

Benjamin Dowling, Chair

Landis Hershey, Vice Chair

Kristen Magas

Bruce Wessel



Arsen Hambardzumian

Steffani Pelton

Sasha Cuerda

Town of North Attleborough

ZONING BOARD OF APPEALS

43 South Washington St, North Attleborough, MA 02760

Phone: (508) 699-0100 ext. 2595

PUBLIC MEETING

January 15, 2026 at 6:00 PM

Town Hall, JoAnn Cathcart Conference Room

43 South Washington St, North Attleborough, MA 02760

I. Attendance

II. Continued Public Hearings

- a. STACEY POOLE - 41 Stoddard Drive D4183

Documents:

[COMP 4183.PDF](#)

III. New Public Hearings

- a. STEPHEN R. NELSON- 387 North Washington Street D4204 (Test)

Documents:

[COMP 4204.PDF](#)

IV. Approval Of Minutes And Other Business

- a. Minutes December 16, 2025

V. Matters Unforseen By The Chair

VI. Adjournment



ZONE-4183

ZBA Application

Status: Active

Submitted On: 7/28/2025

Primary Location

41 STODDARD DR
NorthAttleborough, MA
02760

Owner

POOLE BRIAN E+MCINERNEY
S E
STODDARD DR 41 N
ATTLEBORO, MA 02760

Applicant

Stacey Poole
 508-369-5467
 staceypoole@gmail.com
 41 Stoddard Drive
North Attleboro, MA 02760

Policies and Procedures

Please click on the blue text below and click the box to agree that you have read the "Policies and Procedures":

Zoning Board of Appeals Policies and Procedures

By checking the box, I confirm I have read, understand and agree to comply with the Policies and Procedures.*

Stacey Poole
Jul 28, 2025

General Information

Contact Name (if different)*

Stacey Poole

Telephone Number*

508-369-5467

Email Address*

staceypoole@gmail.com

The undersigned hereby applies to the Zoning Board of Appeal for a (Select one):*

Variance

Name of Applicant*

Stacey Poole

Address of Applicant*

41 Stoddard Drive, North Attleboro, MA
02760

Is the applicant also the property owner?*

Yes

Location of Premises

Street Number*

41

Street Name*

Stoddard Drive

Assessor's Plat Number*

34

Assessor's Lot Number*

561

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

120.84

Depth*

198 right / 216 left

Area*

23086.8 sqft

Premises Information

Zoning Districts in which premises are located*

R15

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

20 years

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

.

Proposed Building of Structure*

Farmers porch

Proposed Use of Premises*

Porch

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Variance for front yard set back

State Grounds for Exemption, Special Permit or Variance:

Zoning By-Laws

Please click on the blue text below to view the "Town of North Attleborough Zoning By-Laws":

Zoning By-Laws

By checking the box, I confirm that I agree to comply with the Zoning By-Laws.*



Signature

I do hereby certify under the pains and penalties of perjury that the information provided in this application is true and correct. I attest that all information required for review of this submittal is included. If an application is found to be incomplete, the primary contact will be notified, and the application removed from the agenda. I understand that I may not begin the work described on this application until a building permit has been issued*

Stacey Poole

Jul 28, 2025

Note: A location plan and such sketches as may be required by the rules of the Board shall be filed with the application.

Click the following link to apply for the Abutter's List from the Assessor's Department:

Abutter's List Application



Property Information

Property ID 34-561
Location 41 STODDARD DR
Owner POOLE BRIAN E+MCINERNEY S E



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

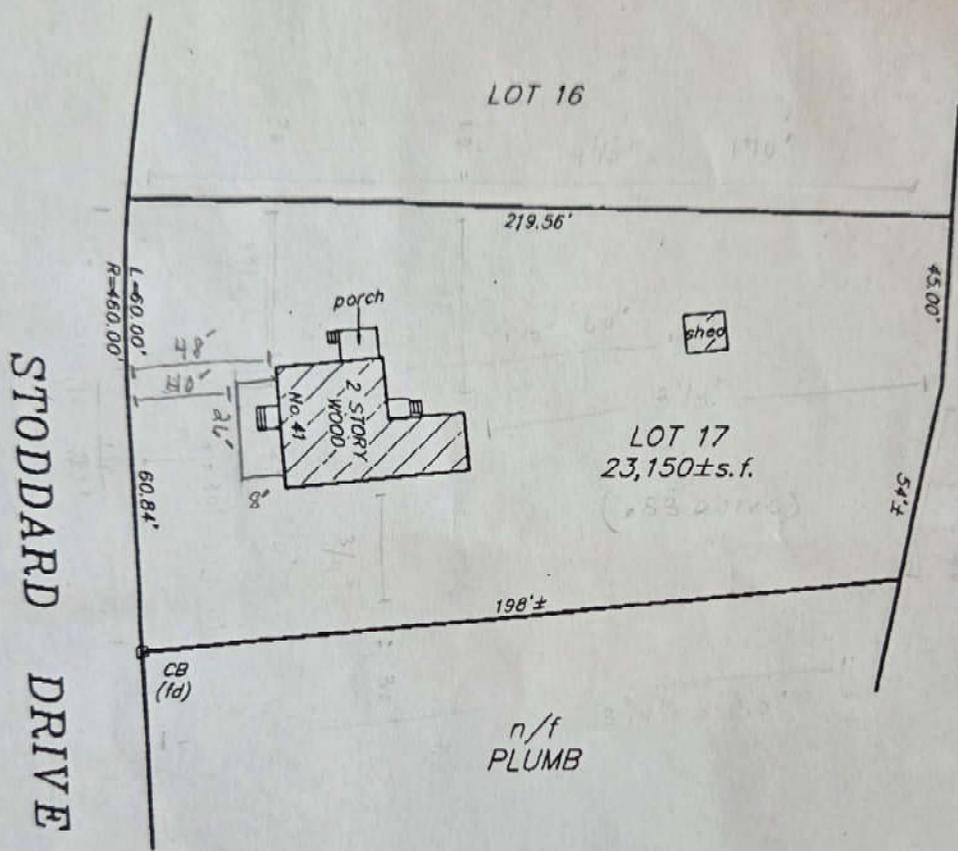
Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025
 Data updated June 2025

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.



CLIENT: ATTORNEYS SPILLANE & SPILLANE/FOXBORO FEDERAL SAVINGS & LOAN		FILE #
DEED REF: BK 9794, PG. 21	GRANTOR: JOHN J. & LORI A. LINEHAN	05-040
PLAN REF: PB 137, PG. 42	GRANTEE: BRIAN E. POOLE & STACEY E. McINERNEY	

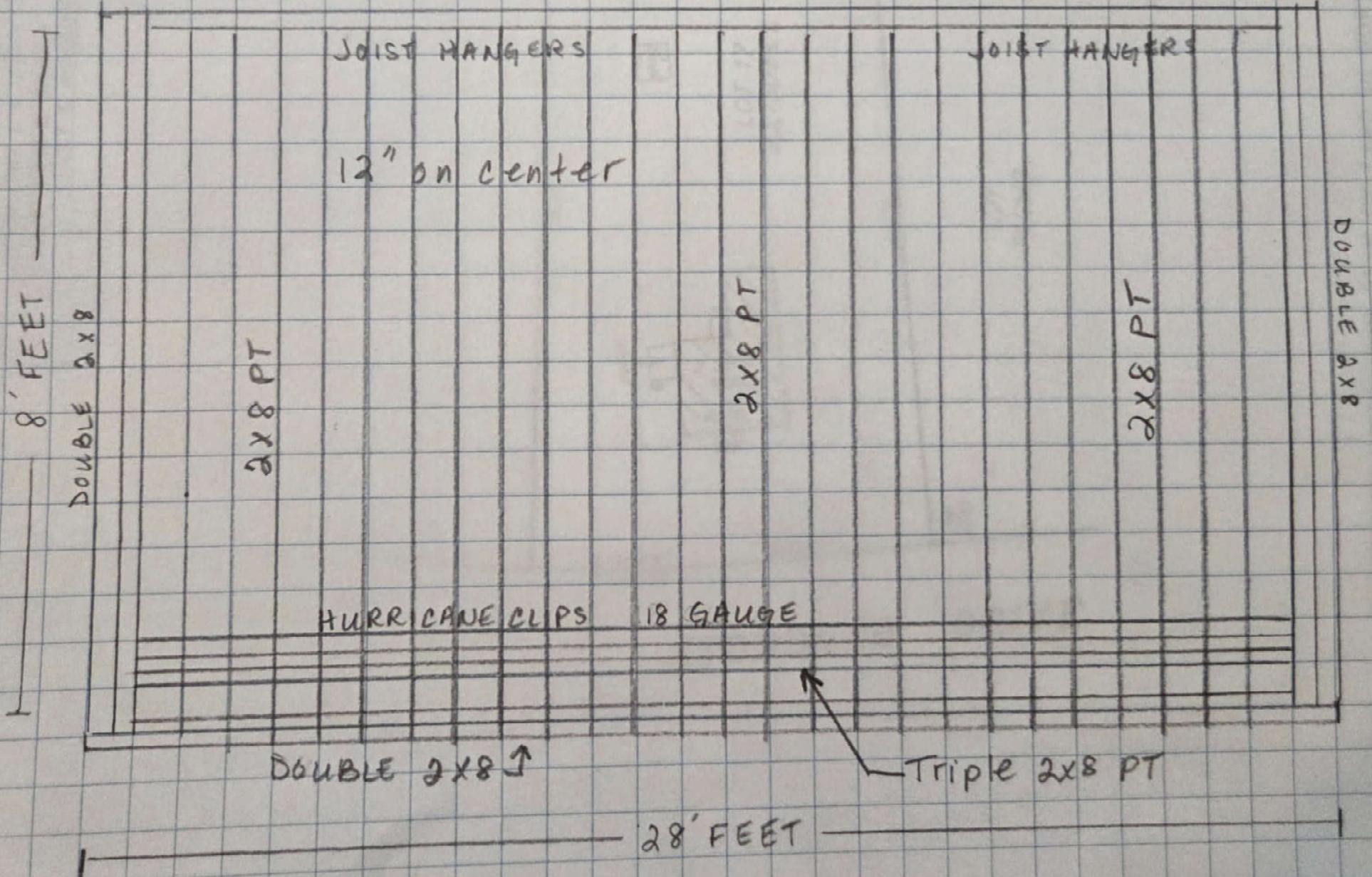


MORTGAGE INSPECTION PLAN OF LAND IN NORTH ATTLEBORO, MA.
 BAY COLONY GROUP, INC., FOXBOROUGH, MA
 SCALE 1" = 40' DATE: APRIL 26, 2005

I hereby certify to the above named client that to the best of my professional knowledge, information and belief that the location of the dwelling as shown hereon either was in compliance with the local Zoning By-Laws in effect when the dwelling was constructed (with respect to structural setback requirements only), or is exempt from violation enforcement action under Mass. G.L. Title VII, Chapter 40A, Section 7, and that the dwelling shown lies in ZONE "C" as designated on the F.E.M.A. Flood Insurance Rate Maps.

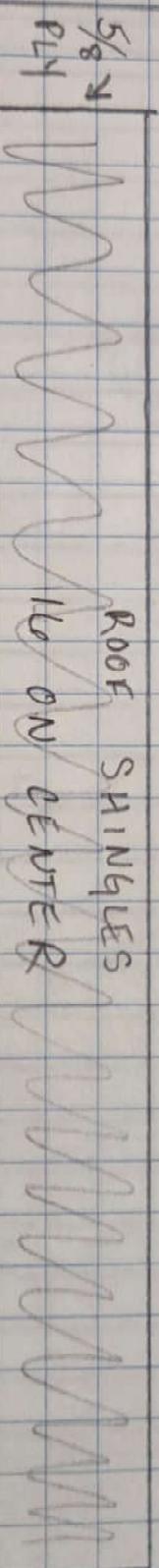
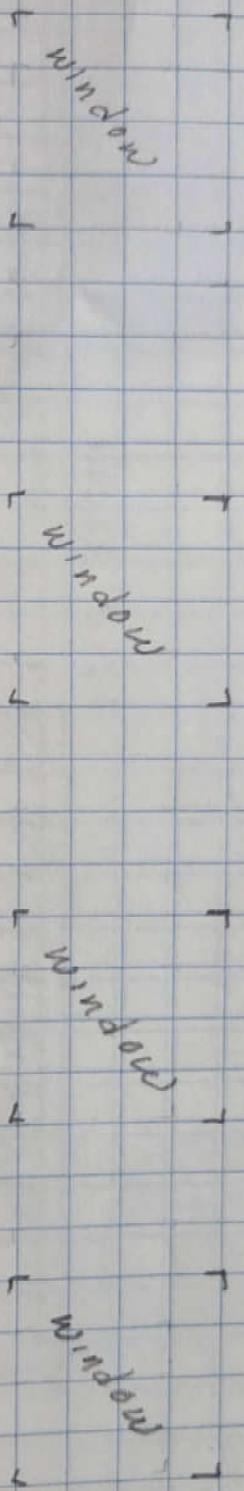
NOTE:
 This plan was prepared for BANK USE ONLY and is not to be recorded, or construed as an instrument survey, or to be used to construct fences or other structures. BUILDING INSPECTORS shall not use this as a building permit plan. It should be further understood that if an instrument survey is accomplished at a later date we will not be responsible for any changes that occur.

HOUSE SIDE





ROOF



5/8" PLN

ROOF SHINGLES
1/2" ON CENTER

DOUBLE 2X8 + PLYWOOD 1/2"

4x4 PT

6.5 FEET

4x4 PT

8 FEET

4x4 PT

6.5 FEET

4x4 PT

2X8

28 FEET 2X8 BEAM

HYDRD POSTS

32' FEET HOUSE



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

Phone: (508)-699-0100 Ext. 2514 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Chief Assessor

CERTIFIED ABUTTERS LIST

Date: 7/30/2025

Location: 41 STODDARD DR

Map/Lot: 34/561/

Current Owner of Record (as of Jan. 1, 2025) POOLE BRIAN E+MCINERNEY S E

Mailing Address: 41 STODDARD DR
N ATTLEBORO, MA 02760

Board Prepared For: ZONING BOARD OF APPEALS

Applicant: STACEY POOLE

Phone: 508-369-5467

E-Mail: STACEYEPOOLE@GMAIL.COM

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS



**TOWN OF NORTH ATTLEBOROUGH
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43 South Washington Street
North Attleborough, Ma 02760

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ABUTTERS LISTING
ZONING BOARD OF APPEALS
7/30/2025

SUBJECT PARCEL: 34/561/

SUBJECT LOCATION: 41 STODDARD DR

POOLE BRIAN E+MCINERNEY S E
41 STODDARD DR
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
34/133/	GREEN ACRES INVESTMENTS LLC 10 RONALD WAY STOUGHTON, MA 02072	TOWNE ST
Parcel(s) 34/557/	Owner & Mailing Address KHOURY ALEXANDER SAMIR + LAUREN A 31 STODDARD DR N ATTLEBORO, MA 02760	Property Location 31 STODDARD DR
Parcel(s) 34/558/	Owner & Mailing Address FRAZIER MICHELLE D + BARRY DAVID R 21 STODDARD DR N ATTLEBORO, MA 02760	Property Location 21 STODDARD DR
Parcel(s) 34/560/	Owner & Mailing Address BLAIS RYAN M 34 STODDARD DR N ATTLEBORO, MA 02760	Property Location 34 STODDARD DR
Parcel(s) 34/590/	Owner & Mailing Address PALMISANO CHRISTOPHER C + ERINA K BAKER 44 STODDARD DR N ATTLEBORO, MA 02760	Property Location 44 STODDARD DR
Parcel(s) 34/591/	Owner & Mailing Address MARTIN CHRISTOPHER T + LYNDA 51 STODDARD DR N ATTLEBORO, MA 02760	Property Location 51 STODDARD DR
Parcel(s) 34/593/ 595A	Owner & Mailing Address WESTGATE NATALIE LOIS 61 STODDARD DR N ATTLEBORO, MA 02760	Property Location 61 STODDARD DR



STODDARD DR

ROCKY KNOLL LN

MAY

POOLE BRIAN E + MCINERNEY S E
41 STODDARD DR
N ATTLEBORO, MA 02760

GREEN ACRES INVESTMENTS LLC
10 RONALD WAY
STOUGHTON, MA 02072

KHOURY ALEXANDER SAMIR + LAUREN A
31 STODDARD DR
N ATTLEBORO, MA 02760

FRAZIER MICHELLE D + BARRY DAVID R
21 STODDARD DR
N ATTLEBORO, MA 02760

BLAIS RYAN M
34 STODDARD DR
N ATTLEBORO, MA 02760

PALMISANO CHRISTOPHER C + ERINA K BAKER
44 STODDARD DR
N ATTLEBORO, MA 02760

MARTIN CHRISTOPHER T + LYNDA
51 STODDARD DR
N ATTLEBORO, MA 02760

WESTGATE NATALIE LOIS
61 STODDARD DR
N ATTLEBORO, MA 02760



Record No: ZONE-4204

ZBA Application

Status: Active

Submitted On: 11/19/2025

Policies and Procedures

Please click on the blue text below and click the box to agree that you have read the "Policies and Procedures":

Zoning Board of Appeals Policies and Procedures

By checking the box, I confirm I have read, understand and agree to comply with the Policies and Procedures.*

Stephen R. Nelson
Nov 19, 2025

Location of Premises

Street Number*

387

Street Name*

N. Washington Street

Assessor's Plat Number*

8

Assessor's Lot Number*

138, 156

Dimensions of Lot

Please use the blue link below to look up the dimensions of the property:

North Attleboro Zoning Map

Frontage*

342 ft

Depth*

177

Area*

21,743 sf

Premises Information

Zoning Districts in which premises are located*

C-7.5, R-15

Permit Type*

Commercial

Number of Units*

4

Is there a building or buildings on the premises at present?*

Yes

Size of Existing Building(s)*

5,900 sf

Proposed Building of Structure*

Existing

Proposed Use of Premises*

Commercial and Residential

Number of Families to Use Building* ②

2

Application for In-Law Dwelling*

No

Provision/Regulation Information

Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

290-25 Signs F.

State Grounds for Exemption, Special Permit or Variance:

Requested variance from sign regulations from item F. - signs permitted in the C-7.5 District. The variance would be to have a sign that conforms to section G item 3. Section G is for signs permitted in any other C District.



Property Information

Property ID 8-138
 Location 387 N WASHINGTON ST
 Owner BEDARD REALTY INC



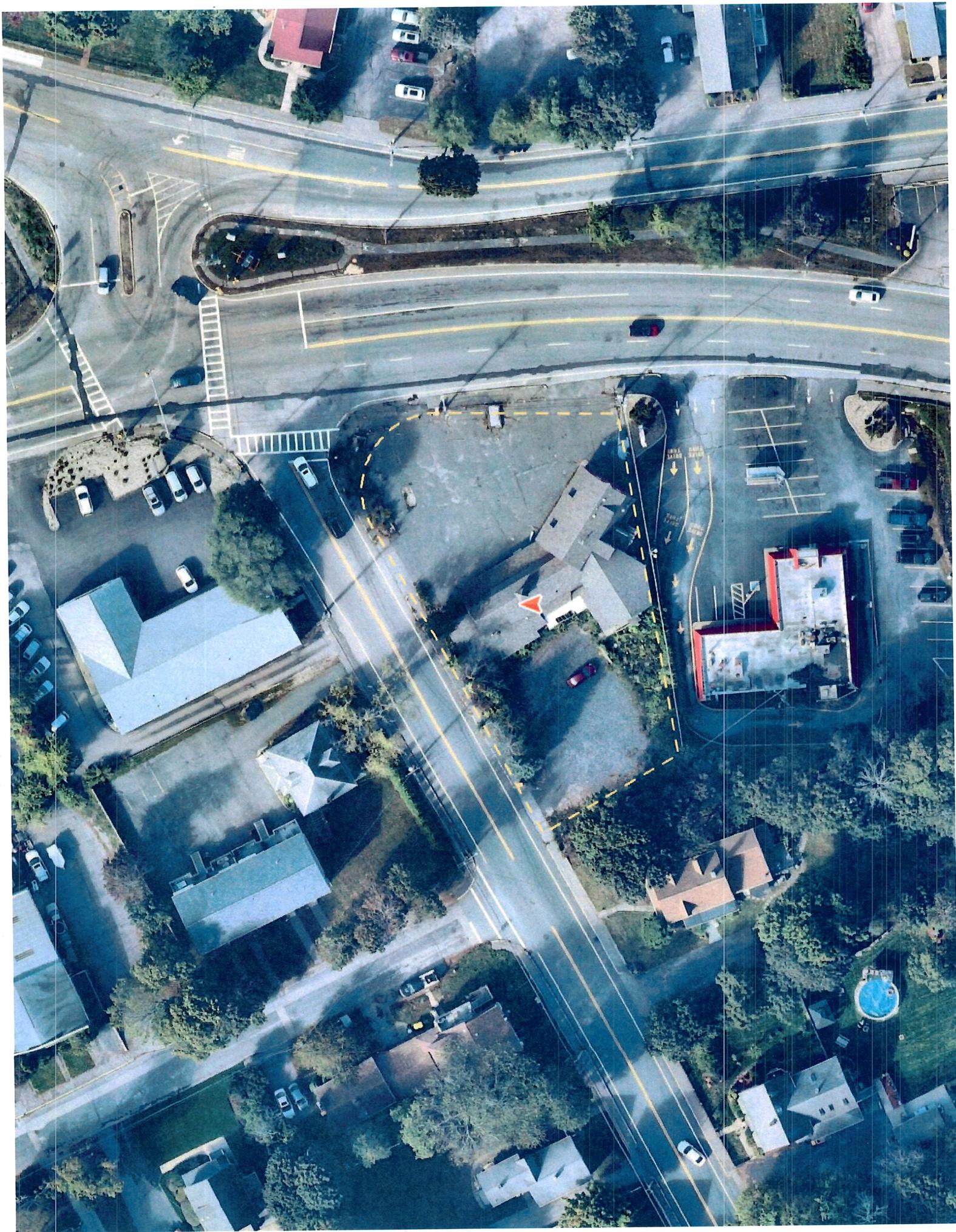
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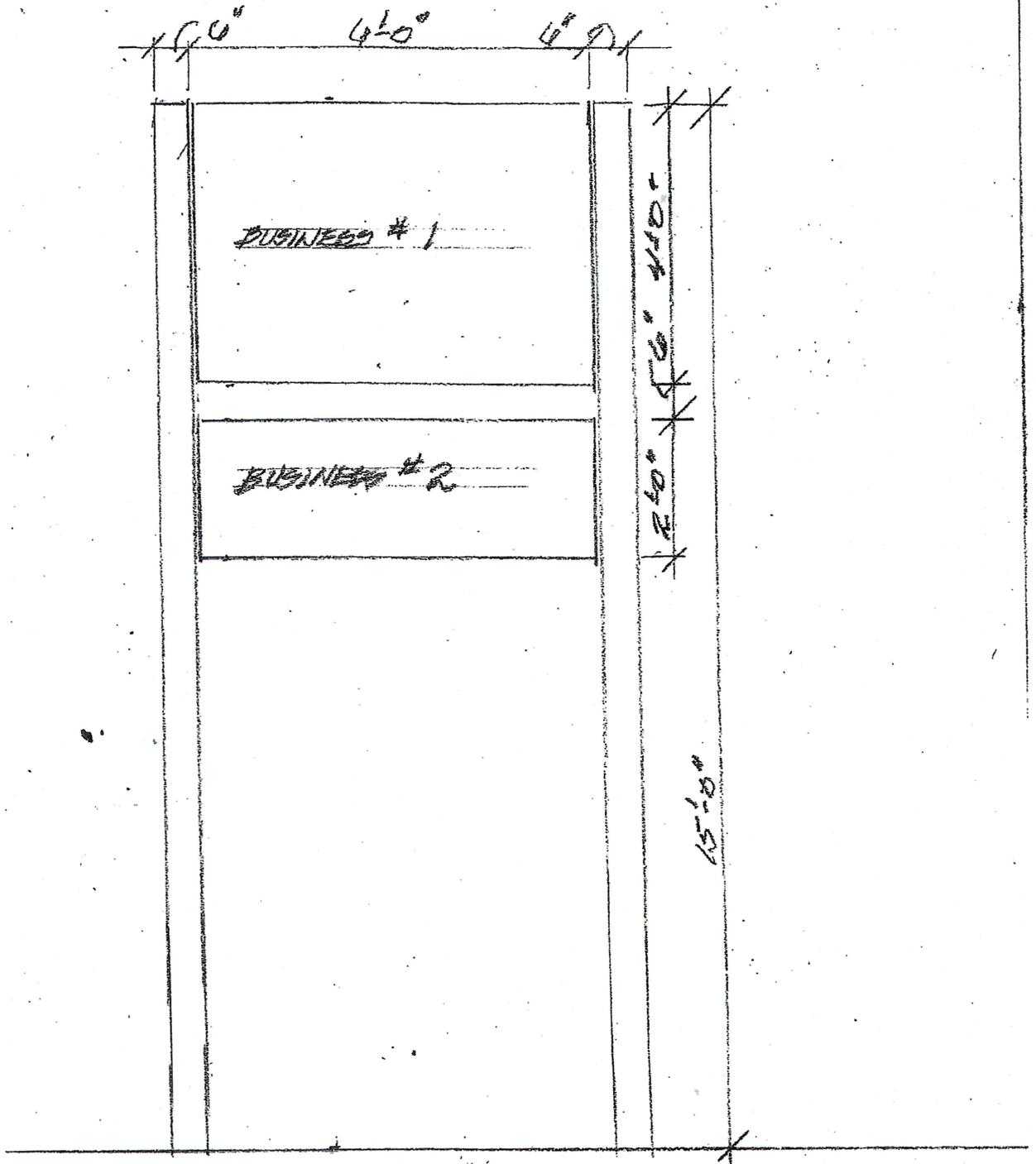
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Geometry updated June 2025
 Data updated June 2025

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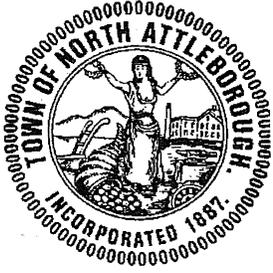




ELEVATION

12'0" x 1'0"

SIGN FOR:
 387 N. WASHINGTON ST.
 NORTH ATTLEBORO, MA 01760



TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*
Gene B. Morris
Paul B. Pinsonnault

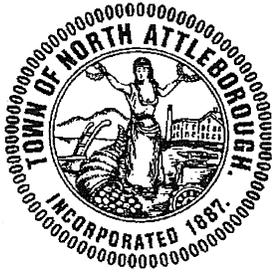
Cheryl Smith
Chief Assessor, MAA

CERTIFIED ABUTTERS LIST

Date: 10/9/2025
Location: 387 N WASHINGTON ST
Map/Lot: 8/138/ 156
Current Owner of Record (as of Jan. 1, 2025) BEDARD REALTY INC
Mailing Address: 500 E WASHINGTON ST
N ATTLEBORO, MA 02760
Board Prepared For: ZONING BOARD OF APPEALS
Applicant: STEPHEN R. NELSON
Phone: 508-222-0821
E-Mail: STEPHENNELSON89@GMAIL.COM

In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.

NORTH ATTLEBOROUGH BOARD OF ASSESSORS



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**
43 South Washington Street
North Attleborough, Ma 02760
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING
ZONING BOARD OF APPEALS
10/8/2025

SUBJECT PARCEL: 8/138/ 156

SUBJECT LOCATION: 387 N WASHINGTON ST

BEDARD REALTY INC
500 E WASHINGTON ST
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
6/20/1	JOHNSON JOANNE 9 SPRUCE ST N ATTLEBORO, MA 02760	9 SPRUCE ST #1
6/20/2	DALAVOURAS SPYRIDON + EKATERINI 17 GREEN ST FOXBORO, MA 02035	9 SPRUCE ST #2
6/20/3	MUNOZ MIRIAN L TR MIRIAN L MUNOZ REALTY TR 9 SPRUCE ST UNIT 3 N ATTLEBORO, MA 02760	9 SPRUCE ST #3
6/20/4	POIRIER DEBRA 9 SPRUCE ST #4 N ATTLEBORO, MA 02760	9 SPRUCE ST #4
6/21/1	HADLEY DONNA L 25 ELMWOOD ST # 1 N ATTLEBORO, MA 02760	25 ELMWOOD ST #1
6/21/2	CIAMPA JOHN W = BARBER KIRSTIN 25 ELMWOOD ST UNIT A-2 N ATTLEBORO, MA 02760	25 ELMWOOD ST #2
6/57/ INC 58	GL MANAGEMENT LLC 1010 GAR HIGHWAY SWANSEA, MA 02777	869 E WASHINGTON ST
6/59/	INHABITANTS OF TOWN OF NORTH ATTLEBOROUGH (HATCH CEMETERY) 43 S WASHINGTON ST N ATTLEBORO, MA 02760	E WASHINGTON ST
7/4/	CAUGER ROBERT A 60 PLEASANT ST N ATTLEBORO, MA 02760	370 N WASHINGTON ST
7/5/	N ATTLEBORO HISTORICAL SOCIETY PO BOX 1102 N ATTLEBORO, MA 02761	362 N WASHINGTON ST

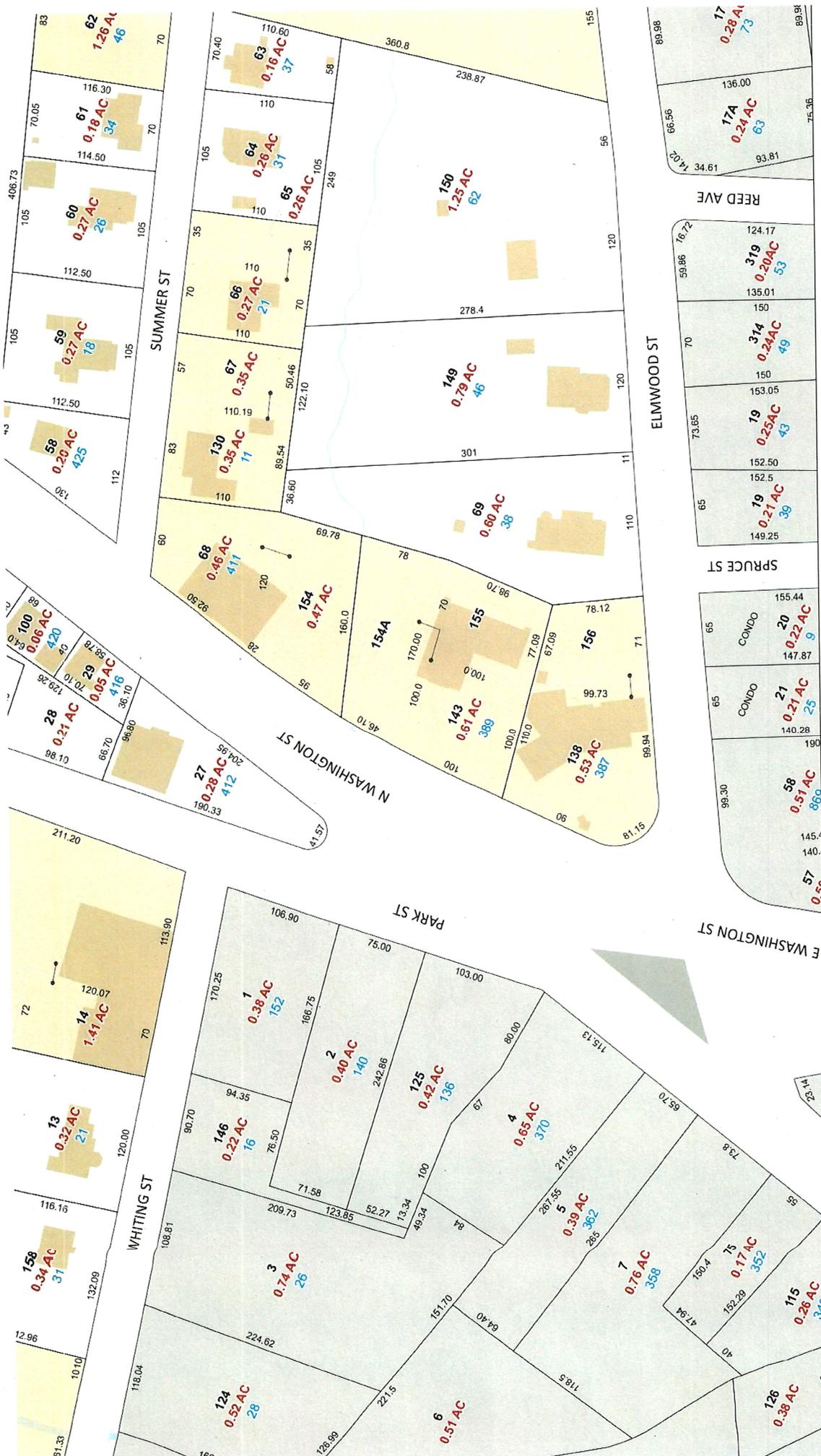


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BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

Phone: (508)-699-0117 Fax: (508)-643-3372

Parcel(s) 7/125/	Owner & Mailing Address RACCA ANDREW 136 PARK ST N ATTLEBORO, MA 02760	Property Location 136 PARK ST
Parcel(s) 8/68/ INC154	Owner & Mailing Address JUJU BS LLC 33 HISTORICAL WAY N ATTLEBORO, MA 02760	Property Location 411 N WASHINGTON ST
Parcel(s) 8/69/	Owner & Mailing Address KUSLEIKA JOHN M + VICKIE A 38 ELMWOOD ST N ATTLEBORO, MA 02760	Property Location 38 ELMWOOD ST
Parcel(s) 8/143/ INC 155+154A	Owner & Mailing Address NIKPET INCORPORATED 389 N WASHINGTON ST N ATTLEBORO, MA 02760	Property Location 389 N WASHINGTON ST
Parcel(s) 8/149/	Owner & Mailing Address BUCKMAN HERBERT L + MELANIE L 46 ELMWOOD ST N ATTLEBORO, MA 02760	Property Location 46 ELMWOOD ST



ASSESSOR TAX MAP



—●— Parcel Hooks

BEDARD REALTY INC
500 E WASHINGTON ST
N ATTLEBORO, MA 02760

JOHNSON JOANNE
9 SPRUCE ST
N ATTLEBORO, MA 02760

DALAVOURAS SPYRIDON + EKATERINI
17 GREEN ST
FOXBORO, MA 02035

MUNOZ MIRIAN L TR
MIRIAN L MUNOZ REALTY TR
9 SPRUCE ST UNIT 3
N ATTLEBORO, MA 02760

POIRIER DEBRA
9 SPRUCE ST #4
N ATTLEBORO, MA 02760

HADLEY DONNA L
25 ELMWOOD ST # 1
N ATTLEBORO, MA 02760

CIAMPA JOHN W = BARBER KIRSTIN
25 ELMWOOD ST UNIT A-2
N ATTLEBORO, MA 02760

GL MANAGEMENT LLC
1010 GAR HIGHWAY
SWANSEA, MA 02777

INHABITANTS OF TOWN OF N ATTLEBOROUGH
(HATCH CEMETERY)
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

370 NORTH WASHINGTON ST INC
CAUGER ROBERT A
60 PLEASANT ST
N ATTLEBORO, MA 02760

N ATTLEBORO HISTORICAL SOCIETY
PO BOX 1102
N ATTLEBORO, MA 02761

RACCA ANDREW
136 PARK ST
N ATTLEBORO, MA 02760

JUJU BS LLC
33 HISTORICAL WAY
N ATTLEBORO, MA 02760

KUSLEIKA JOHN M + VICKIE A
38 ELMWOOD ST
N ATTLEBORO, MA 02760

NIKPET INCORPORATED
389 N WASHINGTON ST
N ATTLEBORO, MA 02760

BUCKMAN HERBERT L + MELANIE L
46 ELMWOOD ST
N ATTLEBORO, MA 02760