



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
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## AGENDA MARCH 11, 2021

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- |   | <u>DEADLINE</u> |
|---|-----------------|
| <b>1. NEW PUBLIC HEARINGS: <a href="#">LINK*</a></b>  |                 |
| a. Kerwin Chong – 21 Washington Street (Special Permit, Case #5525)   | 4/24/21         |
| b. Ruben Fernandes – 23 Rondi Lee Terrace (Variance, Case #5526)  | 4/29/21         |
| c. Mike Evelyn – 22 Solomon Street (Special Permit & Variance, Case #5527)  | 4/30/21         |
| d. Greg & Karen Bloch – 397 Locust Street (Special Permit & Variance, Case #5528)   | 4/30/21         |
| e. Holly DuPonte – 20 Kasmira Way (Variance, Case #5529)  | 4/30/21         |
| f. Teddy Properties, LLC – 48-50 John Street (Variance, Case #5530)   | 4/30/21         |
| g. Signs by Tomorrow – 100 O’Neil Boulevard (Special Permit, Case #5531)  |                 |
| <b>2. PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a></b>  |                 |
| a. W.B. Construction & Development, Inc. – 1400 County Street (Special Permit, Case #5521)  |                 |
| b. Green River Cannabis Co., Inc. – 1815 County Street (Special Permit, Case #5502)   |                 |
| <b>3. PENDING APPLICATIONS: <a href="#">LINK*</a></b>   |                 |
| a. 27-39 South Main St., LLC – 29 South Main Street (Special Permit & Variance, Case #5517)   | 2/28/21         |
| <b>4. APPOINTMENTS TO SPEAK:</b>  |                 |
| a. Vahe Ohannessian – 61 Pine Street (f/k/a 30-32 Dunham St, Case #4716)  |                 |
| <b>5. STAFF REPORT: TO BE E-MAILED</b>  |                 |
| <b>6. CORRESPONDENCE: <a href="#">LINK*</a></b>   |                 |
| a. Email from Mike Beaulieu of 98 Leawood Avenue, received December 28, 2020, to Zoning Board Clerk Lauren Stamatis, citing opposition to the special permit application of W.B. Construction & Development, Inc. for 1400 County St, Case #5521. (See Agenda item #2a)                                     |                 |
| b. Email from Mike Beaulieu of 98 Leawood Avenue, received January 5, 2021, to Zoning Board Clerk Lauren Stamatis, citing additional concerns to the special permit application of W.B. Construction & Development, Inc. for 1400 County St, Case #5521. (See Agenda item #2a)                              |                 |
| c. Email and pictures, submitted by Mike Beaulieu of 98 Leawood Avenue, received January 13, 2021, to Zoning Board Clerk Lauren Stamatis, relative to the special permit application of W.B. Construction and Development for 1400 County Street, Case #5521. (See agenda item #2a)                         |                 |
| d. Second Peer Report from Rebecca Brown of Greenman Pedersen, Inc., received February 9, 2021, to Zoning Board Chairwoman Catherine Merkle, relative to the special permit application of Green River Cannabis Co., Inc. for 1815 County Street, Case #5502. (See Agenda item #2b)                         |                 |
| e. Letter from William Johnson of the Wastewater Department, dated February 16, 2021, to Planning Board Clerk Lauren Stamatis, commenting on the plans relative to the special permit application of Green River Cannabis Co., Inc. for 1815 County Street, Case #5502. (See Agenda item #2b)               |                 |
| f. Email from Constant Poholek of Green River Cannabis Co., Inc., to Director of Planning and Development, Gary Ayrassian, received January 21, 2021, regarding the scheduling software, “Dutchie”, relative to the special permit application for 1815 County Street, Case #5502. (See Agenda item #2b)    |                 |
| g. Email from Shawn Byron of Dutchie, received February 5, 2021, to Director of Planning & Development Gary Ayrassian, offering resources on the “Dutchie” software, relative to the special permit application of Green River Cannabis Co., Inc. for 1815 County Street, Case #5502. (See Agenda item #2b) |                 |

- h. Traffic peer review response comments, submitted by Steve Cabral of Crossman Engineering, dated January 27, 2021, to Zoning Board Chairwoman Cathy Merkle, relative to the special permit application of Green River Cannabis Co., Inc. for 1815 County Street, Case #5502. (See Agenda item #2b)
- i. Email from attorney Jack Jacobi of Coogan Smith, LLP, received February 10, 2021, to Director of Planning and Development Gary Ayrassian, requesting an extension of time to March 18, 2021, relative to the special permit and variance application of 27-39 South Main St., LLC for 29 South Main Street, Case #5517. (See Agenda item #3a)
- j. Email from Vahe Ohanessian, received March 4, 2021, to Senior Land Use Planner Stephanie Davies, presenting proposed changes to siding for the units located at 61 Pine Street (f/k/a 30-32 Dunham Street), Case #4716. (See Agenda item #4a)
- k. Notice of Violation from Building Commissioner William McDonough, dated December 30, 2020 (Received January 5, 2021), to Russell Dion and Jeff DeMarco of Campanelli Construction, relative to a stop work order for 1 Wall Street, Case #5457.
- l. Letter and proposed façade alterations submitted by Russell Dion of Campanelli Construction, relative to 1 Wall Street, Case #5457.
- m. Notice of Appeal from Edward C. Cooley of Giarrusso Norton Cooley & McGlone, PC, received January 29, 2021, to the Zoning Board of Appeals, relative to the stop work order for 1 Wall Street, Case #5457.
- n. Notice of Violation from Building Commissioner William McDonough, dated January 21, 2021, to Brian Francis of 844 Pleasant Street, relative vegetation blocking visibility at the Richardson Avenue intersection.
- o. Second Notice of Violation from Building Commissioner William McDonough, dated February 16, 2021, to Carol and Walter Johnson, regarding the storage of a commercial vehicle at 67 Holden Street.
- p. Letter from Gary LeBlanc of G&G Fire Protection, Inc., dated October 29, 2020, to Water Superintendent Kourtney Wunschel, providing a second water flow test for 110 Pond Street.
- q. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated January 15, 2021, to City Clerk Stephen Withers, approving a one year extension of time to act on the special permit issued for 76 Frank Mossberg Drive, Case #5483.
- r. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated January 15, 2021, to City Clerk Stephen Withers, approving a one year extension of time to act on the special permit issued for 70 Frank Mossberg Drive, Case #5482.

**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. November 12, 2020
- b. December 10, 2020
- c. December 15, 2020 (Executive Session)
- d. January 14, 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.)

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

- a. Regular Meeting: April 8, 2021 via Zoom
- b. Regular Meeting: May 13, 2021 via Zoom

\*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.