



City Of Attleboro, Massachusetts

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

AGENDA

JANUARY 14, 2021

Zoom Access link: <https://us02web.zoom.us/j/87027949938>

2021 JAN 12 PM 3:30
RECEIVED
CITY OF ATTLEBORO
DEADLINE

1. NEW PUBLIC HEARINGS:

- a. John F. & Janis R. Savage – 7 Sherman Street (Special Permit & Variance, Case #5524) [LINK*](#) 3/31/21

2. PUBLIC HEARINGS HELD OPEN:

- a. W.B. Construction & Development, Inc. – 1400 County Street (Special Permit, Case #5521) [LINK*](#)
b. 27-39 South Main St., LLC – 29 South Main Street (Special Permit & Variance, Case #5517) [LINK*](#) 1/23/21
c. Green River Cannabis Co., Inc. – 1815 County Street (Special Permit, Case #5502) [LINK*](#)

3. PENDING APPLICATIONS:

- a. Atef Beshay – 89 Pleasant Street (Special Permit, Case #5522) [LINK*](#)
b. Elisabeth Congdon – 10 Sharpe Drive (Variance, Case #5523) [LINK*](#) 2/20/21
c. Mazzawi Realty Trust – 21 Gustin Avenue (Special Permit & Variance, Case #5518) [LINK*](#) 1/23/21

4. APPOINTMENTS TO SPEAK: NONE

5. STAFF REPORT: TO BE E-MAILED

6. CORRESPONDENCE:

- a. 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 Commerce Way, Case #5521. (See Agenda item #2a) [LINK*](#)
b. 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 Commerce Way, Case #5521. (See Agenda item #2a) [LINK*](#)
c. Letter from attorney Jack Jacobi of Coogan Smith, LLP, dated December 15, 2020 (received December 23, 2020), to the Zoning Board of Appeals, providing a draft Memorandum of Understanding between the City and 27-39 South Main St, LLC relative to the proposed development for 29 South Main Street, Case #5517. (See Agenda item #2b) [LINK*](#)
d. Revised site plans via mail, received December 10, 2020, to the Zoning Board, relative to the special permit and variance application of 27-39 South Main St, LLC for 29 South Main Street, Case #5517. (See Agenda item #2b) [LINK*](#)
e. Email from Conservation Agent Nick Wyllie, dated December 28, 2020, to Constant Poholek of Green River Cannabis Co, Inc. and Steven Cabral of Crossman Engineering, requesting revised plans showing the wetland features and associated buffers relative to the special permit application for 1815 County Street, Case #5502. (See Agenda item #2c) [LINK*](#)
f. Revised business and site plans from Steven M. Cabral of Crossman Engineering, dated January 11, 2021, to Zoning Board of Appeals Chairwoman Catherine Merkle, relative to the special permit application for 1815 County Street, Case #5502. (See Agenda item #2c) [LINK*](#)
g. Form Z2 – Request for an Extension of Time to December 31, 2020, submitted by Ruben Fernandes, relative to the variance application for 23 Rondi Lee Terrace, Case #5515. [LINK*](#)

- h. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated December 14, 2020, to the Zoning Board of Appeals, requesting a one year extension of time for the special permits granted to 70 and 76 Frank Mossberg Drive, Cases #5482, and 5483, respectively. [LINK*](#)
- i. Notice of Violation from Building Commissioner William McDonough, dated December 30, 2020 (received January 5, 2021), to Russel Dion and Jeff DeMarco of Campanelli Construction, relative to a stop work order for 1 Wall Street, Case #5457. [LINK*](#)
- j. Letter via email received from Blair Fish of Nova Farms, received October 15, 2020, to the Zoning Board, requesting to update the manufacturing hours at the 34 Extension Street Cannabis facility. [LINK*](#)
- k. 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. [LINK*](#)

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. [LINK*](#)
- 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. [LINK*](#)

8. PENDING MINUTES:

- a. November 12, 2020
- b. December 10, 2020
- c. December 15, 2020 (Executive Session)

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: February 11, 2021 via Zoom
- b. Regular Meeting: March 11, 2021 via Zoom

*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.