



# City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS  
GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
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## AGENDA AUGUST 11, 2022 6:30 p.m.

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

|   | <u>DEADLINE</u> |
|---|-----------------|
| a. Osmar Bernardino for Andrew & Nicole Walsh – 170 Clayton Street<br>(Special Permit & Variance, Case #5627) | 10/7/22         |
| b. Vooun Heng – 178R Pine Street (Special Permit & Variance, Case #5628)                                      | 10/9/22         |
| c. Heather Dudko for Pet Supplies Plus – 1270 Newport Avenue (Special Permit, Case #5629)                     |                 |
| d. Jason DeForest for Brian Ludwig – 62 Tanager Road (Special Permit & Variance, Case #5630)                  | 10/23/22        |
| e. Jeff Estano – 521 Tiffany Street (Variance, Case #5631)  | 10/23/22        |
| f. 21 Park Street, LLC – 19-21 Park Street (Variance, Case #5624)   | 10/22/22        |
| g. Anthony Properties Realty, Inc. – 754 Newport Avenue (Variance, Case #5582)                                | 9/30/22         |
  
2. **PUBLIC HEARINGS HELD OPEN: [LINK\\*](#)**

|  |         |
|--|---------|
| a. Anthony Properties Realty, Inc. – 754 Newport Avenue (Special Permit & Variance, Case #5582)                  | 9/30/22 |
| b. City of Attleboro – Pitas Avenue (Special Permit, Case #5598)   |         |
| c. Ashli's Farm, Inc. & Ashli's Extracts, Inc. – 76 Frank Mossberg Drive (Variance & Special Permit, Case #5604) | 9/30/22 |
| d. David M. Turner – 235 Tiffany Street (Variance, Case #5612)   | 8/31/22 |
| e. Jose Cruz – 0 Torrey Street (Variance, Case #5614)  | 9/30/22 |
| f. David Sisson for 4 Park Street, LLC – 2-4 Park Street (Special Permit & Variance, Case #5617)                 | 9/30/22 |
| g. James Friedman – 48 Thayer Farm Road (Special Permit & Variance, Case #5618)                                  | 9/30/22 |
| h. Thomas O. Castro – Thacher Street and Cypress Road (Special Permit, Case #5621)                               |         |
| i. 21 Park Street, LLC – 19-21 Park Street (Special Permit, Case #5624)  |         |
  
3. **PENDING APPLICATIONS: NONE SCHEDULE**
  
4. **APPOINTMENTS TO SPEAK:**
  - a. Jonathan Cozzens – 54 Dunham Street, Case #5488
  
5. **STAFF REPORT: TO BE E-MAILED**
  
6. **CORRESPONDENCE: [LINK\\*](#)**
  - a. Cover letter and revised site plans submitted by Renee Codega, P.E. of VHB, dated July 26, 2022, to the Zoning Board, relative to the special permit and variance application of Anthony Properties Realty, Inc. for 754 Newport Avenue, Case #5582. (See Agenda #2a)
  - b. Noise Survey completed by Peter Ouellette of J&A Enterprises and cover letter, submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP on behalf of Ashli's Farm, Inc. & Ashli's Extracts, Inc., relative to the variance and special permit application for 76 Frank Mossberg Drive, Case #5604. (See Agenda #2c)
  - c. Cover letter and revised site plans submitted by attorney John F. D. Jacobi of Coogan Smith, LLP, dated July 29, 2022, to the Zoning Board of Appeals, relative to the variance application of David Turner for 235 Tiffany Street, Case #5612. (See Agenda #2d)
  - d. Email thread between Director of Planning and Development Gary Ayrassian and Jonathan Cozzens of Lee Properties, LLC, dated July 12, 2022, relative to off-street parking requirements for 54 Union Street, Case #5488. (See Agenda #4a)

- e. Email thread between Mary Grieco of 49 Homestead Lane, Building Commissioner Bill McDonough, and Director of Planning and Development Gary Ayrassian, dated July 29, 2022, relative to the special permit issued to Michael Goddard for 62 Homestead Lane to run an automotive window-tinting home business, Case #5563.
- f. Notice of Violation from Building Commissioner William McDonough, to Tim Slowey and Murette & Sons, relative to commercial vehicle storage on the common driveway between 512 and 494 Lindsey Street.
- g. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated July 18, 2022, to City Clerk Kathleen Jackson, granting an extension of time of six months and one year, relative to the variance and special permits granted to W.B. Construction and Development, Inc. for 1400 County Street, Case #5521.
- h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 25, 2022, to the Municipal Council, petitioning for a joint public hearing regarding proposed in-law apartment amendments to the ZONING ORDINANCE.

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
- t. June 9, 2022
- u. June 16, 2022
- v. July 14, 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. Regular Meeting: September 8, 2022
- b. Regular Meeting: October 13, 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.