



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
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## AGENDA JANUARY 9, 2020 6:30 P.M.

1. **PUBLIC HEARINGS:** DEADLINE
  - a. Attleboro Land Trust, Inc. – 0 Pike Avenue (Variance, Case #5492) 3/14/20
  - b. Ronald Proulx – 34 Como Drive (Variance, Case #5493) 3/20/20
  - c. BCWC, LLC – 0 Chartier Street, 31 Chartier Street, 128 Bacon Street, & 0 Westminster Street (Special Permit, Case #5474) (See Agenda item #6a)
  - d. Glenn F. Case – 87 & 95 Lockwood Avenue (Variance, Case #5494) 3/27/20
  
2. **PUBLIC HEARINGS HELD OPEN:** DEADLINE
  - a. Pacifico Energy, NA – 0 Richardson Avenue & 0 Richardson Avenue Rear (Special Permit, Case #5492)
  - b. Aspen Blue Cultures, Inc. – 40 Forest Street (Special Permit & Variance, Case #5484) 2/28/20  
(See Agenda item #6b)
  - c. BCWC, LLC – 0 Chartier Street, 31 Chartier Street, 128 Bacon Street, & 0 Westminster Street (Special Permit & Variance, Case #5474) (See Agenda item #6a) 2/28/20
  - d. SOWA, LLC – 1 Highland Avenue and 5 Route 1A (Special Permit & Variance, Case #5469) 1/31/20
  - e. Mark Rioux – 4 Stead Avenue (Special Permit, Case #5462)
  
3. **PENDING APPLICATIONS:** DEADLINE
  - a. Greenskies Renewable Energy – 219 South Main Street (Variance & Special Permit, Case #5485) 2/28/20
  - b. Atlantic-Attleboro Route 1, LLC – 463 Washington Street (Special Permit & Variance, Case #5487) 1/18/20  
(See Agenda item #6c)
  - c. 54 Union Street, LLC – 54 Union Street & 12 Dunham Street (Special Permit, Case #5488) 3/11/20
  
4. **APPOINTMENTS TO SPEAK:**
  - a. Attorney Edward Casey – 34 Extension Street
  
5. **STAFF REPORT: TO BE E-MAILED PRIOR TO MEETING**
  
6. **CORRESPONDENCE:**
  - a. Revised site plans submitted by Julie Hall of Nova Farms, LLC, received January 6, 2020, to the Zoning Board, relative to the special permit and variance application for 0 Chartier Street, Case #5474. (previously distributed via email; hard copies for distribution) (See Agenda items #1c, 2c)
  - b. Email from Bill Blais of Andrews Survey & Engineering, Inc., dated December 20, 2019, to Director of Planning and Development Gary Ayrassian, providing updated plans for the vehicle trap design associated with the special permit and variance application submitted by Aspen Blue Cultures, Inc. for 40 Forest Street, Case #5484. (previously distributed via email) (See Agenda item #2b)
  - c. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, received December 16, 2019, to the Zoning Board, providing the propose truck route associated with the earth removal special permit application of Atlantic-Attleboro Route 1, LLC for 463 Washington Street, Case #5487. (previously distributed via email) (See Agenda item #3b)

- d. Letter and revised plan sheets from Richard T. Lewis of Center Mount Land Development, LLC, dated December 6, 2019, to the Planning Board regarding modifications to the substation project for 0 Robinson Avenue, Case #5475.
- e. Email from Jeffrey L. Rosenspan of Warrior's Path Sober House, received December 15, 2019, to the Zoning Board, relative to the fencing requirement from the decision for 574 Newport Avenue, Case #5423. (See Agenda item #6f, 6g)
- f. Response email from Senior Land Use Planner Stephanie Davies, sent December 16, 2019, to Jeffrey Rosenspan of Warrior's Path Sober House, relative to the fencing requirement from the decision for 574 Newport Avenue, Case #5423. (See Agenda item #6e, 6g)
- g. Attleboro Neighbor Affidavit submitted by Jeffrey Rosenspan of Warrior's Path Sober House, received December 30, 2019, verifying the installation of the fencing required in Case #5423 for 574 Newport Avenue by Margaret O'Brien of 7 Graham Circle. (previously distributed via email) (See Agenda items #6e, 6f)
- h. Letter from Director of Operations Samantha Lennon of Green Street Power Partners, dated December 31, 2019, to the Zoning Board of Appeals, requesting a six month extension of time for the special permit decision granted for 1395 Commerce Way, Case #5434.
- i. 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. (previously distributed via email before 11/14/19 mtg)
- j. Letter from Senior Land Use Planner Stephanie Davies, dated December 13, 2019, to Blair Fish of Nova Farms, LLC, regarding the denial of the request to modify the floor plan for the marijuana business special permit for 34 Extension Street, due to insufficient information.
- k. 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.

**7. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

**8. PENDING MINUTES:**

- a. November 14, 2019
- b. December 12, 2019

**9. PENDING APPEALS:**

- a. Robert Geddes – 125 Tiffany Street, Case #5283 (Attleboro Sand and Gravel Corp., v. City of Attleboro, et al.)
- b. Peter Clark – 28 Martin Street, Case #5329 (Peter T. Clark., v. City of Attleboro, et al.)

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

- a. Regular meeting scheduled for February 13, 2020 in the Council Chambers.
- b. Regular meeting scheduled for March 12, 2020 in the Council Chambers.