

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

April 28, 2016

In accordance with the provisions of the General Laws of Massachusetts, Chapter 40A, as amended, public hearings will be held on **Thursday, April 28, 2016 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 #5286: The application of **FASTSIGNS on behalf of Goldmark Federal Credit Union** 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 sign; the subject premises being located at **155 Pleasant Street**, more specifically Assessor's plat #52, lot #74, located in the General Residence-A zoning district.

CASE #5287: The application of **Mike Johnson** for a special permit pursuant to **§17-9.0 SPECIAL PERMITS** under **§17-3.1 USE DESIGNATIONS** to operate a tattoo shop and a special permit pursuant to **§17-9.0 SPECIAL PERMITS** under **§17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS** to eliminate the required number of off-street parking stalls associated with a tattoo parlor; the subject premises being located at **4 Park Street**, more specifically Assessor's plat #31, lot #2, located in the Central Business zoning district.

CASE #5288: The application of **County Street Realty Corp.** for a special permit pursuant to **§17-9.0 SPECIAL PERMITS** under **§17-3.1 USE DESIGNATIONS** to accommodate a common driveway, the subject premises being located on **Newport Avenue**, more specifically, Assessor's plat #77, lots #258A and 258B, located in the Single Residence-D zoning district.

CASE #5289: The application of **Stanley Mach** for a variances pursuant to **§17-8.9 VARIANCES** from the minimum front yard setback requirement and the minimum lot width requirement pursuant to **§17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS** to create a buildable lot for the construction of a single family dwelling; the subject premises being located at **399 Lindsey Street**, more specifically Assessor's plat #94A, lot #14, 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.

Keith H. Hutchings, Chairman

PLEASE BILL TO CITY OF ATTLEBORO 508.223.2222
PLEASE PRINT UNDERLINED WORDS IN **BOLD**
PLEASE RUN AD ON **April 13, 2016 & April 20, 2016**



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

EC
2016 APR 26 PM 3:05
CITY OF ATTLEBORO
GOVERNMENT CENTER

AGENDA

APRIL 28, 2016

1. **PUBLIC HEARINGS:** DEADLINE
 - a. FastSigns – 155 Pleasant Street (Variance, Case #5286) 6/5/16
 - b. Mike Johnson – 4 Park Street (Special Permit, Case #5287)
 - c. County Street Realty Corp – Newport Avenue (Special Permit, Case #5288)
 - d. Stanley Mach – 399 Lindsey Street (Variances, Case #5289) 7/15/16

2. **PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE

3. **PENDING APPLICATIONS:** DEADLINE
 - a. Alicia & Jason Cabral – 381 South Avenue (Special Permit, Case #5268) 4/30/16

4. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**

5. **STAFF REPORT: TO BE E-MAILED PRIOR TO MEETING**

6. **CORRESPONDENCE:**
 - a. Letter from Senior Land Use Planner Stephanie Davies, dated January 27, 2016, to Jessie Murphy of Clearfloat, Inc., relative to the need to submit revised plans documenting the new parking configuration at 95 Mechanic Street. (See Agenda item #6b)
 - b. Landscape Plan from Jessie Murphy, received March 24, 2016, to the Zoning Board, relative to Building A of Mechanics Cove located at 95 Mechanic Street. (See Agenda item #6a)
 - c. Letter and As-Built Plan from architect Stephen R. Nelson of Stephen R. Nelson Associates, dated April 8, 2016 (received April 13, 2016) to the Zoning Board of Appeals, requesting an amendment to the variance granted in Case #5264 for 21 Fourth Street.
 - d. Cover letter and associated materials from attorney John F. D. Jacobi, III on behalf of GSLC, LLC, dated March 8, 2016, to the Planning Board, relative to the MassDOT Section 61 Finding in regards to the Major Site Plan Review decision for “SHOPS AT MAYFAIRE”. (See Agenda item #6e)
 - e. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated April 4, 2016, to City Clerk Stephen Withers, regarding the Section 61 Finding relative to GSLC, LLC’s Special Permits Case #5238, “SHOPS AT MAYFAIRE”. (See Agenda item #6d)
 - f. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 11, 2016, to City Clerk Stephen Withers, relative to the Site Plan Revisions to Special Permit & Variances, Case #5177 for “NEW ENGLAND SPORTS VILLAGE”.
 - g. Environmental Notification Form from Project Engineer Michelle L. West, P.E. of Horsley Witten Group, Inc. dated March 11, 2016 (received March 17, 2016) to Secretary Matthew A. Beaton of the Executive Office of Environmental Affairs, relative to the Ten Mile River Riverwalk Connector Project.
 - h. Cover letter and associated materials from attorney John F. D. Jacobi, III, dated March 15, 2016, to the City Clerk’s Office, relative to the appeal of Zoning Board Case #5279 for 725R North Main Street by Bradford and Beverly Germain. (See Agenda item #6i)

- i. Cover letter and Dismissal of Appeal from attorney John F. D. Jacobi, III, dated March 25, 2016, to the City Clerk, relative to Bradford and Beverly Germain vs. the Zoning Board of Appeals of Attleboro, and Leslie J. Swanson, Case #5279. (See Agenda item #6h)
- j. Cover letter and Land Court Complaint from Timothy Higgins of Edgewood Development Company, LLC, received April 1, 2016, to the City Clerk, regarding the Robert Geddes Appeals Case #5283 for 125 Tiffany Street. (See Agenda item #6k, 6l, #9b)
- k. Cover letter and Land Court Complaint from attorney Brian M. Hurley of Rackemann, Sawyer & Brewster, dated April 1, 2016 (received April 4, 2016), to the Zoning Board of Appeals, regarding the Robert Geddes Appeals Case #5283 for 125 Tiffany Street. (See Agenda item #6j, 6l, #9b)
- l. Letter from Plans Examiner William A. McDonough, CBO, dated April 4, 2016, to Vice-President Timothy D. Higgins of Edgewood Development Company, LLC, relative to Case #5283 Attleboro Zoning Board of Appeals overturning of Building Permit #45-26723. (See Agenda item #6j, 6k, #9b)
- m. Abatement Notice from Building Commissioner Douglas A. Semple, dated April 14, 2016, to President Kelly Coates of Carpiionato Group, relative to the Special Permit and Variance Case #4473 conditions violation at 231-251 Washington Street, "MAYFAIRE PLAZA".

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. November 19, 2015
- b. December 10, 2015
- c. January 14, 2016
- d. February 11, 2016
- e. March 10, 2016
- f. March 31, 2016

9. **PENDING APPEALS:**

- a. Ethel M. Sandbach – 224 County Street, Case #5219 (Stanley J. Nacewicz v. City of Attleboro, et al.)
- b. Robert Geddes – 125 Tiffany Street, Case #5283 (Attleboro Sand & Gravel v. Keith Hutchings, et al.)

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

- a. Hold elections/appointments for Chair and Zoning Board Clerk
- b. Regular meeting scheduled for May 12, 2016 in the Council Chambers.
- c. Sign Ordinance