



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
GOVERNMENT CENTER, 77 PARK STREET
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MINUTES

APRIL 13, 2023

In accordance with the provisions of the General Laws of Massachusetts, Chapter 40A, as amended, public hearings were held on Thursday, April 13, 2023 at 6:30 p.m. in the Municipal Council Chambers located at Government Center, 77 Park Street, Attleboro, MA 02703, relative to the following:

Zoning Board Members Present: Chairwoman Cathy Merkle, Kent Richards, Kathy Rautenstrauch, and Sandra Varrieur

Members Absent: Johnny Bender

The Board heard the continued public hearing for Case #5639, the application of Abram Agayby for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-16.9 TABLE OF PERMITTED SIGNS & DIMENSIONAL REGULATIONS to accommodate an electronic message center on an existing sign, the subject premises being located at 289 County Street, more specifically Assessor's plat #44, lot #594, located in the General Business zoning district and Single Residence -A zoning district.

The Board reviewed the email from Abram Agayby of County Square Pharmacy, received April 10, 2023, to Senior Land Use Planner Stephanie Davies relative to his special permit application for property located at 289 County Street, Case #5639.

Senior Land Use Planner Stephanie Davies stated that the applicant was unable to attend tonight's hearing and requested that it be continued.

There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for Case #5646, the application of Laurel Knoll Land Trust for a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-10.2 EARTH REMOVAL for an earth removal operation associated with a proposed two-lot definitive subdivision plan entitled "LAUREL KNOLL", the subject premises being located at 0 MacDonald Lane, more specifically Assessor's plat #101, lot #9, located in the Single Residence -D zoning district.

Bill Blais of OHI Engineering spoke in favor. He stated that at the request of Mr. Ayrassian at the previous public hearing, the details for the temporary stabilization associated with the excavation within the 50-foot buffer of the adjoining property lines and the right-of-way are shown in the revised set of plans. He stated that on the side abutting the residential neighbor, their proposal is to install a 2:1 slope that will tie back into the finished grades. He stated that they are also proposing a trench be dug 3-feet off the property line at the closest point, which would be lined with stone and boulders for stabilization. He explained that on the side abutting the highway property, they are proposing helical piles to support 2'x10' planking extensions 0 feet off the property line to stabilize things as excavation occurs. He stated that once the subgrade is reached, 18-inches of stone and 5.5-feet of fill will be installed before the precast stormwater chamber. He stated that the planking and piles would slowly be removed as the excavation area is filled in.

Ms. Davies stated that there are a couple of minor outstanding items that they applicant needs to address relative to the stormwater peer review.

Cathy Merkle asked whether those minor items would have any potential to alter the current site plan.

Mr. Ayrassian answered no.

Cathy Merkle asked whether the excavated material will be remaining on site.

Mr. Blais answered no.

Mr. Ayrassian reminded the Board that approximately 9,400 cubic yards of material will be hauled off site consisting of 942 truck trips over a period of 5 to 10 weeks.

There being no one else to speak, the public hearing was closed.

The Board heard the continued public hearing for Case #5651, the application of 42 County Street LLC for special permit pursuant to §17-9.0 SPECIAL PERMITS from the provisions of §17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS to reduce the required minimum number of off-street parking stalls, §17-9.0 SPECIAL PERMITS under §17-5.1 OFF-STREET PARKING REQUIREMENTS to reduce the required dimensions of off-street parking stalls, §17-9.0 SPECIAL PERMITS under §17-5.6(A) LOCATION OF PARKING AND LOADING SPACES to allow the use of off-site private parking stalls located within three hundred (300') feet of the principal lot, §17-9.0 SPECIAL PERMITS under §17-5.7 MUNICIPAL PARKING LOTS to allow the use of off-site municipal parking facilities located within one thousand (1,000') feet of the principal lot, §17-9.0 SPECIAL PERMITS under §17-12.0 FLOOD PLAIN DISTRICT to accommodate work/excavation within the 100-year floodplain and floodway, as well as for variances pursuant to §17-8.9 VARIANCES from the minimum lot area, from the maximum building height, and from the minimum side yard setback requirements pursuant to §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS in association with the construction of a nine story, 80-unit mixed residential/business use; the subject premises being located at 42 County Street, more specifically Assessor 's plat #31, lot #243, located in the Central Business zoning district.

Speaking in favor was attorney Jack Jacobi of Coogan Smith, LLP who explained that they are awaiting the city's stormwater peer review report and the wetlands review report. He asked the Board to continue the public hearing to May 11, 2023 and an extension of time to June 30, 2023.

Cathy Merkle made a motion to grant an extension of time to June 30, 2023. Kent Richards seconded the motion. All voted in favor to grant an extension of time to June 30, 2023.

There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for Case #5660, the application of Michael Gelinis for a special permit pursuant to §17-9.0 SPECIAL Permits under §17-3.5(#19) TABLE OF ACCESSORY USE REGULATIONS for the accessory storage of liquid nitrogen; the subject premises being located at 45 Frank Mossberg Drive, more specifically Assessor 's plat #147, lot #10A, located in the Industrial zoning district.

Speaking in favor was Michael Gelinis of Mini-Systems, Inc. who stated that they are still working on the revised plans but they are not yet ready.

Kent Richards asked whether said plan would contain a cross-section of the proposed tank system for the Fire Department to review.

Mr. Gelinis expressed uncertainty.

Ms. Davies suggested that the tank supplier is likely to be able to provide Mr. Gelinas with such a schematic, if a particular tank design has been chosen.

Cathy Merkle stated that the applicant will need to obtain a written determination from the Fire Department relative to the design and adequacy of the proposed 11,000 liquid nitrogen the tank and submit it to the Board.

There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for Case #5650, the application of Canna-Farm LLC for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-10.15 MARIJUANA BUSINESS USES to establish a marijuana business (cultivation and manufacturing), the subject premises being located at 1 Turner Street, more specifically Assessor 's plat #1, lot #12, located in the Industrial zoning district.

Director of Planning and Development Gary Ayrassian explained that he met with the Police Chief and that both were in agreement that the facility's security plans were satisfactory. He reminded the Board that plans could not be submitted to the Board given their purpose.

The Board acknowledged this.

Ms. Davies noted that the attorney will be submitting the most up-to-date plans in advance of the May 11th meeting.

There being no one else to speak, the public hearing was continued.

The Board heard Case #5661, the application of Joao B. Monteiro for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-3.4(#15A) TABLE OF USE REGULATIONS - PRINCIPAL USES - RETAIL, SERVICE, COMMERCIAL to accommodate an automobile rental office, the subject premises being located at 967 Washington Street, more specifically, Assessor's plat #3, lot #227, located in the General Business zoning district.

Speaking in favor of the application was Joao Monteiro of 967 Washington Street who stated that he is seeking a special permit to open an automobile rental office. He stated that he is proposing to rent up to ten vehicles. He stated that the site has plenty of available parking. He stated that the other two businesses are a salon that has two employees and a tattoo parlor which he said is owned by his brother. He stated that he is working in concert with JD Byrider next door who is willing to provide space on its parking lot some or all of his rental vehicles. He stated that he proposes one full-time employee aside from himself to start and potentially a part-time employee in the future. He stated that his goal is to eventually find a bigger commercial lot so that he can move and expand his business.

Cathy Merkle requested that he obtain written documentation from JD Byrider confirming JD Byrider's consent to allow his rental vehicles, and the number of such vehicles, to park on their lot and to submit such documentation to the Board.

Speaking in favor of the application was attorney Jack Jacobi who explained that he represents JD Byrider and that the owner is fully in support of the application.

Mr. Ayrassian sought confirmation of the number of rental vehicles that would be stored at on site at 967 Washington Street.

Mr. Monteiro replied he proposes to park up to five cars on his lot and the remainder at JD Byrider.

Cathy Merkle expressed her concern regarding the capacity of the parking lot at 967 Washington Street to accommodate the two existing businesses, the proposed car rental business, and any number of rental vehicles.

Mr. Monteiro stated that he presently only has five rental vehicles and that he has permission to use JD Byrider's lot. He noted that all of the cars will be registered and insured.

Cathy Merkle pointed out that the site has two other land uses, a tattoo studio and a hair salon. She asked how Mr. Monteiro's customers will be accommodated when the site is also housing five rental vehicles.

Mr. Monteiro stated that he will be renting cars on a by-appointment basis.

Mr. Ayrassian pointed out that the rental cars are technically 'display' vehicles, which are not required to have standard 10'x20' parking stall dimensions and that such vehicles could be parked at the side or rear of the building. He stated the staff needs to determine how many off-street parking stalls are required for all three of the uses.

Ms. Davies sought confirmation whether JD Byrider will allow all rental vehicles to park on its parking lot. Mr. Monteiro stated that he will discuss that with JD Byrider and get back to the Board.

Ms. Davies pointed out that the letter from JD Byrider supporting the application does not indicate the maximum number of cars they will allow to be parked on their site. She pointed out that in reviewing aerial photography of 967 Washington Street, there only appears to be 13 parking spaces. She stated that it is a small lot and there is not a lot of other space available to accommodate display vehicles.

Mr. Ayrassian suggested that if Board were grant the special permit, the decision ought to limit the maximum number of display vehicles that would be allowed to park on the site.

Ms. Davies asked the proposed business hours.

Mr. Monteiro replied from 9:00 a.m. to 5:00 p.m.

Mr. Ayrassian asked why Mr. Monteiro is not trying to lease an alternate commercial property that has sufficient space to satisfy his needs to park display vehicles.

Mr. Monteiro replied that he aims to start off his business small and that he has a good relationship with JD Byrider. He stated that he would like to leverage that relationship to help grow his business.

There being no one else to speak, the public hearing was continued.

The Board heard Case #5662, the application of Boro Bagels for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS to eliminate the required minimum number of off-street parking stalls in association with a bagel shop, the subject premises being located at 24 Park Street (5 Bank Street), Unit #104, more specifically Assessor's plat #28, lot #23U104, located in the Central Business zoning district.

Speaking in favor of the application was Tyler Matron of Boro Bagels who stated that they are proposing to open a bagel shop in downtown Attleboro. He stated that they are before the Zoning Board to request a special permit to eliminate the parking requirement, as the site has no parking. He pointed out that there is plenty of parking on the street and parking in the public garage directly across the street. He stated their hope is to open on June 1st at the latest.

Director of Planning and Development Gary Ayrassian asked what else will be served in addition to bagels.

Speaking in favor was Jeremy Cokonias who stated they will also have coffee, salads, and sandwiches.

Senior Land Use Planner Stephanie Davies asked whether any seats are proposed in the restaurant.

Mr. Cokonias estimated that they will have between 16 and 20 seats. He stated that there will be bar seating against the windows along with up to four tables.

Ms. Davies stated that she estimates ten parking spaces would be needed.

Mr. Ayrassian inquired about the proposed hours of operation.

Mr. Cokonias replied 6:00 a.m. to 5:00 p.m.

Mr. Ayrassian asked whether the bagels are slated to be baked on site or baked elsewhere and delivered to the premises.

Mr. Cokonias replied that they are proposing to use authentic NY bagels delivered to the site.

Sandra Varrieur inquired about the entrance location.

Mr. Cokonias replied on the Bank Street side of the building, across from Cuddy Court.

Speaking in favor was attorney Jack Jacobi who stated that he represents the landlord for the property who fully supports the proposed business for the location.

There being no one else to speak, the public hearing was closed.

The Board heard Case #5663, the application of SOWA, LLC for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-3.5(#23) TABLE OF ACCESSORY USE REGULATIONS to expand a drive-through window in association with a restaurant and a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-5.9(E) GENERAL PARKING AND LOADING SPACE STANDARDS to reduce the required number of off-street parking stalls, the subject premises being located at 1 Highland Avenue and 5 Route 1A, more specifically Assessor's plat #64, lot #1A and #1B, located in the General Business zoning district.

Speaking in favor of the application was attorney Jack Jacobi who stated that the Chick-fil-A restaurant in on Route 1 has been very successful but had some issues with drive-through traffic backing-up throughout the parking lot. He stated that his client has determined that adding a third drive-through lane for patrons ordering and paying for food via their cell phone app will relieve some of that pressure. He pointed out that adding the third lane will more than double the number of cars that can fit in the stacking lane. He stated that patrons have the option of going to the drive-through and ordering and paying, going to the drive-through after ordering and paying online, walking in and ordering at the counter, parking in front of the restaurant for curb side pick-up, or ordering and paying online and having the food delivered to you by a doordash like service. He stated that they also have food distributed to those in the drive-through with employees who are at a door at the rear of the restaurant. He stated that multiple employees can be delivering food directly to cars awaiting their orders. He stated that currently, traffic from the drive-through backs-up throughout the parking lot, preventing those parking in the surrounding spaces from being able to get out. He stated that they already presented their proposal to the Planning Board and while they were receptive to the idea for a third drive-through lane, the Planning Board felt there are a number of other issues and that the third lane would not address any of them. He stated that they were directed to look further into the entire site's parking arrangements. He stated that the request for the Zoning Board is a special permit to all a third drive-through lane, modify the overall drive-through design, and to reduce the number of off-street parking spaces in the lot by 12. He stated that the Planning Board wants them to reevaluate the site circulation and return with a revised plan. He stated that they intend to follow-up on the Planning Board's direction and will present revisions to both Boards with full visuals shortly.

Ms. Davies verified that a third lane is necessary as the current drive-through capacity is under designed.

Attorney Jacobi pointed out that a pull-off area illustrated by the cross-hatches and can accommodate. It is located beyond the pick-up window whereby staff can walk the food to a patron who is waiting for their food there instead of holding up the queue at the pick-up window. He asked the Board to continue the public hearing to May 11, 2023.

There being no one else to speak, the public hearing was continued.

The Board heard Case #5664, the application of Dream Homes Realty, Inc. for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-3.4(#6) TABLE OF USE REGULATIONS - RESIDENTIAL to convert an existing single-family dwelling to a three-family dwelling; the subject premises being located at 7-9 Forest Street, more specifically Assessor 's plat #28, lot #214A, located in the General Business zoning district.

Ms. Davies explained that she received an email from the applicant too late in the day to be included on the Addendum. She stated that the applicant had an emergency and is presently out of the country. She stated that applicant has the Board to continue the public hearing to May 11, 2023.

Speaking in favor of the application was Patrick Collins of 52 Adams Point road in Barrington, RI who explained that he owns the adjacent plaza, containing the Dollar Tree store and the dialysis center. He stated that this property has been vacant and unkempt for quite some time, so he is in support of the proposed improvements. He expressed concern, however, as the previous use resulted in the site's parking spilling over into his commercial lot, which frequently caused issues with night time plowing.

Cathy Merkle stated that the proposed project will be self-contained but that ultimately, the Board cannot police where individuals choose to park.

Ms. Davies noted that the current site plan does not show the parking area and has requested the applicant to submit a revised plan adding it the plan.

There being no one else to speak, the public hearing was continued.

The Board heard Case #5665, the application of Gopala Vasudevan for variances pursuant to §17-8.9 VARIANCES from the minimum lot area and lot width requirements under §17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to create a buildable lot, the subject premises being located at 73 West Carpenter Street, more specifically Assessor 's plat #1, lot #97, located in the General Residence -A zoning district.

Speaking in favor of the application was attorney Benjamin Dowling who stated that they are seeking variances for both lot size and lot width to create a buildable lot. He stated that a 2,007 square foot lot area variance is requested, as well as a 30-foot lot width variance. He stated that the argument in favor of the variances is based on the shape of the lot and the historical record. He pointed out that the neighborhood consists of various sized lots and that it clearly did not develop in a particularly planned or uniformed manner. He stated that were it not for the fact that the lot was temporarily held in common ownership with a neighboring lot, it would qualify as a pre-existing, non-conforming lot. He stated that the oldest record for the current configuration of the lot dates back to 1920, but it may be even older.

Director of Planning and Development Gary Ayrassian asked how this lot came to be divided from the adjacent lot.

Attorney Dowling explained that the lot lines have not changed, it was just held in common ownership with the abutting lot.

Senior Land Use Planner Stephanie Davies explained that she found that the lots were held in common ownership back in the 1970s and that both were taken by the City for tax title, then sold separately. She explained that is how she thinks they were mistakenly separated in ownership.

Mr. Ayrassian asked whether the applicant intends to live at the property.

Attorney Dowling answered no, that Mr. Vasudevan is seeking to construct a single-family dwelling for sale.

Mr. Ayrassian requested that an architect's drawing of the dwelling's front **façade** be submitted so that the Board has an understanding of what will be built.

Speaking in favor was Adam Rodzik of Nation Wide Construction who explained that he typically builds one to two houses a year in Attleboro. He stated that he specializes in complicated projects.

There being no one else to speak, the public hearing was closed.

The Board held a business meeting.

The Board read the letter from General Manager Michael Kochejian of Zahara Cannabis, received April 13, 2023, requesting permission to extend the hours of operation to 11:00 p.m. on Thursdays, Fridays, and Saturdays for the retail marijuana business located at 70 Frank Mossberg Drive, Case #548 4.

Ms. Davies explained that they are seeking to expand their retail facility hours from 8:00 a.m. to 11:00 p.m. on Thursdays, Fridays, and Saturdays. She noted that the Municipal Council recently amend the Zoning Ordinance allowing the expansion of marijuana retail store hours from 8:00 p.m. to 11:00 p.m.

Mr. Ayrassian stated that he had discussed the matter with the Police Chief, who expressed reservations given the ongoing traffic congestion issues.

Cathy Merkle stated that she opposes the marijuana store operating until 11:00 p.m.

Cathy Merke made a motion to approve the request of General Manager Michael Kochejian of Zahara Cannabis to amend Condition #9 contained in Decision Case #5484 and allow business hours at retail marijuana business located at 70 Frank Mossberg Drive to expand to 11:00 p.m. on Thursdays, Fridays, and Saturdays. Kent Richards seconded the motion. All voted in opposition. The motion failed and the request to amend Condition #9 contained in Decision Case #5484 and allow business hours at retail marijuana business located at 70 Frank Mossberg Drive to expand to 11:00 p.m. on Thursdays, Fridays, and Saturdays is denied.

The Board discussed Case #5662, the application of Boro Bagels for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS to eliminate the required minimum number of off-street parking stalls in association with a bagel restaurant, the subject premises being located at 24 Park Street (5 Bank Street), Unit #104, more specifically Assessor's plat #28, lot #23U104, located in the Central Business zoning district.

Cathy Merkle made a motion to grant a special permit pursuant to §17-9.0 SPECIAL PERMITS from the provisions of §17-5.9(F) GENERAL PARKING AND LOADING SPACE STANDARDS to reduce the required minimum number of off-street parking stalls associated the bagel restaurant located at 24 Park Street / 5 Bank Street, Unit #104, in the Central Business zoning district from ten (10) off-street parking stalls to zero (0) off-street parking stalls, thereby eliminating the off-street parking requirement. Kathy Rautenstrauch seconded the motion. A discussion followed. All voted in favor. The Board attached conditions.

The Board discussed Case #5665, the application of Gopala Vasudevan for variances pursuant to §17-8.9 VARIANCES from the minimum lot area requirement and from the minimum lot width requirement pursuant to

§17-4.9 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to create a buildable lot, the subject premises being located at 73 West Carpenter Street, more specifically Assessor's plat #1, lot #97, located in the General Residence -A zoning district.

Catherine Merkle made a motion to grant a variance pursuant to §17-8.9 VARIANCES of two thousand seven (2,007) square feet from the minimum lot area requirement of ten thousand (10,000) square feet, pursuant to the provisions of §17-4.9 TABLE OF DIMENSIONAL AND DENSITY, to accommodate the construction of a one-family dwelling, as shown on the site plan entitled "CERTIFIED PLOT PLAN 73 WEST CARPENTER STREET, ATTLEBORO, MA", drawn by John H. Risser of Risser Engineering Company, 93 George Leven Drive, Unit 3, North Attleboro, MA 02760, dated October 18, 2022. Sandra Varrieur seconded the motion. A discussion followed. All voted in favor. Catherine Merkle made a motion to grant a variance pursuant to §17-8.9 VARIANCES of thirty (30') feet from the minimum lot width requirement of eighty (80') feet, pursuant to the provisions of §17-4.9 TABLE OF DIMENSIONAL AND DENSITY, to accommodate the construction of a one-family dwelling, as shown on the site plan entitled "CERTIFIED PLOT PLAN 73 WEST CARPENTER STREET, ATTLEBORO, MA", drawn by John H. Risser of Risser Engineering Company, 93 George Leven Drive, Unit 3, North Attleboro, MA 02760, dated October 18, 2022. Sandra Varrieur seconded the motion. A discussion followed. All voted in favor. The Board attached conditions.

The Board discussed Case #5646, the application of Laurel Knoll Land Trust for a special permit pursuant to §17-9.0 SPECIAL PERMITS under §17-10.2 EARTH REMOVAL for an earth removal operation to accommodate site grading associated to a two (2) lot subdivision, the subject premises being located at 0 MacDonald Lane, more specifically Assessor's plat #101, lot #9, located in the Single Residence-D zoning district.

Cathy Merkle made a motion to grant a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-10.2 EARTH REMOVAL for an earth removal operation not to exceed 9,485 cubic yards of materials operation to accommodate site grading associated with a two (2) lot subdivision, as shown on the site plan entitled "DEFINITIVE SUBDIVISION LAUREL KNOLL ATTLEBORO, MA", dated September 23, 2022 and revised through March 31, 2023, drawn and engineered by James R. Borrebach, R.P.E. of OHI Engineering, Inc., 44 Wood Avenue, Mansfield, MA 02048. Kent Richards seconded the motion. A discussion followed. All voted in favor. Cathy Merkle made a motion to grant a waiver from the provisions pursuant to §17-10.2(F)(1) EARTH REMOVAL - CONDITIONS OF PERMIT to allow the earth removal operation to be conducted within zero (0') feet of the adjoining southerly property line, abutting the Interstate Route 295 layout, as shown on the site plan entitled "DEFINITIVE SUBDIVISION LAUREL KNOLL ATTLEBORO, MA", dated September 23, 2022 and revised through March 31, 2023, drawn and engineered by James R. Borrebach, R.P.E. of OHI Engineering, Inc., 44 Wood Avenue, Mansfield, MA 02048. Kent Richards seconded the motion. A discussion followed. All voted in favor. Cathy Merkle made a motion to grant a waiver from the provisions pursuant to §17-10.2(F)(1) EARTH REMOVAL - CONDITIONS OF PERMIT to allow the earth removal operation to be conducted no closer than three (3') feet to the adjoining northeastern property line abutting 25 MacDonald Lane, as shown on the site plan entitled "DEFINITIVE SUBDIVISION LAUREL KNOLL ATTLEBORO, MA", dated September 23, 2022 and revised through March 31, 2023, drawn and engineered by James R. Borrebach, R.P.E. of OHI Engineering, Inc., 44 Wood Avenue, Mansfield, MA 02048. Kent Richards seconded the motion. A discussion followed. All voted in favor. Cathy Merkle made a motion to grant a waiver from the provisions pursuant to §17-10.2(F)(6) EARTH REMOVAL - CONDITIONS OF PERMIT to allow the earth removal operation to be conducted no closer than 2.7' of the seasonal high groundwater table, as shown on the site plan entitled "DEFINITIVE SUBDIVISION LAUREL KNOLL ATTLEBORO, MA", dated September 23, 2022 and revised through March 31, 2023, drawn and engineered by James R. Borrebach, R.P.E. of OHI Engineering, Inc., 44 Wood Avenue, Mansfield, MA 02048. Kent Richards seconded the motion. A discussion followed. All voted in favor. The Board attached conditions.

The Board held elections.

Sandra Varrieur made a motion to nominate Cathy Merkle as Zoning Board Chairwoman. Kent Richards seconded the motion. There were no other nominations. All voted in favor.

Sandra Varrieur made a motion to re-elect Cathy Merkle as Zoning Board Chairwoman. Kent Richards seconded the motion. All voted in favor to re-elect Cathy Merkle as Zoning Board Chairwoman.

Cathy Merkle made a motion to appoint Lauren Stamatis to serve as Zoning Board Clerk. Sandra Varrieur seconded the motion. All voted in favor to appoint Lauren Stamatis to serve as Zoning Board Clerk.

The Board tabled the pending minutes of March 9, 2023.

The Board reviewed all remaining correspondence.

The meeting adjourned at 8:04 p.m.