



City Of Attleboro, Massachusetts

ZONING BOARD OF APPEALS
GOVERNMENT CENTER, 77 PARK STREET
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AGENDA SEPTEMBER 23, 2021 6:30 p.m.

1. **NEW PUBLIC HEARINGS: [LINK*](#)** **DEADLINE**
10/23/21
 - a. Tristan Rudat – 100 County Street (Special Permit & Variance, Case #5561)
 - b. Kief USA, LLC (d/b/a Hui, LLC) – 1 Turner Street (Special Permit, Case #5564)
 - c. Beacon Compassion, Inc. – 30 Franklin McKay Road (Special Permit, Case #5565)
2. **PUBLIC HEARINGS HELD OPEN: [LINK*](#)**
MATTERS CONTINUED FROM THE SEPTEMBER 9, 2021 MEETING WILL BE HEARD AT THE OCTOBER 14, 2021 MEETING
3. **PENDING APPLICATIONS: [LINK*](#)**
 - a. Michael Goddard – 62 Homestead Lane (Special Permit, Case #5563)
4. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
5. **STAFF REPORT: TO BE E-MAILED**
6. **CORRESPONDENCE: [LINK*](#)**
 - a. 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. (see agenda item #1a)
 - b. 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. (see agenda item #1a)
 - c. 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. (see agenda item #1a)
 - d. 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. (see agenda item #1a)
 - e. 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. (see agenda item #1b)
 - f. Memorandum from Wastewater Superintendent Thomas Hayes, dated September 9, 2021, to Zoning Board Clerk Lauren Stamatis, providing comments on the special permit application of Kief USA, LLC (dba Hui, LLC) for 1 Turner Street, Case #5564. (see agenda item #1b)
 - g. 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. (see agenda item #1c)
 - h. Memorandum from Wastewater Superintendent Thomas Hayes, dated September 9, 2021, to Zoning Board Clerk Lauren Stamatis, providing comments on the special permit application of Beacon Compassion, Inc. for 30 Franklin McKay Road, Case #5565. (see agenda item #1c)
 - i. Memorandum from Wastewater Superintendent Thomas Hayes, dated September 9, 2021, to Zoning Board Clerk Lauren Stamatis, providing comments on the revised special permit application of 220 ONEILL, LLC for 220 O'Neil Boulevard, Case #5556. (see agenda item #2b)

- j. Email and photos submitted via email by Paul and Mary Grieco of 49 Homestead Lane, received September 10, 2021, to Zoning Board Clerk Lauren Stamatis, regarding opposition to the special permit application of Michael Goddard for 62 Homestead Lane, Case #5563. (see agenda item #3a)
- k. Email and photos submitted via email by Paul and Mary Grieco of 49 Homestead Lane, received September 13, 2021, to Zoning Board Clerk Lauren Stamatis, regarding opposition to the special permit application of Michael Goddard for 62 Homestead Lane, Case #5563. (see agenda item #3a)
- l. Rebuttal letter and photos submitted via email by attorney Edward Casey of Coogan Smith, LLP, received September 16, 2021, to the Zoning Board of Appeals, in support of the application of Michael Goddard for 62 Homestead Lane, Case #5563. (see agenda item #3a)
- m. Form Z2 – Request for an Extension of Time to October 30, 2021, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Route 9 Realty, LLC, received September 10, 2021 relative to the variance and special permit application for 211 Pleasant Street, Case #5553.
- n. Form Z2 – Request for an Extension of Time to October 31, 2021, submitted by attorney Edward Casey of Coogan Smith, LLP on behalf of 220 ONEIL, LLC, received September 13, 2021 relative to the variance and special permit application for 220 O'Neil Boulevard, Case #5556.
- 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.
- p. Notice of Violation from Building Commissioner William McDonough, dated September 10, 2021, to Charles Wilson, regarding the illegal parking of a box truck at 46 Prince Street in a residential zoning district.
- q. Certifications submitted by Russ Dion of Campanelli, received September 7, 2021, to Director of Planning and Development Gary Ayrassian, verifying architectural, engineering, and landscaping are in substantial compliance with the approved plans for 1 Wall Street, Case #5457.
- r. 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.
- s. 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.
- t. Letter from Deborah Caine of 52 Central Avenue, dated September 7, 2021, to the Zoning Board, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555.
- u. Letter from Lawrence Caine of 52 Central Avenue, dated September 7, 2021, to the Zoning Board, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555.
- v. Letter from Melissa Frank of 16 Laurier Avenue, dated August 16, 2021 (received September 7, 2021) to the Zoning Board, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555.
- w. Letter from Kayla Nastari of 320 Brown Street, received September 7, 2021, to the Zoning Board, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555.
- x. Letter from Miguel Calderon of 320 Brown Street, received September 9, 2021, to the Zoning Board, in opposition to the variance application of Alpha Real Estate Lending, LLC for 0 Brown Street, Case #5555.
- y. 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.
- z. 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.

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
- d. September 9, 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, Monday through Friday from 8:30 a.m. to 4:30 p.m.