



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
GOVERNMENT CENTER, 77 PARK STREET
ATTLEBORO, MASSACHUSETTS 02703
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AGENDA

SEPTEMBER 9, 2021

6:30 p.m.

- | | <u>DEADLINE</u> |
|--|-----------------|
| 1. NEW PUBLIC HEARINGS: LINK* | |
| a. Teisha & Michael O'Connell – 185 Thurber Avenue (Special Permit & Variance, Case #5562) | 10/24/21 |
| b. Michael Goddard – 62 Homestead Avenue (Special Permit, Case #5563) | |
| c. Christopher & Gina Lepore – 298 Oak Hill Avenue (Variance, Case #5566) | 11/19/21 |
| d. Regina Carter – 741 Newport Avenue (Variance, Case #5567) | 11/25/21 |
| 2. PUBLIC HEARINGS HELD OPEN: LINK* | |
| a. Alpha Real Estate Lending, LLC – 0 Brown Street (Variance, Case #5555) | 9/24/21 |
| b. 220 ONEILL, LLC – 220 O'Neil Boulevard (Special Permit & Variance, Case #5556) | 10/1/21 |
| c. Gallant Development, Inc. – 96 Thacher Street (Special Permit, Case #5559) | |
| d. Route 9 Realty, LLC – 211 Pleasant Street (Special Permit & Variance, Case #5553) | 9/18/21 |
| 3. PENDING APPLICATIONS: LINK* | |
| a. Matt Borgellas – 71 County Street (Appeal, Case #5554) | 9/24/21 |
| b. Stephen Yellin – 0 Pond Street (Special Permit & Variance, Case #5533) | 9/30/21 |
| c. W.B. Construction & Development, Inc. – 1400 County Street (Variance & Special Permit, Case #5521) | 9/30/21 |
| 4. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 5. STAFF REPORT: TO BE E-MAILED | |
| 6. CORRESPONDENCE: LINK* | |
| a. Letter from Shane Wright of 51 Central Avenue, received August 9, 2021, to the Zoning Board of Appeals, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555. (see Agenda item #2a) | |
| b. Letter from Kimberly Paid of 51 Central Avenue, received August 12, 2021, to the Zoning Board of Appeals, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555. (see Agenda item #2a) | |
| c. Traffic Impact Study prepared by Elizabeth McChesney of Crossman Engineers, received via email August 27, 2021, to Zoning Board Clerk Lauren Stamatis, relative to the special permit application of 220 ONEIL, LLC for 220 O'Neil Boulevard, Case #5556. (see Agenda item #2b) | |
| d. Memo from Wastewater Superintendent Thomas Hayes, dated July 12, 2021, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of 220 ONEIL, LLC for 220 O'Neil Boulevard, Case #5556. (see Agenda item #2b) | |
| e. Letter from Water Superintendent Kourtney Wunschel, dated July 2, 2021, to the Department of Planning and Development relative to the special permit application of 220 ONEIL, LLC for 220 O'Neil Boulevard, Case #5556. (see Agenda item #2b) | |
| f. Revised site plan submitted by attorney Edward Casey, received August 12, 2021, to the Zoning Board, relative to the special permit application of 220 ONEIL, LLC for 220 O'Neil Boulevard, Case #5556. (see Agenda item #2b) | |
| g. Email from Police Chief Kyle Heagney, dated July 19, 2021, to Zoning Board Clerk Lauren Stamatis, citing insufficient information to provide comment on the special permit application of Tristan Rudat for 100 County Street, Case #5561. | |

- h. Memo from Wastewater Superintendent Thomas Hayes, dated July 20, 2021, to Zoning Board Clerk Lauren Stamatis, providing comment on the special permit application of Tristan Rudat for 100 County Street, Case #5561.
 - i. Letter submitted by Water Superintendent Kourtney Wunschel, dated July 22, 2021, to the Zoning Board, providing comment on the special permit application of Tristan Rudat for 100 County Street, Case #5561.
 - j. Letter submitted by Fire Prevention District Chief Thomas Joubert, dated August 6, 2021, to Director of Planning and Development Gary Ayrassian, providing comment on the special permit application of Tristan Rudat for 100 County Street, Case #5561.
 - k. Letter from Water Superintendent Kourtney Wunschel, dated August 5, 2021, to the Zoning Board, providing comments relative to the special permit application of Kief USA, LLC for 1 Turner Street, Case #5564.
 - l. Letter from Water Superintendent Kourtney Wunschel, dated August 5, 2021, to the Zoning Board, providing comments relative to the special permit application of Beacon Compassion, Inc. for 30 Franklin McKay Road, Case #5565.
 - m. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated August 13, 2021, to City Clerk Stephen Withers, regarding the extension of time granted for variance decision issued to Ranganath Kharidi for 19 Raymond Drive, Case #5501.
 - n. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated August 20, 2021, to City Clerk Stephen Withers, regarding the revised floorplan layout relative to the special permit decision issued to Ashli's Inc and The Leonard J. Irving Center, Inc. for 70 Frank Mossberg Drive, Case #5482.
 - o. Letter from Building Commissioner William McDonough, dated August 16, 2021, to Meghan Zednick of Stafford, Owens, Piller, Murnane, Kelleher & Trombley, PLLC, providing a zoning verification, dictating the need for a special permit to operate a blood plasma donation center at 287 Washington Street.
7. **MISCELLANEOUS PENDING CORRESPONDENCE:**
- a. Email and plan from Geoff Lewis of Ajax Partners, received November 9, 2019, to Director of Planning and Development Gary Ayrassian, proposing minor alterations to the New England Sports Complex site access.
 - b. Letter from Director of Planning and Development Gary G. Ayrassian, dated October 8, 2019, to Planning Board Chairman Paul Danesi and Zoning Board of Appeals Chairwoman Catherine Merkle, regarding proposed changes to processes relative to public hearing legal advertisements.
8. **PENDING MINUTES:**
- a. June 10, 2021
 - b. July 8, 2021
 - c. August 12, 2021
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. Bright Path Investments, LLC – 14 Fisher Avenue, Case #5503 (Kevin M. Doyle v. Zoning Board of Appeals of The City of Attleboro, et. al.)
 - e. 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)
10. **UPCOMING PUBLIC HEARING AND BUSINESS MEETING SCHEDULE/MISCELLANEOUS/OTHER**
- a. Regular Meeting: October 14, 2021
 - b. Regular Meeting: November 4, 2021

*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.