



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
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## AGENDA APRIL 28, 2022 6:30 p.m.

- |  | <u>DEADLINE</u> |
|--|-----------------|
| 1. NEW PUBLIC HEARINGS: NONE SCHEDULED   |                 |
| 2. PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a>  |                 |
| a. Beacon Compassion, Inc. – 30 Franklin McKay Road (Special Permit, Case #5565)   |                 |
| b. Bright Path Investments, LLC – 22 Mann Street (Special Permit & Variance, Case #5569)   | 5/19/22         |
| 3. PENDING APPLICATIONS: <a href="#">LINK*</a>   |                 |
| a. Omar Halabi & 473 Washington St, LLC – 473 & 0 Washington Street (Variance & Special Permit, Case #5602)  | 5/25/22         |
| b. Damaso Hernandez – 9 Park Street (Special Permit, Case #5599)   |                 |
| c. Elite Signs – 677 Washington Street (Special Permit, Case #5606)  |                 |
| d. Adam & Melissa Gravit – 34 Seth Drive (Variance, Case #5608)  | 6/26/22         |
| e. Eric Cooper – 60 Brigham Hill Road (Variance, Case #5610)   | 6/30/22         |
| 4. APPOINTMENTS TO SPEAK: NONE SCHEDULED   |                 |
| 5. STAFF REPORT: NO WRITTEN REPORT   |                 |
| 6. CORRESPONDENCE: <a href="#">LINK*</a>   |                 |
| a. Revised site plan submitted by Peter D’Agostino of Tenax Strategies, received April 14, 2022, to Senior Land Use Planner Stephanie Davies, relative to the application of Beacon Compassion, Inc. for 30 Franklin McKay Road, Case #5565. (See Agenda #2a) (copies for distribution)                    |                 |
| b. Response comments from Allen L. Poist, Jr. of E & S Construction Engineers, Inc., dated April 12, 2022, to Senior Land Use Planner Stephanie Davies, relative to the odor and noise peer review for the application of Beacon Compassion, Inc. for 30 Franklin McKay Road, Case #5565. (See Agenda #2a) |                 |
| c. Revised site plan submitted electronically by David Ayesiyenga, received April 4, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance decision of Bright Path Investments, LLC for 22 Mann Street, Case #5569. (See Agenda #2b)                              |                 |
| d. Revised architectural plans submitted by David Ayesiyenga, received March 21, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance application of Bright Path Investments, LLC for 22 Mann Street, Case #5569. (See Agenda #2b)                               |                 |
| e. Revised plans submitted by Jane Cabral of Crossman Engineering, received April 4, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance application of Omar Halabi & 473 Washington St, LLC for 473 & 0 Washington Street, Case #5602. (See Agenda #3a)        |                 |
| f. Letter from Police Chief Kyle P. Heagney, dated April 20, 2022, to Zoning Board Chairwoman Catherine Merkle, in regards to a request to amend security relative to the marijuana business special permit issued to 220 ONEIL, LLC for 220 O’Neil Boulevard, Case #5556.                                 |                 |
| g. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated April 21, 2022, to the Zoning Board of Appeals, requesting to amend security relative to the marijuana business special permit issued to 220 ONEIL, LLC for 220 O’Neil Boulevard, Case #5556.                                   |                 |

- h. Memo from Zoning Board Clerk Lauren Stamatis, dated April 22, 2022, to Police Chief Kyle Heagney, soliciting comment/recommendations relative to the amendment request for the marijuana business special permit issued to 220 ONEIL, LLC for 220 O'Neil Boulevard, Case #5556.
- i. Letter from Project Manager Brian Martinelli of Centerline Communications, dated April 19, 2022, to Zoning Board of Appeals Chairwoman Cathy Merkle, relative to the proposed dish wireless collocation at 55 Starkey Avenue.
- j. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated February 17, 2022, to City Clerk Kathleen Jackson, regarding revisions to the special permit decision granted to The Leonard J. Irving Center, Inc. & Ashli's, Inc. for 70 Frank Mossberg Drive, Case #5482.
- k. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated February 17, 2022, to City Clerk Kathleen Jackson, regarding revisions to the special permit decision granted to Aspen Blue Cultures, Inc. for 40 Forest Street, Case #5455.
- l. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated February 17, 2022, to City Clerk Kathleen Jackson, regarding revisions to the special permit decision granted to Aspen Blue Cultures, Inc. for 40 Forest Street, Case #5456.
- m. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated February 17, 2022, to City Clerk Kathleen Jackson, regarding revisions to the special permit and variance decision granted to Aspen Blue Cultures, Inc. for 40 Forest Street, Case #5484.
- n. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated April 20, 2022, to City Clerk Kathleen Jackson, approving the co-locating of antennas on the existing pole located at 15 Washington Street.
- o. Memorandum from Director of Planning and Development Gary Ayrassian, dated March 25, 2022, to Mayor Paul Heroux, regarding the Departmental Overtime Account.

**7. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

**8. PENDING MINUTES:**

- a. June 10, 2021 (pending)
- b. July 8, 2021 (pending)
- c. August 12, 2021 (pending)
- d. September 9, 2021
- e. September 9, 2021 (Executive Session)
- f. September 23, 2021
- g. October 28, 2021
- h. November 9, 2021 (Executive Session)
- i. November 10, 2021
- j. November 18, 2021
- k. December 9, 2021
- l. December 15, 2021 (Executive Session)
- m. December 16, 2021
- n. December 30, 2021 (Executive Session)
- o. January 13, 2022
- p. February 10, 2022
- q. March 3, 2022
- r. March 3, 2022 (Executive Session)
- s. March 24, 2022
- t. April 14, 2022

**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. 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)

- e. 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: May 19, 2022
- b. Regular Meeting: June 9, 2022

\*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](mailto:planning@cityofattleboro.us) or stopping by the Office of Planning and Development during normal business hours.