



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
GOVERNMENT CENTER, 77 PARK STREET
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AGENDA OCTOBER 28, 2021 6:30 p.m.

1. **NEW PUBLIC HEARINGS: [LINK*](#)** DEADLINE
 - a. Robert Meisterman, Jessica Realty Trust – 0 Mendon Road (Special Permit, Case #5568)
 - b. Bright Path Investments, LLC – 22 Mann Street (Special Permit, Case #5569)
 - c. John B. Koch – 466 Washington Street (Special Permit, Case #5570)
 - d. Karla Owen – 66 Cummings Street (Variance, Case #5571) 12/5/21

2. **PUBLIC HEARINGS HELD OPEN: [LINK*](#)**
 - a. Regina Carter – 741 Newport Avenue (Variance, Case #5567) 11/25/21
 - b. Beacon Compassion, Inc. – 30 Franklin McKay Road (Special Permit, Case #5565)
 - c. Kief USA, LLC (d/b/a Hui, LLC) – 1 Turner Street (Special Permit, Case #5564) 10/23/21
 - d. Tristan Rudat – 100 County Street (Special Permit & Variance, Case #5561) 10/31/21
 - e. 220 ONEILL, LLC – 220 O’Neil Boulevard (Special Permit & Variance, Case #5556) 10/30/21
 - f. Route 9 Realty, LLC – 211 Pleasant Street (Special Permit & Variance, Case #5553)

3. **PENDING APPLICATIONS: NONE**

4. **APPOINTMENTS TO SPEAK:**
 - a. Jonathan Cozzens, Lee Properties, LLC – 54 Union Street

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

6. **CORRESPONDENCE: [LINK*](#)**
 - a. Form Z2 – Request for an Extension of Time to October 28, 2021 to open a public hearing, submitted by Robert Meisterman of Jessica Realty Trust, received September 30, 2021, relative to the special permit application for 0 Mendon Road, Case #5568. (see Agenda item #1a)
 - b. Memorandum from Public Works Superintendent Michael Tyler, dated October 19, 2021, to the Zoning Board, providing comment on the special permit application of Robert Meisterman of Jessica Realty Trust for 0 Mendon Road, Case #5568. (see Agenda item #1a)
 - c. Memorandum from Water Superintendent Kourtney Wunschel, dated October 19, 2021, to the Zoning Board, providing comment on the special permit application of Robert Meisterman of Jessica Realty Trust for 0 Mendon Road, Case #5568. (see Agenda item #1a)
 - d. Memorandum from Wastewater Superintendent Thomas Hayes, dated October 21, 2021, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of Robert Meisterman of Jessica Realty Trust for 0 Mendon Road, Case #5568. (see Agenda item #1a)
 - e. Form Z2 – Request for an Extension of Time to October 28, 2021 to open a public hearing, submitted by Bright Path Investments, LLC, received October 6, 2021, relative to the special permit application for 22 Mann Street, Case #5569. (see Agenda item #1b)
 - f. Odor mitigation plan and revised site plans, received via email from Peter D’Agostino of Tenax Strategies, received October 12, 2021, to Director of Planning and Development Gary Ayrassian, relative to the special permit application of Beacon Compassion for 30 Franklin McKay Drive, Case #5565. (see Agenda item #2b)

- g. Email from Frank Cook of 32 Division Street, received September 23, 2021, to the Zoning Board, citing opposition to the special permit and variance application of Tristan Rudat for 100 County Street, Case #5561. (see Agenda item #2d)
- h. Revised site plans submitted by Diane Pantermoller of GPI, received September 30, 2021, to Zoning Board Clerk Lauren Stamatis, relative to the special permit and variance application of Route 9 Realty, LLC for 211 Pleasant Street, Case #5553. (see Agenda item #2f)
- i. Letter from Deputy Chief Timothy Cook of the Attleboro Police Department, dated October 7, 2021, to Planning Board Chairman Jason Gittle and Zoning Board Chairwoman Cathy Merkle, providing comment on the proposed Pleasant Street curb cut relative to the special permit and variance application for 211 Pleasant Street, Case #5553. (see Agenda item #2f)
- j. Letter from Fire Prevention District Chief Charles Moore, dated October 12, 2020, to Planning Board Chairman Jason Gittle and Zoning Board Chairwoman Cathy Merkle, providing comment on the proposed Pleasant Street curb cut relative to the special permit and variance application for 211 Pleasant Street, Case #5553. (see Agenda item #2f)
- k. Letter from attorney John F. D. Jacobi III of Coogan Smith, LLP, dated October 15, 2021, to the Zoning Board of Appeals, requesting a continuance to the November 18, 2021 meeting relative to the special permit and variance application of Route 9 Realty, LLC for 211 Pleasant Street, Case #5553. (see Agenda item #2f)
- l. Form Z2 – Request for an Extension of Time to November 30, 2021, received October 25, 2021, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Route 9 Realty, LLC, relative to the special permit and variance proposal for 211 Pleasant Street, Case #5553. (see Agenda item #2f)
- m. Email and revised plans from Becca Edson of Edson Architecture, received September 28, 2021, to Director of Planning and Development Gary Ayrassian, regarding proposed plan amendments relative to the special permit and variance decision issued to 54 Union Street, LLC for 54 Union Street, Case #5488. (see Agenda item #4a)
- n. Letter from Inspector of Buildings William McDonough, dated September 20, 2021, to Cheryl Silva, regarding an illegally installed fence at 62 Alfred Street.

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.
- 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.

8. PENDING MINUTES:

- a. June 10, 2021
- b. July 8, 2021
- c. August 12, 2021
- d. September 9, 2021
- e. September 23, 2021

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.)
- e. 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)

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

- a. Regular Meeting: November 10, 2021
- b. Regular Meeting: November 18, 2021

*Digital access links are taken down 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.