



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
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## AGENDA MAY 13, 2021

- |   | <u>DEADLINE</u> |
|---|-----------------|
| <b>1. NEW PUBLIC HEARINGS:</b>  |                 |
| a. Antoine Zamy – 178 North Main Street (Special Permit, Case #5539)  |                 |
| b. Reid Holden – 30 Rosewood Avenue (Special Permit & Variance, Case #5540)   | 7/3/21          |
| c. Ideal Bud, LLC – 129 Bank Street (Variance, Case #5541)  | 7/11/21         |
| d. Caitlin Medeiros – 41 Tomlinson Road (Variance, Case #5542)  | 7/18/21         |
| e. McDonald's USA, LLC – 444 Pleasant Street (Special Permit, Case #5543)   |                 |
| f. Gregory Sulham – 21 Wingate Lane (Variance, Case #5544)  | 7/24/21         |
| g. New England Builds, Inc. – 136 Hackett Avenue (Special Permit, Case #5545)   |                 |
| h. Tanuja Arany – 54 Todd Drive (Special Permit, Case #5546)  |                 |
| <b>2. PUBLIC HEARINGS HELD OPEN:</b>  |                 |
| a. Stephanie Hurd – 39 Brownell Street (Variance, Case #5537)   | 6/20/21         |
| b. Stephen Yellin – 0 Pond Street (Special Permit & Variance, Case #5533)   | 5/22/21         |
| c. W.B. Construction & Development, Inc. – 1400 County Street (Special Permit, Case #5521)  |                 |
| <b>3. PENDING APPLICATIONS: NONE</b>  |                 |
| <b>4. APPOINTMENTS TO SPEAK: NONE</b>   |                 |
| <b>5. STAFF REPORT: TO BE E-MAILED</b>  |                 |
| <b>6. CORRESPONDENCE:</b>   |                 |
| a. Letter from James and Mary-Lynn Hanley, submitted May 10, 2021 via e-mail, to Chairwoman Catherine Merkle, in support of the special permit and variance application of Reid Holden for 30 Rosewood Avenue, Case #5540. (See Agenda item #1b)  |                 |
| b. Memorandum from Water Superintendent Kourtney Wunschel, dated April 28, 2021, to the Department of Planning and Development, providing comment on the special permit application of New England Builds, Inc. for 136 Hackett Avenue, Case #5545. (See Agenda item #1g)                             |                 |
| c. Memorandum from Wastewater Superintendent Thomas Hayes, received May 5, 2021, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of New England Builds, Inc. for 136 Hackett Avenue, Case #5545. (See Agenda item #1g)                                     |                 |
| d. Letter from Mark Zuchslag of New England Builds, Inc., received May 6, 2021, to Chairwoman Catherine Merkle, requesting leave to withdraw without prejudice the special permit application of New England Builds, Inc. for 136 Hackett Avenue, Case #5545. (See Agenda item #1g)                   |                 |
| e. Letter from Mark Zuchslag of New England Builds, Inc., received May 6, 2021, to Director of Planning & Development Gary Ayrassian, regarding the withdrawal of the Stormwater Management Permit application for New England Builds, Inc. for 136 Hackett Avenue, Case #5545. (See Agenda item #1g) |                 |
| f. Letter from Gerald McAndrews of 12 Jakes Junction on behalf of James McAndrews of 77 Todd Drive, dated April 26, 2021, to Chairwoman Catherine Merkle, in opposition to the special permit application of Tanuja Arany for 54 Todd Drive, Case #5546. (See Agenda item #1h)                        |                 |
| g. Revised site plan submitted by Stephanie Hurd on April 26, 2021 relative to the variance application for 39 Brownell Street, Case #5537. (See Agenda item #2a)   |                 |

- h. Revised site plan submitted by OHI Engineering, Inc., received April 21, 2021, to Zoning Board of Appeals, relative to the special permit application of W.B. Construction & Development, Inc. for 1400 County St, Case #5521. (See Agenda item #2c)
- i. 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 #2c)
- j. 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 #2c)
- k. 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 #2c)
- l. Letter from Russell G. Dion of Campanelli, dated April 16, 2021, to Director of Planning and Development Gary Ayrassian, regarding a proposed revision to the awning color for decision issued for 1 Wall Street, Case #5457.
- m. Email from Director of Planning and Development Gary Ayrassian, dated April 20, 2021, to Russell Dion of Campanelli, informing of the Zoning Board's approval of the awning color for 1 Wall Street, Case #5457.
- n. Email and plan from Russ Dion of Campanelli, received April 27, 2021, to Director of Planning and Development Gary Ayrassian, regarding mail logistics relative to 1 Wall Street, Case #5457.
- o. Email from Director of Planning and Development Gary Ayrassian, dated April 28, 2021, to Russell Dion of Campanelli, regarding the impending deadline to submit revised plans relative to the Certificate of Vote dated April 1, 2021, relative to the construction of 1 Wall Street, Case #5457.
- p. Letter and revised Sheet A1.0 from Russell G. Dion of Campanelli, dated April 29, 2021, to Chairwoman Catherine Merkle, regarding the Certificate of Vote dated April 1, 2021, specifically condition #2.
- q. 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.
- r. Letter from Director of Planning and Development Gary Ayrassian, dated March 25, 2021, to attorney Edward C. Cooley of Giarrusso North Cooley & McGlone, P.C., informing him of the \$100.00 filing fee for the appeal application for 1 Wall Street, Case #5457.
- s. Letter from attorney Edward C. Cooley of Giarrusso Norton Cooley & McGlone, P.C., dated April 6, 2021 (received April 12, 2021), to Director of Planning and Development Gary Ayrassian, withdrawing the appeal relative to the stop work order for 1 Wall Street, Case #5457.
- t. Letter and revised architectural and elevation plans from Becca Edson of Edson Architecture, received via email April 7, 2021, to the Zoning Board, requesting minor project changes relative to the special permit and variance application of 54 Union Street, LLC for 54 Union Street and 12 Dunham Street, Case #5488.

**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
- e. March 10, 2021 (Business Meeting)
- f. March 11, 2021
- g. April 8, 2021
- h. April 22, 2021 (Business Meeting)

**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: June 10, 2021 via Zoom
- b. Regular Meeting: July 8, 2021 via Zoom