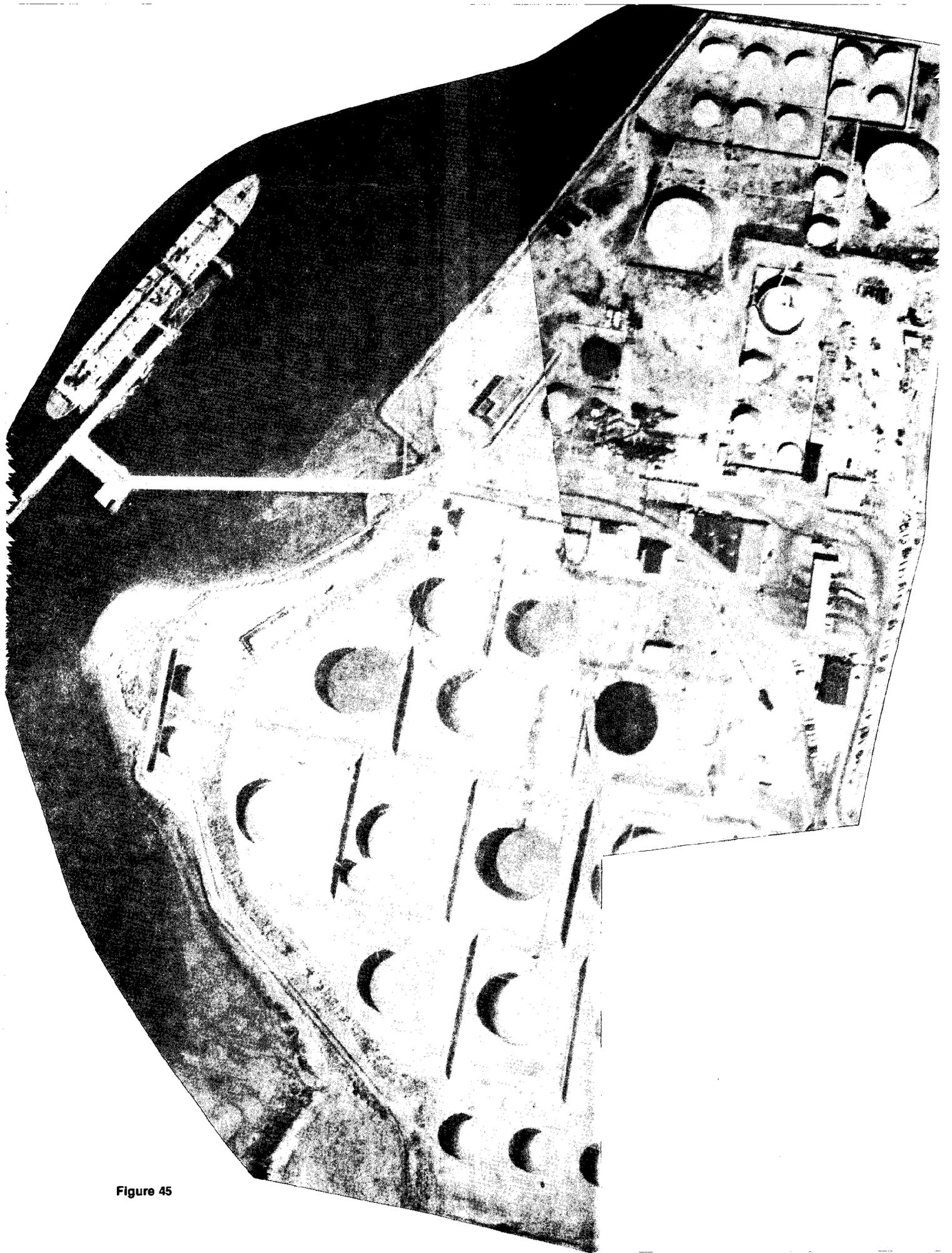


Figure 45

T-2

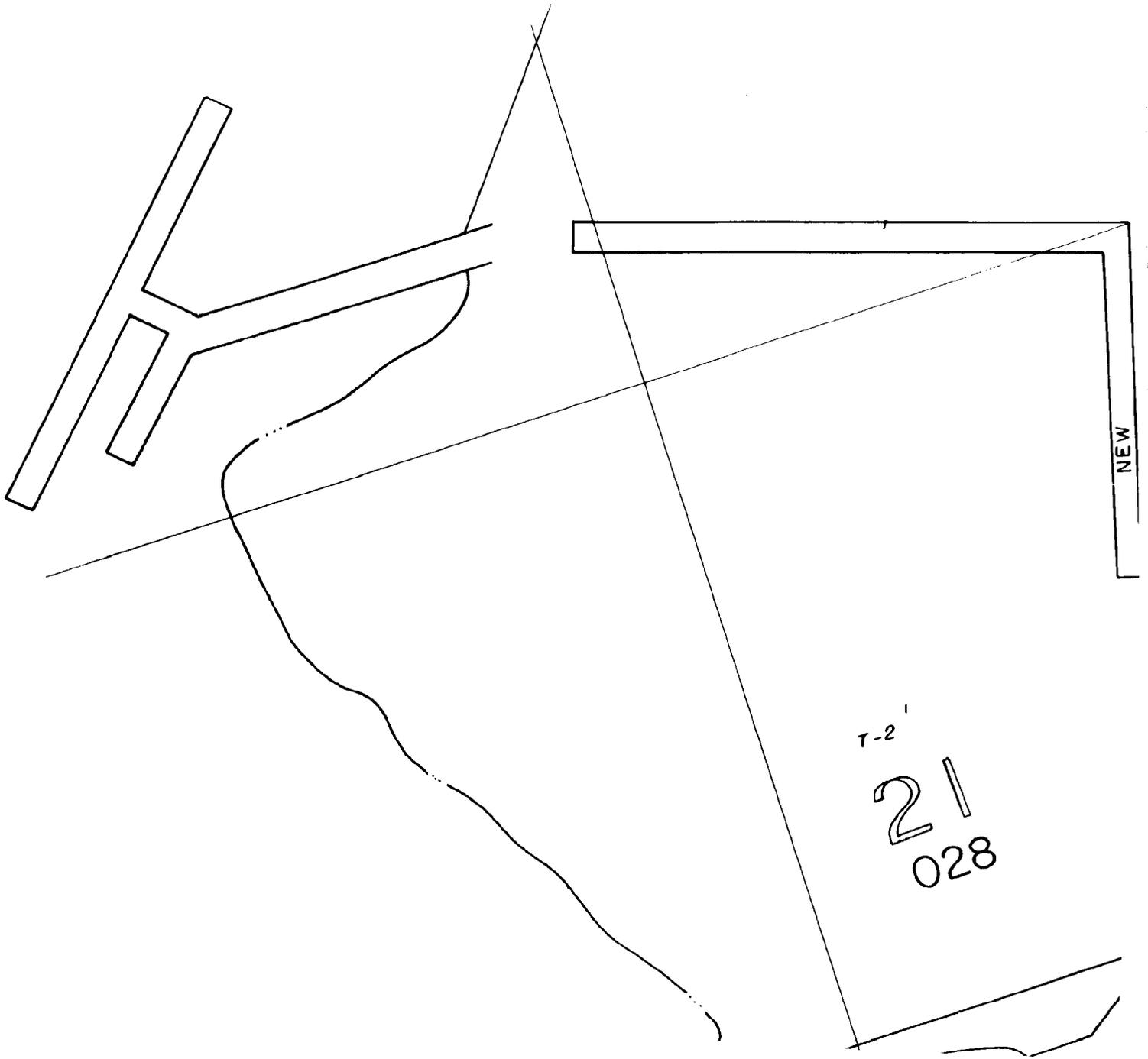


Figure 46

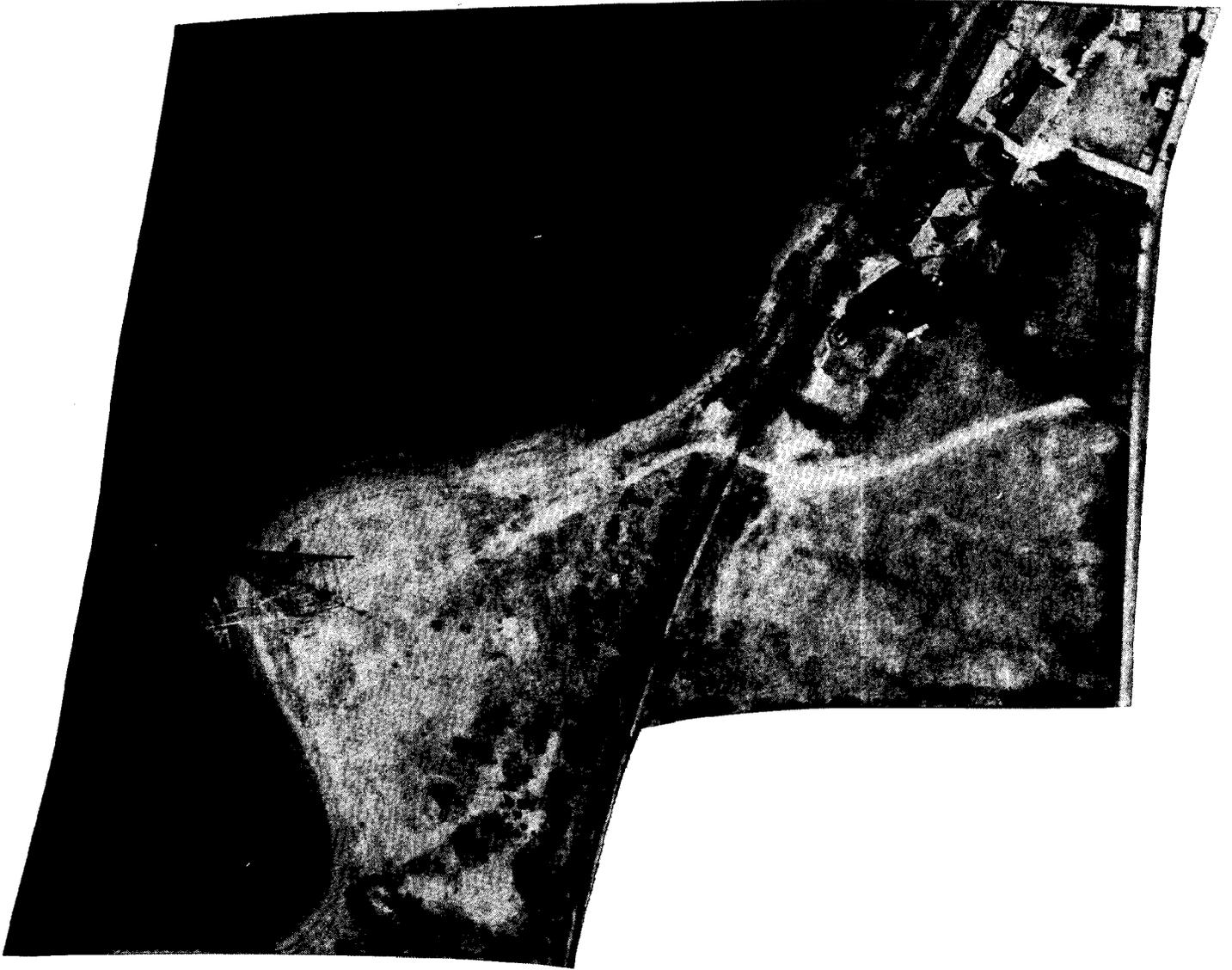


Figure 47

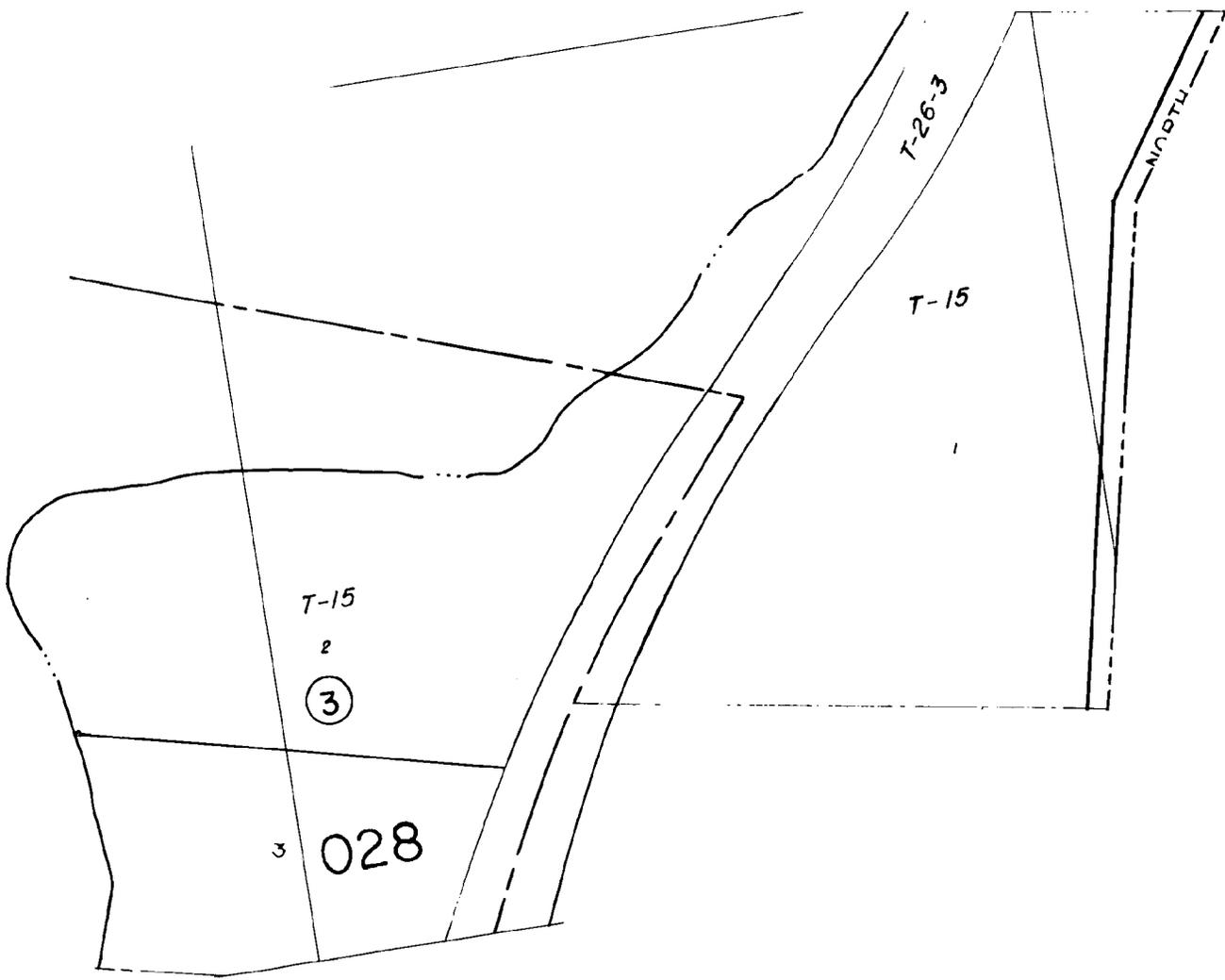


Figure 48

Plat T-16

- Lot 22** Area — 5,136 square feet
- Owner — Franklin E. Fairhurst
3044 North Main Street, Fall River, Mass.
- Zoning — Unrestricted
- Location:** Bounded on the north by the Taunton River and Lot T-16-21, on the east by Conrail tracks and on the south and west by the river.
- Description:** This is a small square plot of ground that protrudes into the river. No buildings. What appears as a small pier on Figure 49 is at present not as clearly defined.
- Topography:** This parcel is marshland, with tall grass and sandy soil. Area is accessible only by foot and over the RR tracks which are above it. Land is just a few feet above water and has been used as a beaching area for small boats.
-
- Lots 20-21** Area — 33,328 square feet (combined)
- Owner — Thomas J. Daley
c/o Mrs. Robert C. Barry
131 First Street, Melrose, Mass. 02176
- Zoning — Unrestricted
- Location:** Bounded on the north by the Taunton River and River Street, on the east by Conrail tracks, on the south by Lot T-16-22, and on the west by the Taunton River.
- Description:** This is a long narrow strip of land running parallel to the river and the RR tracks which gradually widens from its southern edge in a northeasterly direction. No buildings. Many small trees and shrubs.
- Topography:** Most of this land rises sharply from the marshy area at the water's edge to the RR tracks. A foot path runs the length of the property alongside and a few feet below the tracks. No vehicular access to property.
- Note:** The parcels described here are merely extensions of the properties located east of the RR tracks.
-
- Lot 19** Lot T-16-19 is an integral part of Lot X-1-16 and is described with that parcel.

Plat X-1

Lot 16 & Lot T-16-19

Area — 174,289 square feet (combined)

Owner — Captain Joseph J. O'Connell Company
284 River Street, Fall River, Mass.

Zoning — Unrestricted

Location: Bounded on the north by Lot X-1-11, on the east by River Street and on the south and west by the Taunton River.

Description: This is a large triangular shaped parcel running parallel to the shore. It is the site of the O'Connell boatyard. Two wooden piers are located at southern edge of property. Piers have numerous small pleasure craft tied up. The rest of area contains ships in drydock plus three large storage buildings and three smaller ones. An office and salesroom are located in one of the small buildings. A small marine railway plus a movable hoist are located here.

Topography: Land is completely level and paved with asphalt. Area is in excellent state of repair. Water depth at end of pier is 12 feet. Edge of property where land meets the water is formed by a stone pier.

Lot 11 Area — 69,831 square feet

Owner — Arthur V. Hancock
300 River Street, Fall River, Mass.

Zoning — Unrestricted

Location: Bounded on the north by Lot X-2-14 (wooded land), on the east by Conrail tracks, on the south by Lots 10 (residence) and 16 (boat yard), and on the west by the Taunton River.

Description: This is a rectangular shaped parcel running perpendicular to the shoreline. The area on the waterfront is a pier about 25 x 100 feet. An 8,000 square foot building is located at the northeast corner of property. Small trees form the property line on south side. Rest of area is sand and gravel.

Topography: The pier is composed of earth fill edged with large stones. A small sandy beach area is located to the north of pier. Rest of parcel rises from beach and pier to a height of about 35 feet at eastern edge. Building is located on the high ground. A dirt roadway leads to beach area. Lone entrance to property via River Street is barred by a chain link fence.

Note: This is the site of the Hancock Marine Co. and is well maintained.

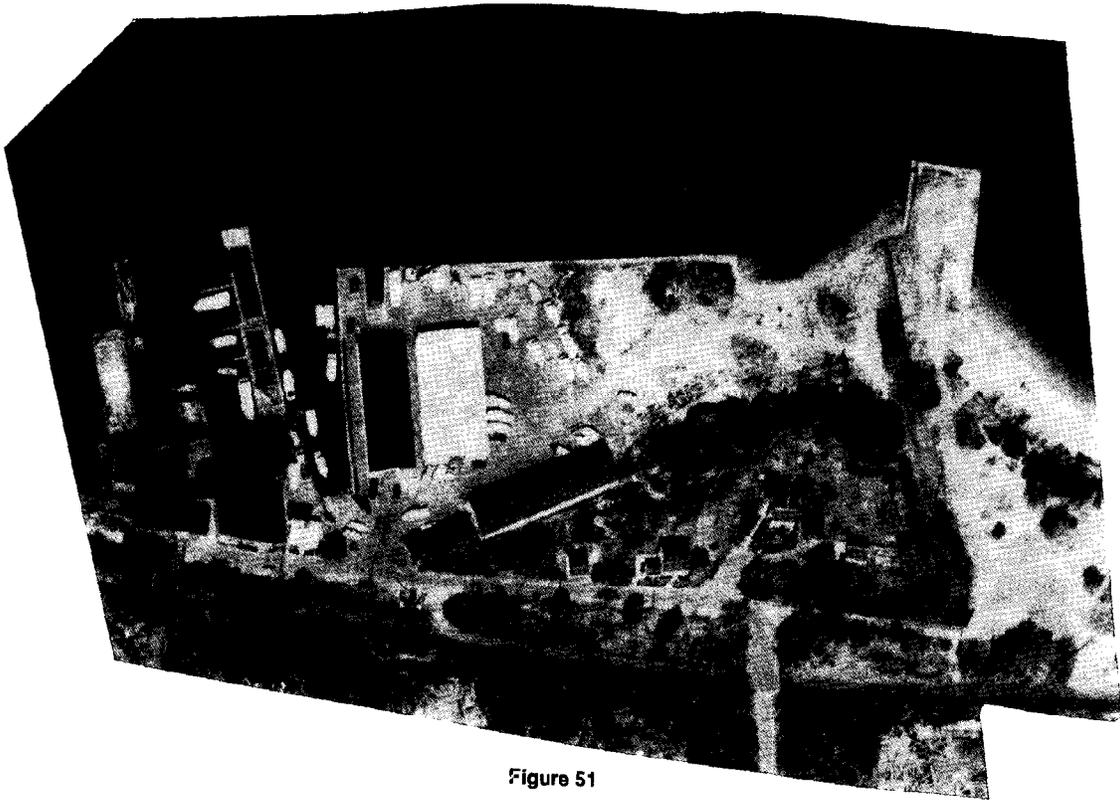


Figure 51

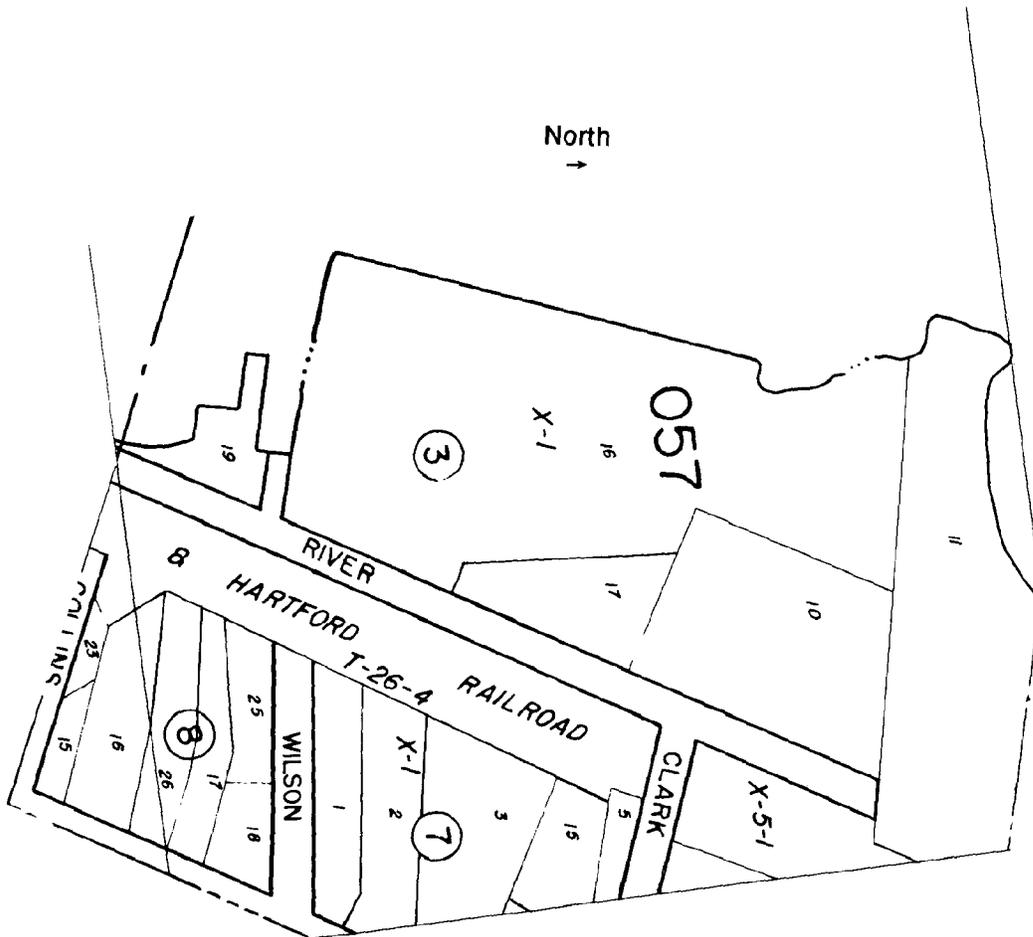


Figure 52

Plat X-2

Lot 14 Area — 294,612 square feet

Owner — David E. Millard
3671 North Main Street, Fall River, Mass.

Zoning — Unrestricted

Location: Bounded on the north and west by the Taunton River, on the east by the Conrail tracks, and on the south by Lot X-1-11.

Description: This is a large triangular shaped parcel running parallel to the river and coming to a point at the northern tip. One small house and a few shacks on property. Many trees and shrubs growing wild. Area is undeveloped except for buildings and small paths leading to them.

Topography: Beach area at extreme south end is sandy. Rest of land at water's edge is marshy. Land rises steeply from water to RR tracks at east side. Small pier at northern tip of parcel is constructed of wood. Area is accessible only by dirt roadway leading to underpass under RR tracks.

Note: Ownership of this property is now being contested in land court.



Figure 53

North
→

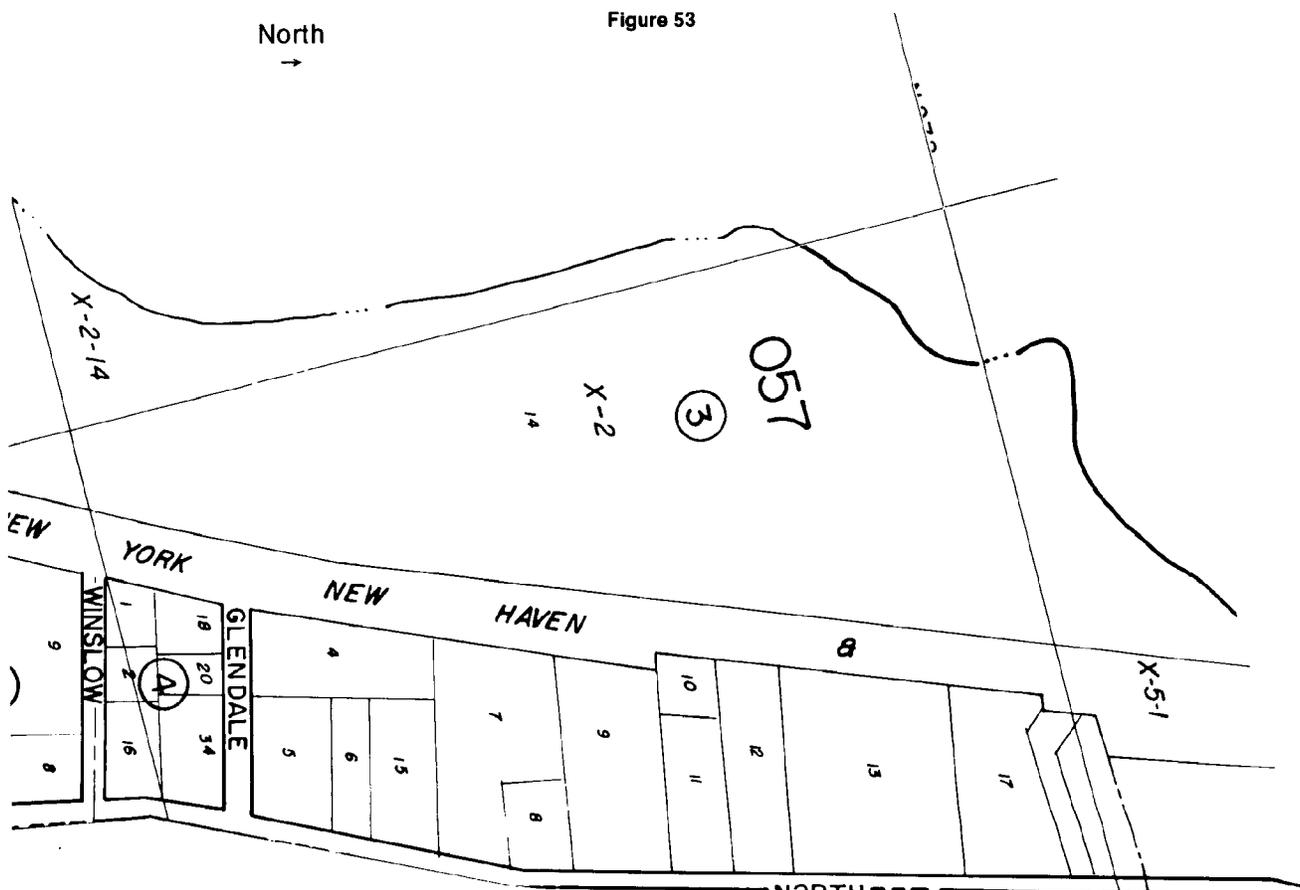


Figure 54

Plat X-3

No Lot Area — not defined
 Owner — City of Fall River or Conrail
 Zoning — Unrestricted

Location: Area described is located just south of the Fall River Country Club.

Description: This is a stone wall running parallel to the river for a distance of 2,000 feet. The wall serves as support for the Conrail tracks. Tracks are about 20 feet above sea level. Land east of RR tracks rises sharply to meet North Main Street and beyond forming the side of a large hill.

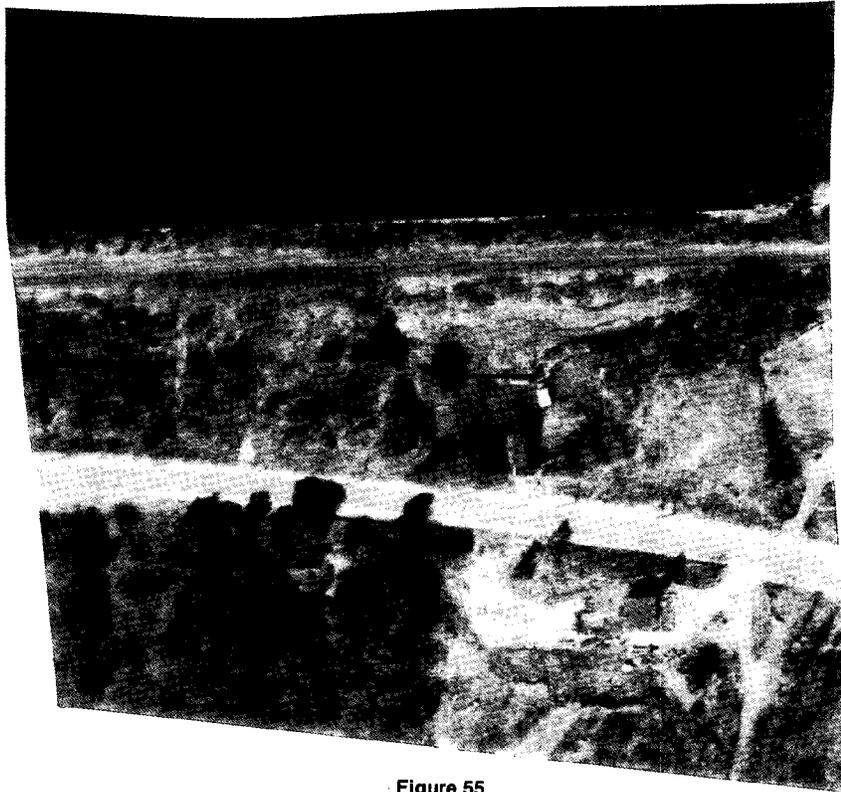


Figure 55

North
→

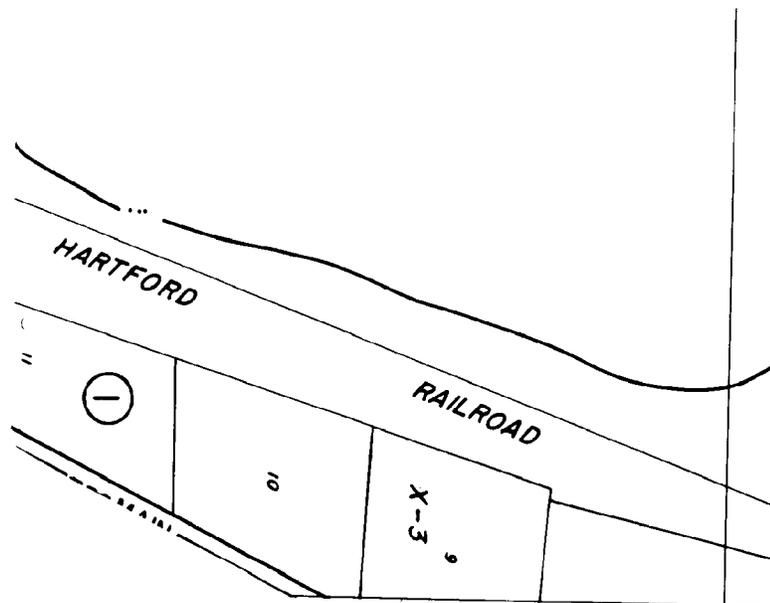


Figure 56

The Fall River Country Club

Note: Because of its size the Fall River Country Club has been divided into three parts. The area is unplatted.

Zoning: Unrestricted

Description: Beginning at the southern end or clubhouse area the Fall River Country Club is situated on a plateau overlooking the Taunton River. The fairways are rolling meadowland typical of golf courses in this area. The course differs from what is shown on Figures 57, 58 and 59 in that the Club has been expanded to eighteen holes in recent years. The unused areas shown on the left sides of the three Figures have been utilized for this purpose. The line of trees running through center of photos indicates a sharp difference in the height of the terrain, with the left or west side being much lower.



Figure 57



Figure 58

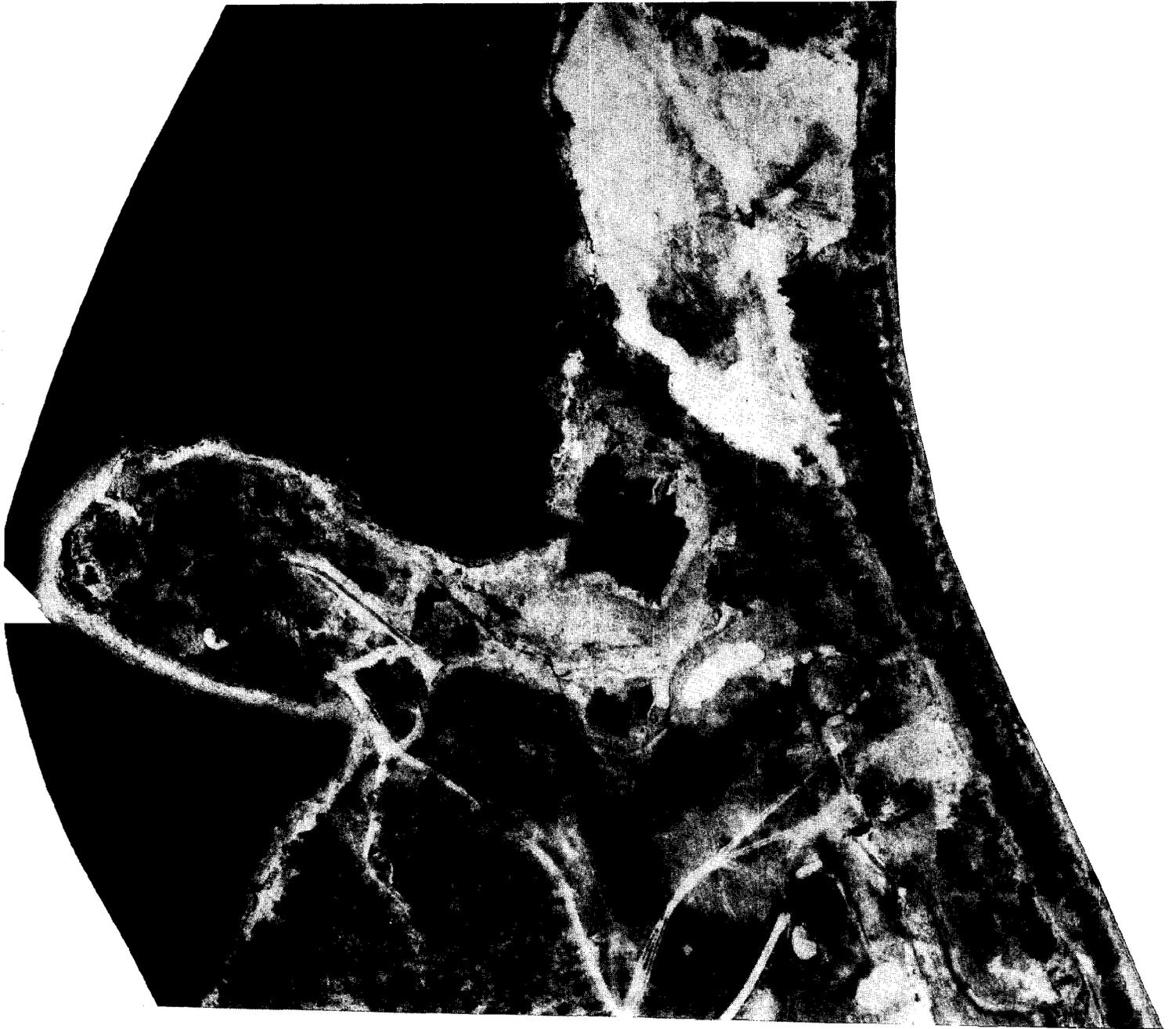


Figure 59

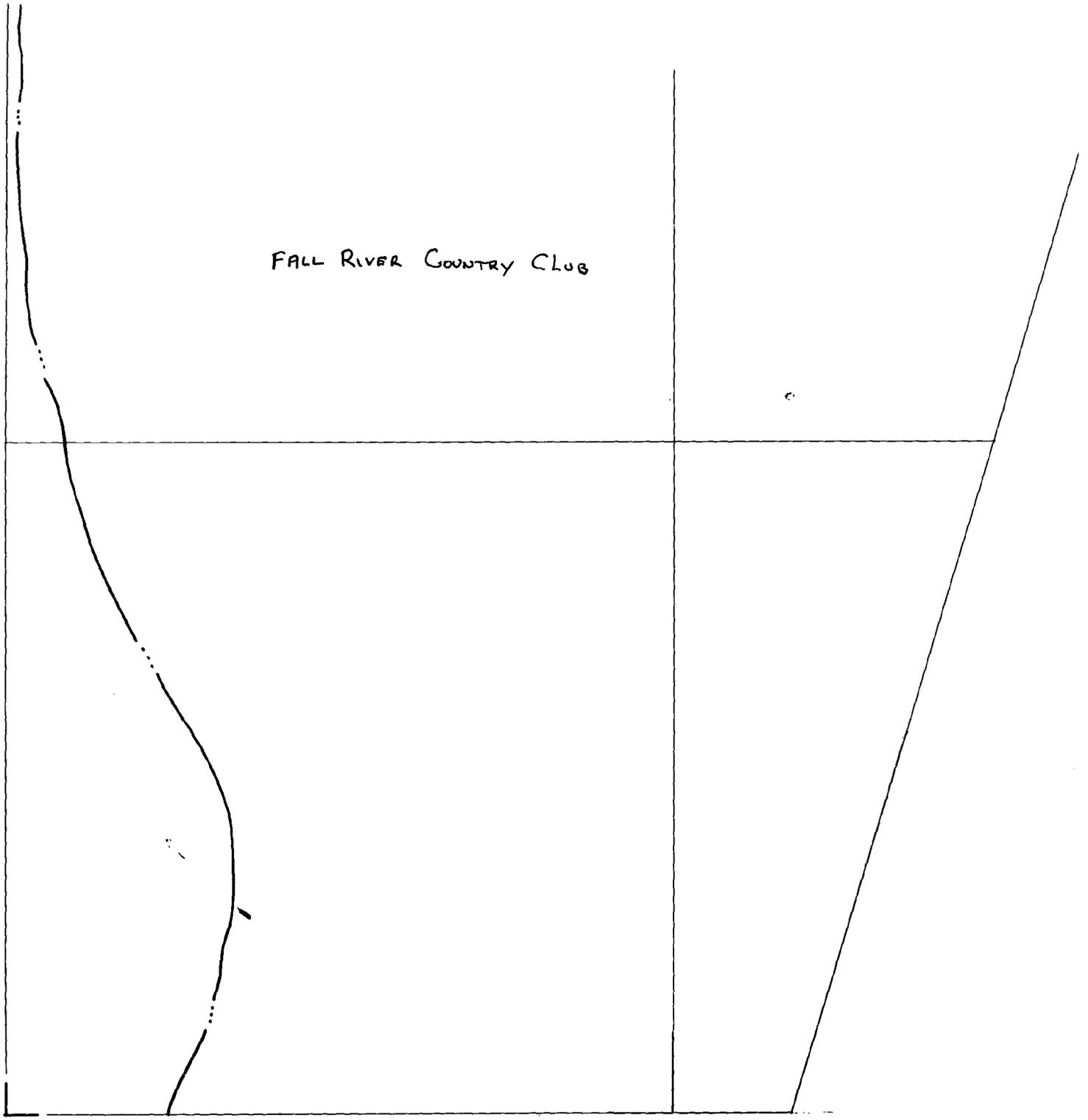


Figure 60



Figure 61

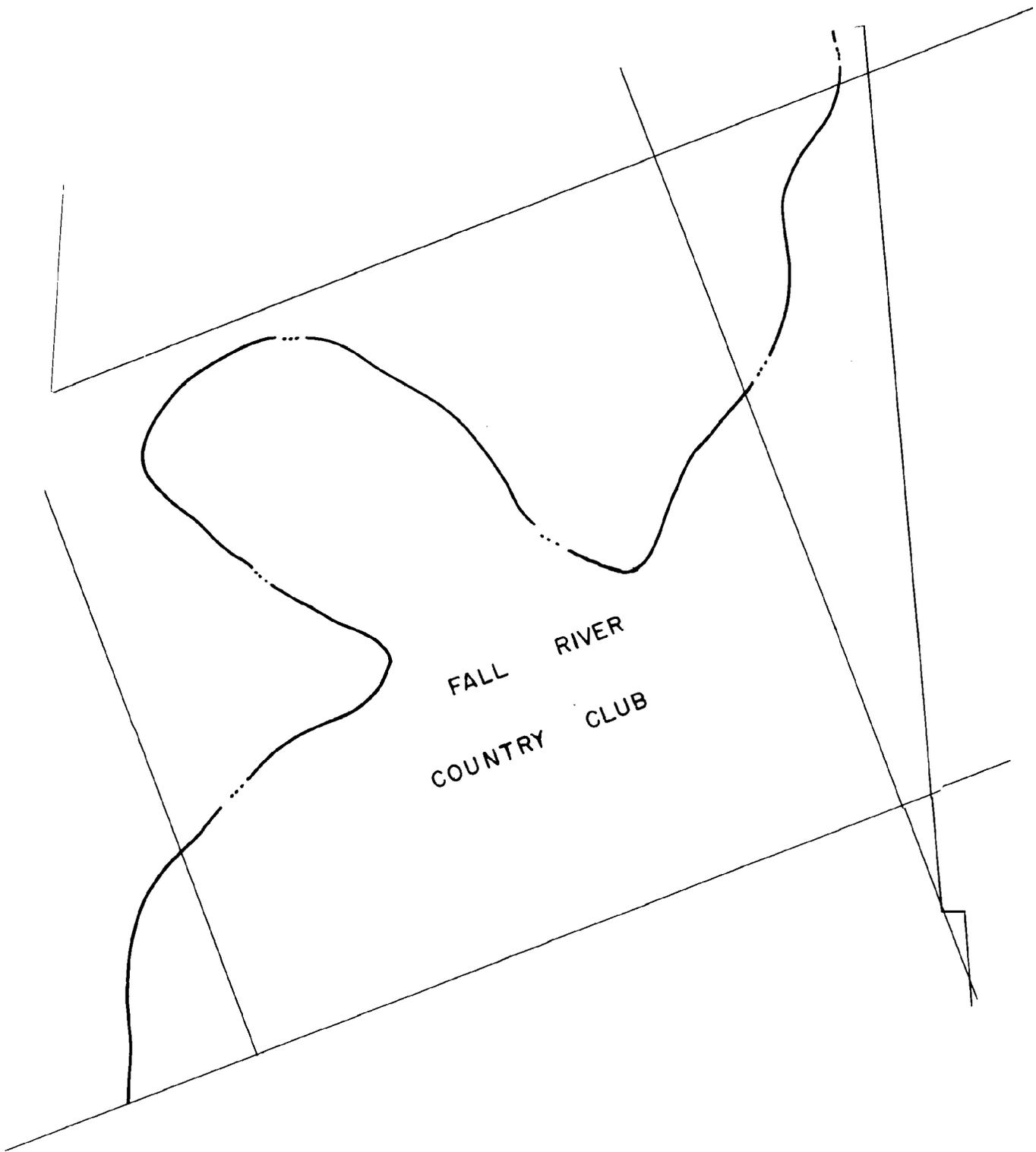


Figure 62

Plat X-4

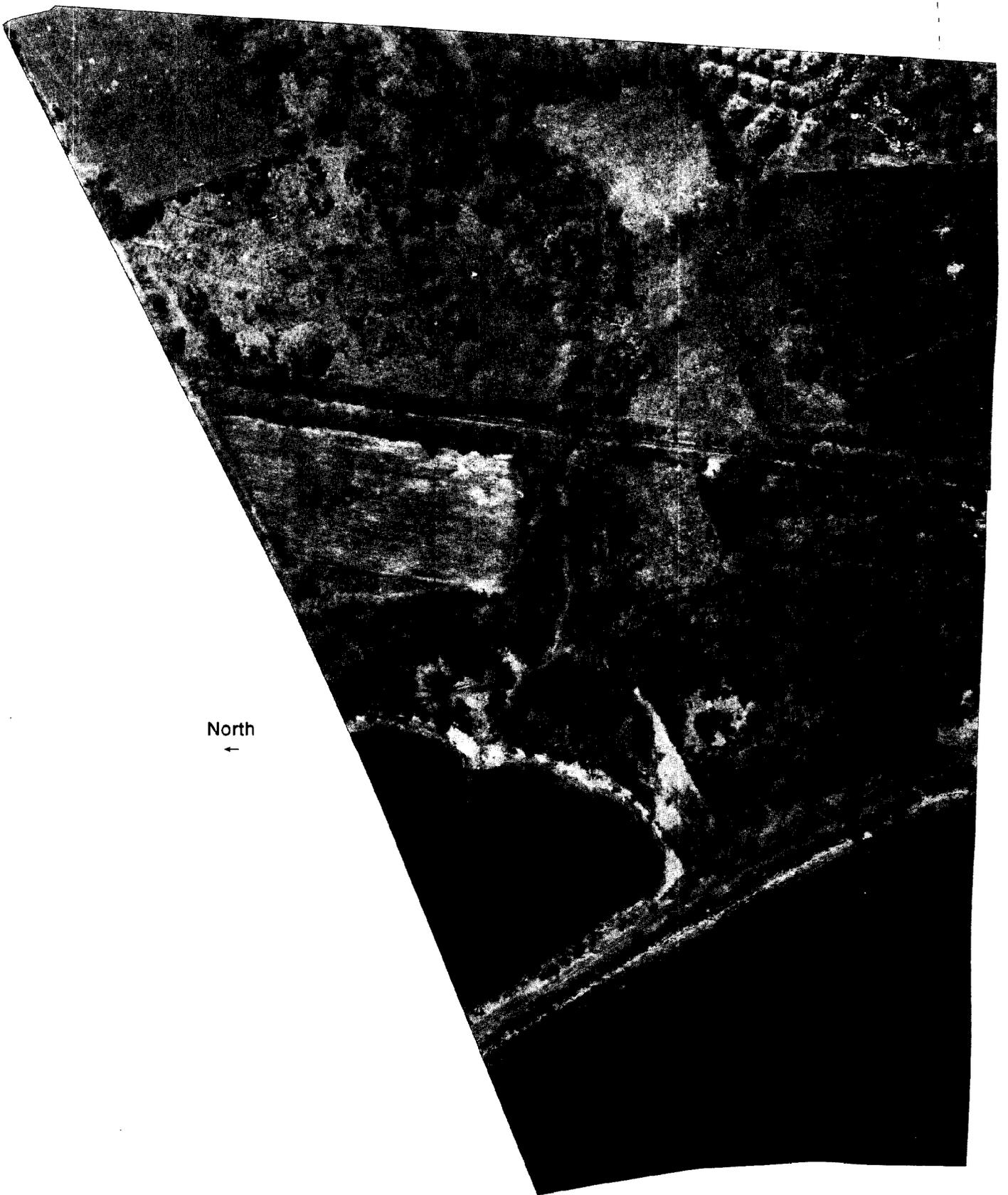
Area: Not defined

Owners: Congregation Adas Israel, Lillian Lepes and the Polaroid Corporation.

Location: Bounded on the north by the Polaroid Corporation, on the east by Conrail tracks, on the south by the Fall River Country Club, and on the west by the Taunton River.

Description: This tract of land is the northernmost parcel in the city. The three Lots form a large rectangle running in a distinct northeasterly direction to the Polaroid Plant in Freetown. Most of the land lies in a secluded cove formed by the old earthen railroad trestle which in past years connected Fall River and Somerset. The area is completely wooded with a hiking trail running parallel to the tracks. No buildings. An old wire fence separates the RR property from the rest of the land.

Topography: Most of the area at water's edge is a small sandy beach. Terrain then rises from beach in a sharp incline to RR tracks and beyond. The entire tract forms the lower part of a large hillside.



North
←

Figure 63

NOTES

