



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
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## AGENDA MARCH 3, 2022 6:30 p.m.

1. **NEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
2. **PUBLIC HEARINGS HELD OPEN: [LINK\\*](#)**
  - a. Nabil Nakhoul – 40 Emory Street (Special Permit, Case #5594)
  - b. JS Fuller TIC, LLC & Etal – 50 Fuller Avenue (Special Permit, Case #5593)
  - c. Pacifico Energy, NA – 0 Richardson Avenue & 0 Richardson Avenue Rear (Special Permit, Case #5591)
  - d. No Fossil Fuel, LLC – 179 Peckham Street (Special Permit, Case #5590)
  - e. Morin's Realty, LLC – 95 Frank Mossberg Drive (Special Permit & Variance, Case #5589) 3/30/22
  - f. Anthony Properties Realty, Inc. – 754 Newport Avenue (Special Permit & Variance, Case #5582) 3/31/22
  - g. Rust-Oleum Corporation – 113 Olive Street (Special Permit, Case #5575)
  - h. Bright Path Investments, LLC – 22 Mann Street (Special Permit & Variance, Case #5569) 2/5/22
  - i. Beacon Compassion, Inc. – 30 Franklin McKay Road (Special Permit, Case #5565)
  - j. Kief USA, LLC (d/b/a Hui, LLC) – 1 Turner Street (Special Permit, Case #5564)
3. **PENDING APPLICATIONS: NONE SCHEDULED**
4. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
5. **STAFF REPORT: NO WRITTEN REPORT**
6. **CORRESPONDENCE: [LINK\\*](#)**
  - a. Revised site plan submitted by Nabil Nakhoul, received February 15, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit application for 40 Emory Street, Case #5594. (See agenda #2a)
  - b. Revised architectural plans, submitted by Renee Codega of VHB, received February 28, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance application of Anthony Properties for 754 Newport Avenue, Case #5582. (See agenda #2f) (copies for distribution)
  - c. From Z2 – Request for an extension of time to April 30, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Anthony Properties, relative to the special permit and variance application for 754 Newport Avenue, Case #5582. (See agenda #2f)
  - d. Email from attorney Jack Jacobi on behalf of Anthony Properties, received February 24, 2022, to Zoning Board Clerk Lauren Stamatis, requesting to continue to March 24, 2022 the special permit and variance application for 754 Newport Avenue, Case #5582. (See agenda #2f)
  - e. Letter and additional materials submitted by Alex Antoneypillai of Rust-Oleum, dated January 28, 2022, to the Zoning Board, providing response comments to the stormwater management peer review for 113 Olive Street, Case #5575. (See agenda #2g)
  - f. Form Z2 – Request for an Extension of Time to March 31, 2022, submitted by Bright Path Investments, LLC, received February 10, 2022, relative to the special permit and variance application for 22 Mann Street, Case #5569. (See agenda #2h)
  - g. Email from Peter D'Agostino of Tenax Strategies, received March 1, 2022, to Senior Land Use Planner Stephanie Davies, requesting to continue to April 14, 2022 the special permit application of Beacon Compassion, Inc. for 30 Franklin McKay Road, Case #5565. (See Agenda #2i)

- h. Letter from attorney Edward Casey of Coogan Smith, LLP on behalf of Aspen Blue Cultures, Inc., dated January 12, 2022, to Zoning Board Chairwoman Catherine Merkle, requesting to change the operating hours for the marijuana retail facility located at 40 Forest Street, Cases #5455, #5456 and #5484.
- i. Notice from attorney Stephen D. Clapp, received February 15, 2022, notifying the City Clerk of the appeal of the decision issued to Maged N. Youssef, Trustee for 72 & 80 Pleasant Street, Case #5588. (see Agenda item #9e)

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. June 10, 2021 (pending)
- b. July 8, 2021 (pending)
- c. August 12, 2021 (pending)
- d. September 9, 2021
- e. September 23, 2021
- f. October 28, 2021
- g. November 10, 2021
- h. December 9, 2021
- i. December 16, 2021
- j. January 13, 2022
- k. February 10, 2022

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. ~~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)~~
- e. 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: March 24, 2022
- b. Regular Meeting: April 14, 2022
- c. Regular Meeting: May 12, 2022

\*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.