



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL 508.223.2222 FAX 508.222.3046

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## AGENDA

JULY 13, 2023

6:30 p.m.

- |   | <u>DEADLINE</u> |
|---|-----------------|
| <b>1. NEW PUBLIC HEARINGS: <a href="#">LINK*</a></b>  |                 |
| a. Hugh R. & Mary McMurtery – Bayberry Hill Road (Variance, Case #5676)   | 8/24/23         |
| b. Jessica Lee Jones – 708 Newport Avenue (Variance, Case #5677)  | 9/2/23          |
| c. Sturdy Memorial Foundation – 211 Park Street (Special Permit, Case #5678)  |                 |
| <b>2. PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a></b>  |                 |
| a. 42 County Street, LLC – 42 County Street (Special Permit & Variance, Case #5651)   | 8/31/23         |
| b. Michael Gelinas – 45 Frank Mossberg Drive (Special Permit, Case #5660)   |                 |
| c. Nova Farms, LLC – 1000 Washington Street (Special Permit, Case #5666)  |                 |
| d. Derek DaSilva – 0 Oakland Avenue (Variance, Case #5668)  | 8/4/23          |
| e. NextGrid, Inc. (Pawpaw Solar, LLC) – 887 South Main Street (Special Permit, Case #5669)  |                 |
| f. Sturdy Memorial Hospital, Inc. – 211 Park Street (Special Permit & Variance, Case #5673)   | 8/24/23         |
| g. Sturdy Memorial Hospital, Inc. – 59 Gardner Street (Special permit & Variance, Case #5674)   | 8/24/23         |
| h. Sturdy Memorial Hospital, Inc. – 0 Pearl Street (Special permit & Variance, Case #5675)  | 8/24/23         |
| <b>3. PENDING APPLICATIONS: NONE SCHEDULED</b>  |                 |
| <b>4. APPOINTMENTS TO SPEAK: NONE SCHEDULED</b>   |                 |
| <b>5. STAFF REPORT: TO BE E-MAILED</b>  |                 |
| <b>6. CORRESPONDENCE: <a href="#">LINK*</a></b>   |                 |
| a. Letter from William E. Murray of Place Associates, Inc., dated June 6, 2023, to Attleboro Fire Department District Chief Moore, relative to the special permit application of Sturdy Memorial Hospital regarding the relocation of an existing oxygen storage and distribution system at 211 Park Street, Case #5678. (See Agenda #1c) |                 |
| b. Traffic Peer Review submitted by Heather L. Monticup, P.E., of Greenman-Pedersen, Inc., dated June 30, 2023, to Zoning Board Chairwoman Catherine Merkle, relative to the special permit application for 1000 Washington Street, Case #5666. (See Agenda #2c)  |                 |
| c. Response comments and revised plans submitted by Nathan A. Collins of NextGrid, Inc., dated July 5, 2023, to Zoning Board Chairwoman Catherine Merkle, relative to the special permit application for 887 South Main Street, Case #5669. (See Agenda #2e) (copies for distribution)  |                 |
| d. Letter from Assistant Water Superintendent Gregory O'Brien, dated June 21, 2023, to the Planning Board, providing comment on the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Grant Street, and 0 Pearl Street. (See Agenda #2f, 2g, 2h)   |                 |
| e. Letter from Wastewater Superintendent Thomas Hayes, dated June 23, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Grant Street, and 0 Pearl Street. (See Agenda #2f, 2g, 2h)                                     |                 |
| f. Memorandum from Public Works Superintendent Michael R Tyler, dated June 27, 2023 (received June 29, 2023) to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of  |                 |

Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See Agenda #2f, 2g, 2h)

- g. Letter from attorney Edward Casey at Coogan Smith, LLP, dated June 9, 2023, to Zoning Board Chairwoman Catherine Merkle, requesting to maintain two floors of office space and 17 residential units in lieu of the 23 approved for 19-21 Park Street, Case #5624.
- h. Letter from Zoning Board Clerk Lauren Stamatis, dated June 15, 2023, to Aspen Blue Cultures, Inc. (DBA Terps), regarding the June 30, 2023 deadline for ending the temporary expanded hours of the marijuana retail facility located at 40 Forest Street, Cases #5484, 5456, and 5455.
- i. Email from Director of Planning and Development Gary Ayrassian, dated June 15, 2023, to attorney Edward Casey, relative to the temporary expanded hours of the marijuana retail facility located at 40 Forest Street, Cases #5484, 5456, and 5455.
- j. Email from Director of Planning and Development Gary Ayrassian, dated June 27, 2023, to attorney Edward Casey, relative to the temporary expanded hours of the marijuana retail facility located at 40 Forest Street, Cases #5484, 5456, and 5455.
- k. Letter from Inspector of Buildings William McDonough, dated June 26, 2023, to Jude Jacobs of Kings and Castle Group, providing a zoning determination for property located on Middle Street.
- l. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated June 15, 2023, to City Clerk Kathleen M. Jackson, approving the requested amendment to eliminate perimeter fencing at the marijuana retail facility located at 220 O'Neil Boulevard, Case #5556.

**7. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

**8. PENDING MINUTES:**

- a. June 8, 2023

**9. PENDING APPEALS:**

- a. Mark Rioux – 4 Stead Avenue, Case #5462 (Mark Rioux, v. City of Attleboro, et al.)
- b. 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)
- c. 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: August 10, 2023
- b. Regular Meeting: September 14, 2023

\*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.