



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
GOVERNMENT CENTER, 77 PARK STREET
ATTLEBORO, MASSACHUSETTS 02703
TEL. 508.223.2222 FAX 508.222.3046

RECEIVED
CITY OF ATTLEBORO
CITY CLERK
2021 APR -5 PM 2:39
MM

AGENDA APRIL 8, 2021

-
- | | <u>DEADLINE</u> |
|---|-----------------|
| 1. NEW PUBLIC HEARINGS: LINK* | |
| a. Candice Burnett – 865 West Street (Special Permit, Case #5532) | |
| b. Stephen Yellin – 0 Pond Street (Special Permit, Case #5533) | |
| c. Mike Dewey – 32 Wilmarth Street (Special Permit & Variance, Case #5534) | 5/27/21 |
| d. Kevin Rushlow – 19 Boardman Lane (Variance, Case #5535) | 5/27/21 |
| e. Leonardo Servizio – 1081 Pleasant Street (Variance, Case #5536) | 6/3/21 |
| f. Stephanie Hurd – 39 Brownell Street (Variance, Case #5537) | 6/20/21 |
| g. Bob Rochon on behalf of Al Cerrone – 68 Washington Street (Special Permit, Case #5538) | |
| 2. PUBLIC HEARINGS HELD OPEN: LINK* | |
| a. Teddy Properties, LLC – 48-50 John Street (Variance, Case #5530) | 4/30/21 |
| b. W.B. Construction & Development, Inc. – 1400 County Street (Special Permit, Case #5521) | |
| 3. PENDING APPLICATIONS: LINK* | |
| a. Mike Evelyn – 22 Solomon Street (Special Permit & Variance, Case #5527) | 4/29/21 |
| b. Green River Cannabis Co., Inc. – 1815 County Street (Special Permit, Case #5502) | 6/9/21 |
| 4. APPOINTMENTS TO SPEAK: | |
| a. Matt Bombaci, Bohler Engineering – BJ's Gas Station | |
| 5. STAFF REPORT: TO BE E-MAILED | |
| 6. CORRESPONDENCE: LINK* | |
| a. Letter from Wastewater Superintendent Thomas Hayes, dated April 3, 2021, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of Stephen Yellin for 0 Pond Street, Case #5532. (See Agenda item #1b) | |
| b. Letter from Gary LeBlanc of G&G Fire Protection, Inc., dated October 29, 2020, to Water Superintendent Kourtney Wunschel, providing a second water flow test for 110 Pond Street. (See Agenda item #1b) | |
| c. Form Z3 – Request to Withdraw Petition, submitted by Leonardo Servizio via email, received April 4, 2021, relative to his variance application for 1081 Pleasant Street, Case #5536. (See Agenda item #1e) | |
| d. Letter and revised plan from attorney Patrick Sullivan of Lewis & Sullivan, P.C., dated April 1, 2021, to Zoning Board Chairwoman Catherine Merkle, relative to the variance application of Teddy Properties, LLC for 48-50 John Street, Case #5530. (See Agenda item #2a) | |
| e. Email from Mike Beaulieu of 98 Leawood Avenue, received December 28, 2020, to Zoning Board Clerk Lauren Stamatis, citing opposition to the special permit application of W.B. Construction & Development, Inc. for 1400 County St, Case #5521. (See Agenda item #2b) | |
| f. Email from Mike Beaulieu of 98 Leawood Avenue, received January 5, 2021, to Zoning Board Clerk Lauren Stamatis, citing additional concerns to the special permit application of W.B. Construction & Development, Inc. for 1400 County St, Case #5521. (See Agenda item #2b) | |
| g. Email and pictures, submitted by Mike Beaulieu of 98 Leawood Avenue, received January 13, 2021, to Zoning Board Clerk Lauren Stamatis, relative to the special permit application of W.B. Construction and Development for 1400 County Street, Case #5521. (See agenda item #2b) | |

- h. Revised site plan submitted by Michael Evelyn, received March 15, 2021, to the Zoning Board, relative to the pending special permit and variance application for 22 Solomon Street, Case #5527. (See Agenda item #3a)
- i. Revised site plan submitted by Steven Cabral, Crossman Engineering, received April 1, 2021, to the Zoning Board, relative to the pending special permit application for Green River Cannabis Co., Inc., Case #5502). (See Agenda item #3b)
- j. Notice of Violation from Building Commissioner William McDonough, dated December 30, 2020 (Received January 5, 2021), to Russell Dion and Jeff DeMarco of Campanelli Construction, relative to a stop work order for 1 Wall Street, Case #5457.
- k. Notice of Appeal from Edward C. Cooley of Giarrusso Norton Cooley & McGlone, PC, received January 29, 2021, to the Zoning Board of Appeals, relative to the stop work order for 1 Wall Street, Case #5457.
- l. Letter from Director of Planning and Development Gary Ayrassian, dated March 25, 2021, to attorney Edward C. Cooley of Giarrusso North Cooley & McGlone, P.C., informing him of the \$100.00 filing fee for the appeal application for 1 Wall Street, Case #5457.
- m. Certificate of Vote from Zoning Board Chairwoman Catherine Merkle, dated April 1, 2021, to City Clerk Stephen Withers, approving revisions to the façade/elevation/site plan for the special permit and variance application for 1 Wall Street, Case #5457.
- n. Notice of Violation from Building Commissioner William McDonough, dated January 21, 2021, to Brian Francis of 844 Pleasant Street, relative vegetation blocking visibility at the Richardson Avenue intersection.
- o. Second Notice of Violation from Building Commissioner William McDonough, dated February 16, 2021, to Carol and Walter Johnson, regarding the storage of a commercial vehicle at 67 Holden Street.
- p. Notice from Michael Grant of National Grid, dated March 29, 2021, to Director of Planning and Development Gary Ayrassian, regarding the denial of request for relief of encroachment for the house constructed at 356 Highland Avenue.
- q. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated January 15, 2021, to City Clerk Stephen Withers, approving a one year extension of time to act on the special permit issued for 76 Frank Mossberg Drive, Case #5483.
- r. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated January 15, 2021, to City Clerk Stephen Withers, approving a one year extension of time to act on the special permit issued for 70 Frank Mossberg Drive, Case #5482.
- s. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 12, 2021, to City Clerk Stephen Withers, approving an extension of time to March 18, 2021, to file the special permit and variance decision for 29 South Main Street, Case #5517.
- t. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, March 23, 2021, to City Clerk Stephen Withers, regarding the façade and elevation revisions associated with the special permit and variances granted for 61 Pine Street (F/K/A 30-32 Dunham Street), Case #4716.
- u. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 23, 2021, to City Clerk Stephen Withers, granting a one year extension of time for the special permits granted for 54 Union Street, Case #5488.

7. MISCELLANEOUS PENDING CORRESPONDENCE:

- a. Email and plan from Geoff Lewis of Ajax Partners, received November 9, 2019, to Director of Planning and Development Gary Ayrassian, proposing minor alterations to the New England Sports Complex site access.
- b. Letter from Director of Planning and Development Gary G. Ayrassian, dated October 8, 2019, to Planning Board Chairman Paul Danesi and Zoning Board of Appeals Chairwoman Catherine Merkle, regarding proposed changes to processes relative to public hearing legal advertisements.

8. PENDING MINUTES:

- a. November 12, 2020
- b. December 10, 2020
- c. December 15, 2020 (Executive Session)
- d. January 14, 2021
- e. March 11, 2021

9. PENDING APPEALS:

- a. Mark Rioux – 4 Stead Avenue, Case #5462 (Mark Rioux, v. City of Attleboro, et al.)
- b. Pacifico Energy NA, LLC – 0 Richardson Avenue, Case #5491 (Pacifico Energy North America, LLC and George I. Spatcher, Jr. Trustee of Richardson Pleasant Trust, v. City of Attleboro, et. al.)

- c. Nova Farms, LLC (f/k/a BCWC, LLC) – 0 Chartier Street, Case #5474 (Nova Farms, LLC, f/k/a BCWC, LLC, v. City of Attleboro, et. al.)
- d. Bright Path Investments, LLC – 14 Fisher Avenue, Case #5503 (Kevin M. Doyle v. Zoning Board of Appeals of The City of Attleboro, et. al.)

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

- a. Regular Meeting: May 13, 2021 via Zoom
- b. Regular Meeting: June 10, 2021 via Zoom
- c. Elections/appointments for Chair and Zoning Board Clerk

*Digital access links are taken down as soon as the day after the meeting. For access after that time, please make a request by emailing planning@cityofattleboro.us or stopping by the Office of Planning and Development during normal business hours.