

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

April 13, 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, April 13, 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 #5327:** The application of **GM Vachon Realty, LLC** for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-4.4.5 DESCRIPTION OF SCREENS to vary/reduce the minimum screening and bufferyard requirements, the subject premises being located at **1000 Washington Street**, more specifically Assessor's plat #16 lot #226, located in the General Business zoning district.

**CASE #5328:** The application of **FASTSIGNS for Capron Park Dental, PLLC** 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 sign, the subject premises being located at **202 County Street**, more specifically Assessor's plat #33, lot #41, located in the Single Residence-B zoning district.

**CASE #5329:** The application of **W.B. Construction & Development, Inc.** for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-3.4(#9) TABLE OF USE REGULATIONS to construct a residential cluster development consisting of two (2) two-family dwellings, and variances pursuant to §17-8.9 VARIANCES from the minimum allowable distance between two driveways pursuant to §17-5.9(C) GENERAL PARKING AND LOADING SPACE STANDARDS, the subject premises being located at **28 Martin Street**, more specifically Assessor's plat #53, lot #221, located in the General Residence-A 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 **March 29, 2017 & April 5, 2017**



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL: 508.228.2222 FAX: 508.222.3046

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## AGENDA

APRIL 13, 2017

6:30 P.M.

1. **PUBLIC HEARINGS:** DEADLINE
  - a. GM Vachon Realty, LLC – 1000 Washington Street (Special Permit, Case #5327)
  - b. FASTSIGNS for Capron Park Dental, PLLC – 202 County Street (Special Permit, Case #5328)
  - c. W.B. Construction & Development, Inc. – 28 Martin Street (Special Permit & Variances, Case #5329) **6/30/17**
  
2. **PUBLIC HEARINGS HELD OPEN:** DEADLINE
  - a. Crugnale Properties, LLC – 95 South Main Street (Special Permit, Case #5322)
  
3. **PENDING APPLICATIONS: NONE SCHEDULED** DEADLINE
  
4. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
  
5. **STAFF REPORT: TO BE E-MAILED PRIOR TO MEETING**
  
6. **CORRESPONDENCE:**
  - a. Letter from attorney Jack Jacobi of Coogan Smith, LLP, dated March 29, 2017, to the Zoning Board, requesting a continuance to May 11, 2017 for the special permit application of Crugnale Properties, LLC for 95 South Main Street, "Renaissance Station South," Case #5322. **(Agenda item #2a)**
  - b. Letter from Stanley Mach, dated March 17, 2017, to the Zoning Board, requesting a one year extension of time for the variance granted to 399 Lindsey Street, Case #5289.
  - c. Letter from Senior Land Use Planner Stephanie Davies, dated March 13, 2017, to Curtis Sigler of AutoZone, Inc., regarding the truck traffic pattern at 89 Peck Street, Case #4901.
  - d. Letter from Senior Land Use Planner Stephanie Davies, dated March 22, 2017, to Curtis Sigler of AutoZone, Inc., regarding the truck traffic pattern at 89 Peck Street, Case #4901.
  - e. Letter from anonymous resident, received April 3, 2017, to Building Commissioner William McDonough, reporting a landscaping business being run out of a residential property, located at 52 Glendale Road.
  - f. Notice of Violation from Building Inspector William McDonough, received March 20, 2017, to Fred DeLuca of Sterry Street Auto, regarding a violation of §17-5.8 PARKING AND LOADING SPACE STANDARDS of the ZONING ORDINANCE relative to property located at 10 Rice Street.
  - g. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 10, 2017, to City Clerk Stephen Withers, granting a one year extension of time to the floodplain special permit issued to the City of Attleboro for the Ten Mile River Pedestrian Pathway, Case #5285.
  - h. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 10, 2017, to City Clerk Stephen Withers, granting a one year extension of time to the special permits issued to Windsome Realty, LLC for 96 Frank Mossberg Drive, Case #5276.
  
7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**
  
8. **PENDING MINUTES:**
  - a. March 9, 2017

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. Hold elections/perform appointments for Chair and Zoning Board Clerk
- b. Regular meeting scheduled for May 11, 2017 in the Council Chambers.
- c. Proposed Sign Ordinance (**Rezoning petition filed with City Clerk on November 4, 2016**)



# City Of Attleboro, Massachusetts

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TEL 508.223.2222 FAX 508.222.3046

## ADDENDUM

APRIL 13, 2017

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6. **CORRESPONDENCE:**

- i. Cover letter and revised plan from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated April 12, 2017, to the Zoning Board of Appeals, relative to the pylon sign variance granted to GSLC, LLC for “Shoppes at Mayfaire,” Case #5231. **(Distributed via email; hard copies for distribution)**