

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

March 9, 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, March 9, 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 #5323:** The application of **John F. & Janis R. Savage** for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-6.0 NON-CONFORMING USES, STRUCTURES, AND LOTS to alter a pre-existing non-conforming structure to accommodate an addition and attached garage, the subject premises being located at **7 Sherman Street**, more specifically Assessor's plat #89, lot #25 located in the Single Residence-B zoning district.

**CASE #5324:** The application of **Mark & Louis Cooper** for a variance pursuant to §17-8.9 VARIANCES from the minimum lot area requirement pursuant to §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to create a buildable lot; the subject premises being located on **Carpenter Street**, more specifically Assessor's plat #46, lot #93, located in the General Residence-A zoning district.

**CASE #5325:** The application of **Mark & Louis Cooper** for variances pursuant to §17-8.9 VARIANCES from the minimum lot area, lot frontage, lot width, front yard setback, and side yard setback requirements pursuant to §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to accommodate an existing structure; the subject premises being located at **68 Hazel Street**, more specifically Assessor's plat #46, lot #95, located in the General Residence-A zoning district.

**CASE #5326:** The application of **Lauren Gordon on behalf of the Massachusetts Audubon Society** for a variance pursuant to §17-8.9 VARIANCES from the front yard setback requirement pursuant to §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to construct a shed; the subject premises being located at **1417 Park Street**, more specifically Assessor's plat #183, lot #12, located in the Single Residence-D 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 **February 22, 2017 & March 1, 2017**



# 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

MARCH 9, 2017

6:30 P.M.

1. **PUBLIC HEARINGS:** DEADLINE
  - a. John F. & Janis R. Savage – 7 Sherman Street (Special Permit, Case #5323) 4/28/17
  - b. Mark & Louis Cooper – 0 Carpenter Street (Variance, Case #5324) 4/28/17
  - c. Mark & Louis Cooper – 68 Hazel Street (Variances, Case #5325) 5/24/17
  - d. Lauren Gordon on behalf of Mass Audubon – 1417 Park Street (Variance, Case #5326)
  
2. **PUBLIC HEARINGS HELD OPEN:** DEADLINE
  - a. Mechanic Redevelopment Limited Partnership – 67 Mechanic Street (Special Permits, Case #5318)
  - b. Crugnale Properties, LLC – 95 South Main Street (Special Permit, Case #5322)
  
3. **PENDING APPLICATIONS:** DEADLINE
  - a. GSLC, LLC – 0 May St; 228, 230, 250 Washington St (Amendment, Case #5238A)
  
4. **APPOINTMENTS TO SPEAK:**
  - a. Darrell Lucente – 96 Frank Mossberg Drive
  
5. **STAFF REPORT: TO BE E-MAILED PRIOR TO MEETING**
  
6. **CORRESPONDENCE:**
  - a. Memorandum from Superintendent of Wastewater and Acting Superintendent of Water Paul Kennedy, dated January 17, 2017, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of Mechanic Redevelopment LP for 67 Mechanic Street. **(Agenda item #2a)**
  - b. Memorandum from Planning Board Clerk Lauren Stamatis, dated February 8, 2017, to Senior Land Use Planner Stephanie Davies, providing comment on the Flood Plain special permit application of Mechanic Redevelopment Limited Partnership, 67 Mechanic Street, Case #5318. **(Agenda item #2a)**
  - c. Memorandum and associated documents from Senior Vice President Kelly MacArthur Coates of Carpiionato Group, dated February 10, 2017, to Chairman Keith Hutchings of the Zoning Board, providing proof of state permits issued, signed off-site improvement contracts, and ordering of signal equipment relative to the “Shoppes at Mayfaire” amendment. **(Agenda item #3a) (copies distributed via email; hardcopies for distribution)**
  - d. Letter from Darrell Lucente of Windsome Realty, LLC, dated February 15, 2017 (received February 21, 2017), to Chairman Keith Hutchings of the Zoning Board, requesting a one year extension of time for the special permit granted for 96 Frank Mossberg Drive, Case #5276. **(Agenda item #4a)**
  - e. Letter from anonymous resident, received February 15, 2017, to Zoning Board Chairman Keith Hutchings, regarding opposition to the Raising of Poultry Ordinance. **(Agenda item #10c)**
  - f. Email and declaratory judgment, from former City Solicitor Bob Mangiaratti, dated February 13, 2017, to Mayor Dumas, relative to the Land Court case of Attleboro Sand & Gravel Corp. versus the City of Attleboro. **(previously distributed via email)**

- g. Email from Director of Planning and Development, Gary Ayrassian, dated February 27, 2017, to the Zoning Board, regarding unsafe traffic patterns relative to the Auto Zone located at 89 Peck Street, Case #4901.
- h. Letter from Senior Land Use Planner Stephanie Davies, dated February 15, 2017, to Zoning Board Chairman Keith Hutchings, requesting a one-year extension of time for the special permit issued to the City of Attleboro relative to the Ten Mile River Pedestrian Connector Path, Case #5285.
- i. Letter from Building Commissioner William McDonough, dated February 3, 2017, to Green Light Auto relative to the alteration of a non-conforming sign located at 650 Washington Street without proper permits.
- j. Letter from City Clerk Stephen K. Withers, dated February 14, 2017, to attorney Peter Paulousky, regarding the lack of appeals to the Certificate of Vote, dated January 19, 2017 relative to Case #5301.
- k. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated January 19, 2017, to City Clerk Stephen Withers, relative to the site plan revisions to the special permit and variances decision for Cumberland Farms at 220 & 226 Pleasant Street, Case #5301.

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. July 14, 2016 (previously distributed)
- b. July 28, 2016 (previously distributed)
- c. August 11, 2016 (previously distributed)
- d. September 8, 2016 (previously distributed)
- e. October 13, 2016 (previously distributed)
- f. November 10, 2016 (previously distributed)
- g. December 8, 2016 (previously distributed)
- h. January 12, 2017 (previously distributed)

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 April 13, 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)



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## **ADDENDUM**

**JANUARY 12, 2017**

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**6. CORRESPONDENCE:**

1. Cover letter and Notice of Activity and Use Limitation (AUL) from Project Manager Angela Boyd of Environmental Strategies & Management, Inc., dated January 9, 2017, to the Zoning Board of Appeals, relative to the former Swank property located at 6-17 Hazel Street.