



City Of Attleboro, Massachusetts  
ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL: 508.223.2222 FAX: 508.222.3046

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## AGENDA

JANUARY 12, 2017  
6:30 P.M.

1. **PUBLIC HEARINGS:** DEADLINE
  - a. Mechanic Redevelopment Limited Partnership – 67 Mechanic Street (Special Permit, Case #5318)
  - b. Frank Imre – 48 Newton Street (Special Permit, Case #5320)
  - c. GSLC, LLC – 0 May Street; 228, 230, 250 Washington Street (Variance, Case #5321) 3/26/17
  - d. Crugnale Properties, LLC – 95 South Main Street (Special Permit, Case #5322)
  
2. **PUBLIC HEARINGS HELD OPEN:** DEADLINE
  - a. GSLC, LLC – 0 May St; 228, 230, 250 Washington St (Amendment, Case #5238A)
  - b. Texas River Realty – Nichol Avenue (Variance, Case #5315) 2/16/17
  - c. Mechanic Redevelopment Limited Partnership – 67 Mechanic Street (Special Permits, Case #5318)
  
3. **PENDING APPLICATIONS:** DEADLINE
  - a. Arista Development, LLC – 152-156 Pleasant Street (Special Permit, Case #5317)
  
4. **APPOINTMENTS TO SPEAK:**
  - a. Peter Paulousky for Cumberland Farms – 220 and 226 Pleasant Street
  
5. **STAFF REPORT: TO BE E-MAILED PRIOR TO MEETING**
  
6. **CORRESPONDENCE:**
  - a. Email from District Chief David Charest of Attleboro Fire Prevention, dated December 19, 2016, to Zoning Board Clerk Lauren Stamatis, providing comment on the multifamily development proposed for 67 Mechanic Street, Case #5318. **(Agenda item #1a, 2c)**
  - b. Compensatory Flood Storage Memo, Future parking plan, layout and materials plan, and site lighting plan from attorney Jack Jacobi of Coogan Smith, LLP on behalf of Mechanic Redevelopment Limited Partnership, dated January 5, 2017, to the Zoning Board, relative to the special permit filing for 67 Mechanic Street, Case #5318. **(Agenda item #1a, 2c) (copies for distribution)**
  - c. Memorandum from Superintendent of Wastewater and Acting Superintendent of Water Paul A. Kennedy, dated December 14, 2015 (received December 20, 2016), to Planning Board Clerk Lauren Stamatis, providing comment on the multifamily development proposed for 67 Mechanic Street, Case #5318. **(Agenda item #1a, 2c)**
  - d. Memorandum from Zoning Board Clerk Lauren Stamatis, dated January 5, 2016, to Public Works Superintendent Lance Hill and District Chief Dave Charest of the Fire Department, requesting comment on the variance application of Texas River Realty, Inc. for Nichol Avenue. **(Agenda item #2b)**
  - e. Memorandum from Public Works Superintendent Lance Hill, dated January 5, 2017, to the Zoning Board of Appeals, providing comment on the variance application of Texas River Realty, Inc. for Nichol Avenue. **(Agenda item #2b)**

- f. Revised plan set from attorney Jack Jacobi of Coogan Smith on behalf of Arista Development, LLC, received December 16, 2016, to the Zoning Board of Appeals, relative to the special permit application for 152-156 Pleasant Street, Case #5317. **(Agenda item #3a) (previously distributed)**
- g. Cover letter and site plans from attorney Peter Paulousky of Doherty, Ciechanowski, Dugan & Cannon, P.C. on behalf of Cumberland Farms, Inc., relative to minor modifications to the site plan for 220 and 226 Pleasant Street, Case #5301. **(Agenda item #4a) (To be distributed)**
- h. Letter from Senior Land Use Planner Stephanie Davies, dated December 19, 2016, to Larry Levey of Franklin Square Management Company, relative to a parking expansion at the County Terrace Condominiums, Case #2219.
- d. Email from Director of Planning and Development Gary Ayrassian, dated December 16, 2016, to Chief Kyle Heagney of the Police Department, requesting accident data relative to the intersection of May Street and Newport Avenue. **(Agenda item #2a)**
- e. Email and motor vehicle accident data from Crime Analyst Anthony Stevens of the Attleboro Police Department, dated December 27, 2016 (received January 3, 2017), relative to the intersection of May Street and Newport Avenue. **(Agenda item #2a)**
- i. Email from Director of Planning and Development Gary Ayrassian, dated December 16, 2016, to Paul Mission of SRPEDD, requesting accident data relative to the intersection of May Street and Newport Avenue. **(Agenda item #2a)**
- j. Email from Chairperson Marian Wrightington of the Attleboro Historical Commission, dated December 16, 2016, to Chairman Keith Hutchings of the Zoning Board, requesting notification be provided to the Historical Commission when new projects are under review.
- k. Memorandum from Director of Planning and Development, Gary Ayrassian, dated December 27, 2016, to the Municipal Council relative to the pending amendments to §17-3.5 TABLE OF ACCESSORY USE REGULATIONS and §17-10 SPECIAL REGULATIONS of the ZONING ORDINANCE- POULTRY

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. July 14, 2016
- b. July 28, 2016
- c. August 11, 2016
- d. September 8, 2016
- e. October 13, 2016
- f. November 10, 2016
- g. December 8, 2016

9. **PENDING APPEALS:**

- a. Robert Geddes – 125 Tiffany Street, Case #5283 (Attleboro Sand and Gravel Corp., v. City of Attleboro, et al)

10. **UPCOMING PUBLIC HEARING AND BUSINESS MEETING SCHEDULE/MISCELLANEOUS/OTHER**

- a. Regular meeting scheduled for February 9, 2017 in the Council Chambers.
- b. Proposed Sign Ordinance **(Rezoning petition filed with City Clerk on November 4, 2016)**
- c. Urban Agriculture/Raising of Poultry Ordinance **(Rezoning petition filed with City Clerk on November 4, 2016)**

(CITY SEAL)  
ATTLEBORO ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARINGS

January 12, 2017

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In accordance with the provisions of the General Laws of Massachusetts, Chapter 40A, as amended, public hearings will be held on **Thursday, January 12, 2017 at 6:30 p.m.** in the **Municipal Council Chambers** located at **Government Center, 77 Park Street, Attleboro, MA 02703**, relative to the following:

**CASE #5318:** The application of **Mechanic Redevelopment Limited Partnership** for a special permit pursuant to **§17-9 SPECIAL PERMITS** and **§17-12 FLOOD PLAIN** to conduct work within the 100-year floodplain and floodway to convert an existing mill building into a 93-unit apartment complex for the handicapped and elderly, the subject premises being located at **67 Mechanic Street**, more specifically Assessor's plat #41, lot #102C, located in the General Residence-A zoning district.

**CASE #5320:** The application of **Frank Imre** for a special permit pursuant to **§17-9.0 SPECIAL PERMITS** under **§17-3.5(#2) TABLE OF ACCESSORY USE REGULATIONS** to raise and keep chickens at his place of residence, the subject premises being located at **48 Newton Street**, more specifically Assessor's plat #16, lot #501 through #507 located in the General Residence-A zoning district.

**CASE #5321:** The application of **GSLC, LLC** for a variance pursuant to **§17-8.9 VARIANCES** from the minimum front yard setback requirement pursuant to **§17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS** to install a free-standing sign; the subject premises being located at **0 May Street; 228, 230, 250 Washington Street**, more specifically Assessor's plat #64, lot #37, #39, #40, #65B, located in the Planned Highway Business zoning district.

**CASE #5322:** The application of **Crugnale Properties, LLC** for a special permit pursuant to **§17-9.0 SPECIAL PERMITS** under **§17-3.4(#8) TABLE OF USE REGULATIONS – RESIDENTIAL** to construct a multi-story residential building with residential units on the ground floor and a special permit pursuant to **§17-9.0 SPECIAL PERMITS** to reduce the requisite number of off-street parking stalls pursuant to **§17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS**; the subject premises being located at **95 South Main Street**, more specifically Assessor's plat #32, lots #1, #1A, #2, and #3, located in the Transit Oriented Development zoning district.

The applications and plans may be reviewed in the Department of Planning and Development located on the first floor of City Hall. Any person interested or wishing to be heard on the application may appear at the public hearing at the time and place designated above.

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**Keith H. Hutchings, Chairman**

PLEASE BILL TO CITY OF ATTLEBORO 508.223.2222  
PLEASE PRINT UNDERLINED WORDS IN **BOLD**  
PLEASE RUN AD ON **December 28, 2016 & January 4, 2017**