



City Of Attleboro, Massachusetts

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

2022 JUN - 5 PM 1:02

CITY OF ATTLEBORO
CITY CLERK

AGENDA

JUNE 9, 2022

6:30 p.m.

1. **NEW PUBLIC HEARINGS: [LINK*](#)**

	<u>DEADLINE</u>
a. David Sisson for 4 Park Street, LLC – 2-4 Park Street (Special Permit & Variance, Case #5617)	7/29/22
b. James Friedman – 48 Thayer Farm Road (Special Permit & Variance, Case #5618)	7/29/22
c. Mariela Peña – 250 South Main Street (Special Permit, Case #5619)	
d. Faith Witkos – 4 Park Street (Special Permit, Case #5620)	
e. Thomas O. Castro – Thacher Street and Cypress Road (Special Permit, Case #5621)	
f. Alexander Bilodeau for Tatiana Taforo – 113 Hackett Avenue (Special Permit & Variance, Case #5622)	8/18/22
g. Brady Sullivan Properties – 34 Forest Street (Special Permit, Case #5623)	

2. **PUBLIC HEARINGS HELD OPEN: [LINK*](#)**

a. Anthony Properties Realty, Inc. – 754 Newport Avenue (Special Permit & Variance, Case #5582)	6/30/22
b. No Fossil Fuel, LLC – 179 Peckham Street (Special Permit, Case #5590)	
c. City of Attleboro – Pitas Avenue (Special Permit, Case #5598)	
d. S&A Fuels, Inc. – 939 & 947 Newport Avenue (Special Permit, Case #5600)	
e. Ashli's Farm, Inc. & Ashli's Extracts, Inc. – 76 Frank Mossberg Drive (Variance & Special Permit, Case #5604)	6/30/22
f. Debra Carroll – 129 Bank Street (Special Permit, Case #5611)	
g. David M. Turner – 235 Tiffany Street (Variance, Case #5612)	7/6/22
h. Jose Cruz – 0 Torrey Street (Variance, Case #5614)	7/17/22

3. **PENDING APPLICATIONS: [LINK*](#)**

a. JS Fuller TIC, LLC & Etal – 50 Fuller Avenue (Special Permit, Case #5593)	8/17/22
b. H&L Bloom, Inc. – 947 Park Street (Special Permit, Case #5607)	8/17/22
c. Brian Fischbach – 99 Magnolia Street (Special Permit & Variance, Case #5609)	6/30/22
d. Keith Shepard – 741 North Main Street (Variance, Case #5613)	7/16/22
e. YMCA of Attleboro – 44 Peck Street (Variance, Case #5615)	7/28/22
f. Tomasz and Anita Brojek – 0 & 9 Riverside Avenue (Variance, Case #5616)	7/29/22

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

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

6. **CORRESPONDENCE: [LINK*](#)**
 - a. Email thread between Robert D'Agostino of 19 Ellendale Road and Director of Planning and Development Gary Ayrassian, dated May 23, 2022, regarding three households' opposition to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a)
 - b. Email and photos from Linda & Robert D'Agostino of 19 Ellendale Road, dated May 26, 2022, to Planning Board Clerk Lauren Stamatis, citing opposition to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a)
 - c. Traffic Study peer review response comments submitted by Rebecca L. Brown, P.E. of Greenman-Pedersen, Inc., dated June 3, 2022, to Senior Land Use Planner Stephanie Davies, relative to the variance and special permit application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a)

- d. Response comments submitted via email by Haskell Werlin of Solar Design, received April 14, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit application of No Fossil Fuel, LLC for 179 Peckham Street, Case #5590. (See Agenda #2b)
- e. Revised site plans submitted by Haskell Werlin of Solar Design, received April 13, 2022, to the Zoning Board, relative to the special permit application of No Fossil Fuel, LLC for 179 Peckham Street, Case #5590. (See Agenda #2b) (hard copies previously distributed)
- f. Email from attorney George Spatcher, dated May 23, 2022, to Director of Planning and Development Gary Ayrassian, providing response comments relative to the special permit application of S&A Fuels, Inc. for 939 & 947 Newport Avenue, Case #5600. (See Agenda #2d)
- g. Odor and noise peer review submitted by Michael T. Lannan, P.E., dated June 3, 2022, to Senior Land Use Planner Stephanie Davies, relative to the special permit and variance application of Ashli's Farm, Inc. and Ashli's Extracts, Inc. for 76 Frank Mossberg Drive, Case #5604. (See Agenda #2e)
- h. Letter from Timothy and Denise Elliott of 14 Riverside Avenue, dated May 22, 2022, to the Zoning Board of Appeals, citing support for the variance application of Tomasz and Anita Brojek for 0 and 9 Riverside Avenue, Case #5616. (See Agenda #3f)
- i. Request for utility easement from attorney David C. Manoogian on behalf of Woodlark Development Corp., dated May 27, 2022 (received June 2, 2022) to Mayor Paul Heroux, relative to the thirty-two (32) unit residential cluster development approved for 0 Pond Street, Case #5533.

7. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

8. **PENDING MINUTES:**

- a. September 9, 2021
- b. September 9, 2021 (Executive Session)
- c. September 23, 2021
- d. October 28, 2021
- e. November 9, 2021 (Executive Session)
- f. November 10, 2021
- g. November 18, 2021
- h. December 9, 2021
- i. December 15, 2021 (Executive Session)
- j. December 16, 2021
- k. December 30, 2021 (Executive Session)
- l. January 13, 2022
- m. February 10, 2022
- n. March 3, 2022
- o. March 3, 2022 (Executive Session)
- p. March 24, 2022
- q. April 14, 2022
- r. April 28, 2022
- s. May 19, 2022

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. Business Meeting: June 16, 2022
 - b. Regular Meeting: July 14, 2022
 - c. Election for Chairperson
 - d. Appoint Zoning Board Clerk
- *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.