



City Of Attleboro, Massachusetts

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

2022 JUL 12 PM 4:10
CITY OF ATTLEBORO
OFFICE OF THE CLERK

AGENDA

JULY 14, 2022

6:30 p.m.

- | | <u>DEADLINE</u> |
|--|-----------------|
| 1. NEW PUBLIC HEARINGS: LINK* | |
| a. 21 Park Street, LLC – 19-21 Park Street (Special Permit, Case #5624) | |
| b. Karen Bloch – 397 Locust Street (Special Permit & Variance, Case #5625) | 9/23/22 |
| c. Tim Beland – 15 Solomon Street (Special Permit & Variance, Case #5626) | 9/30/22 |
| 2. PUBLIC HEARINGS HELD OPEN: LINK* | |
| a. Anthony Properties Realty, Inc. – 754 Newport Avenue (Special Permit & Variance, Case #5582) | 7/31/22 |
| b. No Fossil Fuel, LLC – 179 Peckham Street (Special Permit, Case #5590) | |
| c. City of Attleboro – Pitas Avenue (Special Permit, Case #5598) | |
| d. Ashli's Farm, Inc. & Ashli's Extracts, Inc. – 76 Frank Mossberg Drive (Variance & Special Permit, Case #5604) | 7/31/22 |
| e. David M. Turner – 235 Tiffany Street (Variance, Case #5612) | 7/6/22 |
| f. Jose Cruz – 0 Torrey Street (Variance, Case #5614) | 7/17/22 |
| g. David Sisson for 4 Park Street, LLC – 2-4 Park Street (Special Permit & Variance, Case #5617) | 7/29/22 |
| h. James Friedman – 48 Thayer Farm Road (Special Permit & Variance, Case #5618) | 7/29/22 |
| i. Mariela Peña – 250 South Main Street (Special Permit, Case #5619) | |
| j. Thomas O. Castro – Thacher Street and Cypress Road (Special Permit, Case #5621) | |
| k. Alexander Bilodeau for Tatiana Taforo – 113 Hackett Avenue (Special Permit & Variance, Case #5622) | 8/18/22 |
| l. Brady Sullivan Properties – 34 Forest Street (Special Permit, Case #5623) | |
| 3. PENDING APPLICATIONS: NONE SCHEDULED | |
| 4. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 5. STAFF REPORT: E-MAILED TO BOARD AND PETITIONERS | |
| 6. CORRESPONDENCE: LINK* | |
| a. Traffic Peer Review #3 from by Rebecca Brown, P.E. of Greenman-Pedersen, Inc., dated July 8, 2022, to Senior Land Use Planner Stephanie Davies relative to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a) | |
| b. Reconnaissance and Intensive Archeological Surveys prepared by the Public Archeology Laboratory, Inc., of Pawtucket, RI, received June 29, 2022 from by email from Renee Codega of VHB, to Senior Land Use Planner Stephanie Davies relative to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a) | |
| c. Memorandum submitted by Renee Codega of VHB, dated June 10, 2022, to the Planning Board and Zoning Board, in response to opposition/concerns from abutters D'Agostino, Nemoura, and Wallace relative to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a) | |
| d. Traffic Responses submitted by Patrick Dunford of VHB, dated June 13, 2022, in response to Greenman-Pedersen, Inc.'s second traffic peer review relative to the second traffic study peer review regarding the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a) | |

- e. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated July 7, 2022, to amend the application of Anthony Properties Realty, Inc. by requesting an additional variance to allow off-street parking stalls within the front yard setback relative to its special permit and variance application for 754 Newport Avenue, Case #5582. **(see Agenda #2a)**
- f. Letter and preliminary plan submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated July 8, 2022, relative to a proposed subdivision of 754 Newport Avenue. **(see Agenda #2a) (copies for distribution)**
- g. Perspective images of and from the proposed development at 754 Newport Avenue submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP, received July 8, 2022, relative to the special permit and variance application of Anthony Properties Realty, Inc. for said property, Case #5582. **(see Agenda #2a) (copies for distribution)**
- h. Revised plans and supplemental stormwater materials submitted by Robert Cummings, received June 27, 2022, relative to the special permit application of No Fossil Fuel, LLC for 179 Peckham Street, Case #5590. **(see Agenda #2b)**
- i. Consent from abutting residents to the proposed improvements to the Pitas Avenue bridge submitted by Public Works Superintendent Michael Tyler, dated June 13, 2022, relative to the special permit application of the City of Attleboro to replace the Pitas Avenue, Case #5598. **(see Agenda #2c)**
- j. Form Z.2 – Request for an Extension of Time to August 31, 2022 submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated July 11, 2022, relative to the variance application of David Turner for 235 Tiffany Street, Case #5612. **(see Agenda #2e)**
- k. Letter from Mariela Peña, received July 8, 2022, in response to the Staff Report relative to her special permit application for 250 South Main Street, Case #5619. **(See Agenda #2i)**
- l. Plans sheets for compensatory storage submitted by attorney Edward Casey of Coogan Smith, LLP, received July 8, 2022, relative to the special permit application of attorney for Thacher Street and Cypress Road, Case #5621. **(see Agenda #2j) (hard copies for distribution)**
- m. Email from Police Chief Heagney, received June 13, 2022, to Director of Planning and Development Gary Ayrassian relative to the special permit application of Brady Sullivan Properties for 34 Forest Street, Case #5623. **(see Agenda #2l)**
- n. Letter from Senior Land Use Planner Stephanie Davies, dated June 21, 2022, to Building Commissioner William McDonough providing materials that satisfy the special conditions for the decision issued to Stephen Yellin for 0 Pond Street, Case #5533.

7. MISCELLANEOUS PENDING CORRESPONDENCE: NONE

8. 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
- u. June 16, 2022

9. 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)

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

- a. Regular Meeting: August 11, 2022
- b. Regular Meeting: September 8, 2022