



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

BUSINESS MEETING

JUNE 16, 2022

6:30 p.m.

1. PENDING APPLICATIONS:

- a. S&A Fuels, Inc. – 939 & 947 Newport Avenue (Special Permit, Case #5600)
- b. H&L Bloom, Inc. – 947 Park Street (Special Permit, Case #5607) 8/17/22
- c. Brian Fischbach – 99 Magnolia Street (Special Permit & Variance, Case #5609) 6/30/22
- d. Debra Carroll – 129 Bank Street (Special Permit, Case #5611)
- e. Keith Shepard – 741 North Main Street (Variance, Case #5613) 7/16/22
- f. YMCA of Attleboro – 44 Peck Street (Variance, Case #5615) 7/28/22
- g. Tomasz and Anita Brojek – 0 & 9 Riverside Avenue (Variance, Case #5616) 7/29/22
- h. Faith Witkos – 4 Park Street (Special Permit, Case #5620)

2. CORRESPONDENCE:

- a. Email from Steve McDavitt of H&L Bloom, dated June 9, 2022, to Senior Land Use Planner Stephanie Davies, requesting a decision be delayed until July 16, 2022 relative to the special permit application for 947 Park Street, Case #5607. (See Agenda #1b)
- b. Letter from Timothy and Denise Elliott of 14 Riverside Avenue, dated May 22, 2022, to the Zoning Board of Appeals, citing support for the variance application of Tomasz and Anita Brojek for 0 and 9 Riverside Avenue, Case #5616. (See Agenda #1g)
- c. Form Z2 – Request for an extension of time to July 31, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of David Turner, received June 10, 2022, relative to the variance application for 235 Tiffany Street, Case #5612.
- d. Email thread between Robert D'Agostino of 19 Ellendale Road and Director of Planning and Development Gary Ayrassian, dated May 23, 2022, regarding three households' opposition to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582.
- e. Email and photos from Linda & Robert D'Agostino of 19 Ellendale Road, dated May 26, 2022, to Planning Board Clerk Lauren Stamatis, citing opposition to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582.
- f. Email from Linda and Robert D'Agostino, Michael and Joanne Nemoura, and Diann and Kevin Wallace, dated May 23, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue.
- g. Traffic Study peer review response comments submitted by Rebecca L. Brown, P.E. of Greenman-Pedersen, Inc., dated June 3, 2022, to Senior Land Use Planner Stephanie Davies, relative to the variance and special permit application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582.
- h. Odor and noise peer review submitted by Michael T. Lannan, P.E., dated June 3, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance application of Ashli's Farm, Inc. and Ashli's Extracts, Inc. for 76 Frank Mossberg Drive, Case #5604.
- i. Request for utility easement from attorney David C. Manoogian on behalf of Woodlark Development Corp., dated May 27, 2022 (received June 2, 2022) to Mayor Paul Heroux, relative to the thirty-two (32) unit residential cluster development approved for 0 Pond Street, Case #5533.

3. MISCELLANEOUS PENDING CORRESPONDENCE: NONE

4. PENDING MINUTES:

- a. September 9, 2021
- b. September 9, 2021 (Executive Session)
- c. September 23, 2021
- d. October 28, 2021
- e. November 9, 2021 (Executive Session)
- f. November 10, 2021
- g. November 18, 2021
- h. December 9, 2021
- i. December 15, 2021 (Executive Session)
- j. December 16, 2021
- k. December 30, 2021 (Executive Session)
- l. January 13, 2022
- m. February 10, 2022
- n. March 3, 2022
- o. March 3, 2022 (Executive Session)
- p. March 24, 2022
- q. April 14, 2022
- r. April 28, 2022
- s. May 19, 2022
- t. June 9, 2022

5. PENDING APPEALS:

- a. Mark Rioux – 4 Stead Avenue, Case #5462 (Mark Rioux, v. City of Attleboro, et al.)
- b. Green River Cannabis Co., Inc. – 1815 County Street, Case #5502 (Green River Cannabis Company, Inc. v. City of Attleboro Zoning Board of Appeals and its Members)
- c. Maged Youseff, Trustee – 72 & 80 Pleasant Street, Case #5588 (Maged Youssef, Trustee of the Maged Realty Trust v. Attleboro Ice & Oil Co., Inc., Kenneth Errington, William A McDonough, Building Inspector, and Attleboro Zoning Board of Appeals and its members)

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

- a. Regular Meeting: July 14, 2022
- b. Election for Chairperson
- c. Appoint Zoning Board Clerk