



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
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AGENDA APRIL 13, 2023 6:30 p.m.

1. **NEW PUBLIC HEARINGS: [LINK*](#)** DEADLINE
 - a. Joao B. Monteiro – 967 Washington Street (Special Permit, Case #5661)
 - b. Boro Bagels – 24 Park Street / 5 Bank Street (Special Permit, Case #5662)
 - c. SOWA, LLC – 1 Highland Avenue and 5 Route 1A (Special Permit, Case #5663)
 - d. Dream Home Realty, Inc. – 7–9 Forest Street (Special Permit, Case #5664)
 - e. Gopala Vasudevan – 73 West Carpenter Street (Variance, Case #5665) 6/28/23

2. **PUBLIC HEARINGS HELD OPEN: [LINK*](#)**
 - a. Abram Agayby – 289 County Street (Special Permit, Case #5639)
 - b. Laurel Knoll Land Trust – 0 MacDonald Lane (Special Permit, Case #5646)
 - c. Canna-Farm, LLC – 1 Turner Street (Special Permit, Case #5650)
 - d. 42 County Street, LLC – 42 County Street (Special Permit & Variance, Case #5651) 4/30/23
 - e. Michael Gelinias – 45 Frank Mossberg Drive (Special Permit, Case #5660)

3. **PENDING APPLICATIONS: NONE SCHEDULED**

4. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**

5. **STAFF REPORT: TO BE E-MAILED**

6. **CORRESPONDENCE: [LINK*](#)**
 - a. Municipal Zoning Certificate sign-off sheet completed by Director of Planning and Development Gary Ayraasian, dated March 23, 2023, on behalf of the Zoning Board relative to the city's MADEP Chapter 91 Waterways application for the Pitas Avenue bridge replacement project, Case #5598.
 - b. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 16, 2023, to City Clerk Kathleen Jackson relative to the Zoning Board's grant of a modification to a portion of the parking layout associated with the approved site plan and special permit/variance issued to 220 O'NEIL, LLC for 220 O'Neil Boulevard, Case #5556.
 - c. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 7, 2023, to the Municipal Council containing the Planning Board's recommendation to the proposed amendments to §17-3.5 TABLE OF ACCESSORY USE REGULATIONS the ZONING ORDINANCE relative to "accessory suites".
 - d. Letter from Senior Land Use Planner Stephanie Davies, dated April 4, 2023, to Building Commissioner William McDonough verifying compliance with special Conditions #4, #5, and #6 contained in the special permit and variance decision issued to W.B. Construction & Development, Inc. for 0 County Street, Case #5674A.
 - e. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated March 16, 2023, to City Clerk Kathleen Jackson relative to the Zoning Board's grant of a one (1) year extension of time relative to the special permit issued to Pacifico Energy North America, LLC for 103 Richardson Avenue, Case #5591.
 - f. Environmental materials and updated architectural plans submitted by attorney Jack Jacobi of Coogan Smith, LLP, received March 28, 2023, on behalf of relative to the special permit and variance application of 42 County Street, LLC for 42 County Street, Case #5651. (see Agenda #2c; copies of plan for distribution)

- g. Revised site plan submitted by William Blais of OHI Engineering, Inc., received March 31, 2023, relative to the special permit application of Laurel Knoll Land Trust for 0 MacDonald Lane, Case #5646. (see Agenda #2d; copies of plan for distribution)

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. March 9, 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 Youssef, 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: May 11, 2023
- b. Regular Meeting: June 8, 2023
- c. Election of Chair and Appointment of Clerk at April meeting

*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 or stopping by the Office of Planning and Development during normal business hours.