

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

February 12, 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– 9 Diamond Street D4206

Documents:

[COMP 4206.PDF](#)

- b. ALEX RINDONE– 351 Mount Hope Street D4207

Documents:

[COMP 4207.PDF](#)

- c. DARCY KRINSKY– 80 N Washington Street, Unit dba 86 D4208

Documents:

[COMP 4208.PDF](#)

d. TIM INFANTE – 210 East Street D4209

Documents:

[*COMP 4209.PDF*](#)

e. ROBERT E. DORR, JR. TRUSTEE OF THE DORR FAMILY TRUST 657 Broadway
Extension D4211

Documents:

[*COMP 4211.PDF*](#)

IV. Approval Of Minutes And Other Business

a. January 15, 2026

Documents:

[*ZBA 1.15.2026 MEETING MINUTES.PDF*](#)

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*

[REDACTED]

Email Address*

[REDACTED]

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 or 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*

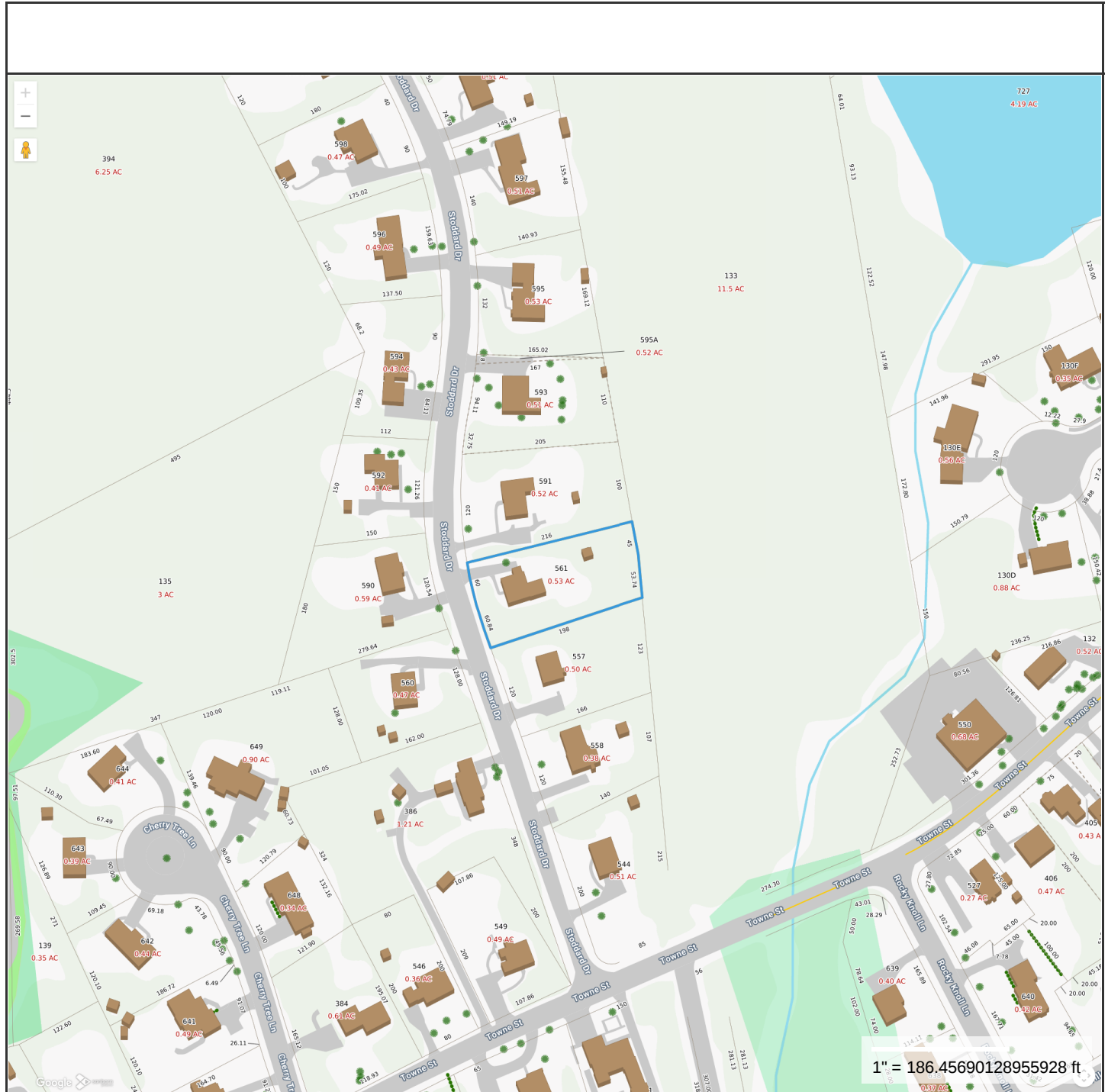
✔ Stacey Poole

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.



HOUSE SIDE

JOIST HANGERS

JOIST HANGERS

12" on center

8' FEET

DOUBLE 2x8

2x8 PT

2x8 PT

2x8 PT

DOUBLE 2x8

HURRICANE CLIPS 18 GAUGE

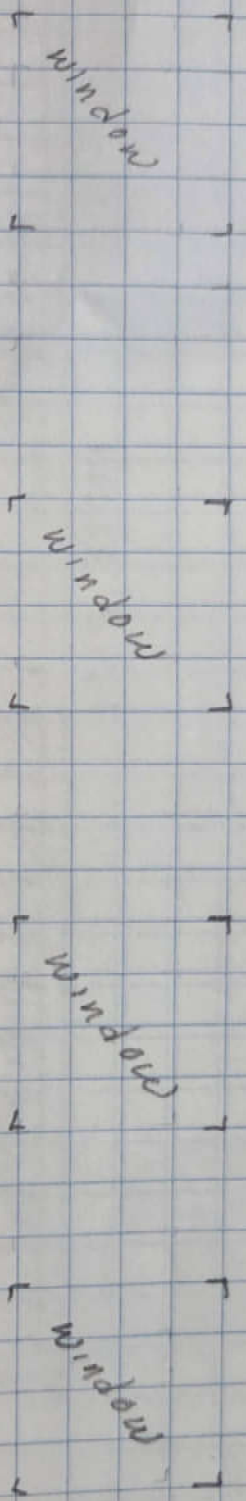
DOUBLE 2x8 ↑

Triple 2x8 PT

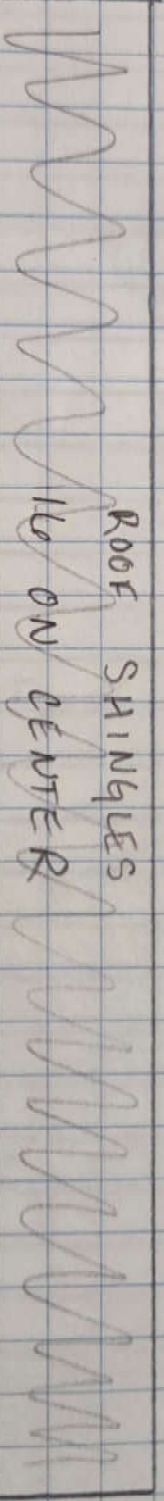
28' FEET



Roof



5/8" PL



Roof SHINGLES
16 ON CENTER

DOUBLE 2x8 + PLYWOOD 1/2

4x4 PT

6.5 FEET

4x4 PT

8 FEET

4x4 PT

6.5 FEET

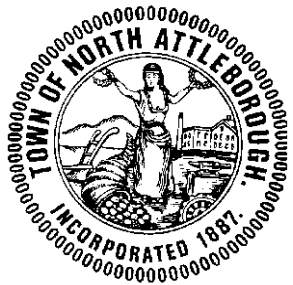
4x4 PT

2x8

28 FEET 2x8 BEAM

HYDRO
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

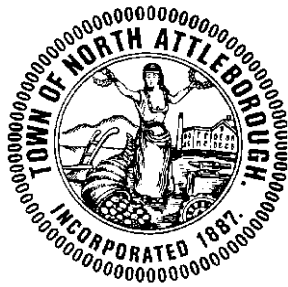
Applicant: STACEY POOLE

Phone: [REDACTED]

E-Mail: [REDACTED]

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

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) 34/133/	Owner & Mailing Address GREEN ACRES INVESTMENTS LLC 10 RONALD WAY STOUGHTON, MA 02072	Property Location 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 + LYNDIA 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



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-4206

ZBA Application

Status: Active

Submitted On: 1/7/2026

Location of Premises

Street Number*

9

Street Name*

Diamond Street

Assessor's Plat Number*

42

Assessor's Lot Number*

142

Dimensions of Lot

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

North Attleboro Zoning Map

Frontage*

75.00

Depth*

85.13 left side, 77.92 right side

Area*

6,115 SF

Premises Information

Zoning Districts in which premises are located*

R-15

Permit Type*

Residential

Number of Units*

1

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

Yes

Size of Existing Building(s)*

873 SF First floor, 280 SF garage, 40
Porch

Proposed Building of Structure*

524 SF Addition

Proposed Use of Premises*

Single Family Dwelling

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

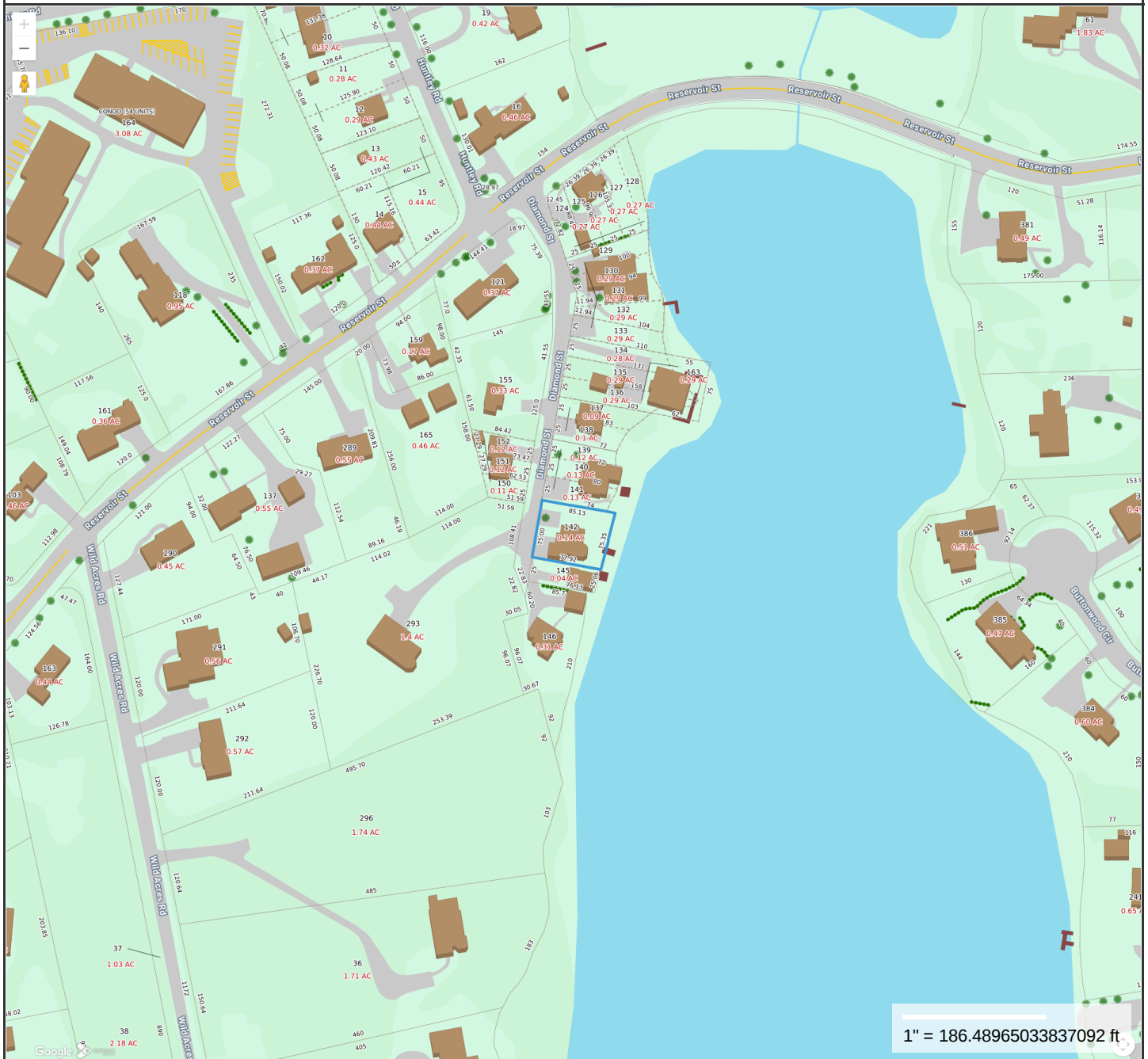
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

1. Chapter 290-13.1 Intensity Schedule A Variance for front yard setback from 40 feet to 16.7 feet (existing). Actual addition setback will be 31.3 Feet.
2. Chapter 290-13.1 Intensity Schedule A Variance for Building Coverage from 25 percent to 28.7 percent
3. Chapter 290-13.1 Intensity Schedule A Variance from Minimum Open Space from 60 percent to 50.8 percent

State Grounds for Exemption, Special Permit or Variance:

1. The existing structure is setback only 16.7 feet. In order to tie the addition to the existing structure a 40 foot setback would present a hardship. The lot is very small (6,115 SF) and also is adjacent to Falls Pond therefore the shape of the lot along with the placement of the existing structure presents a hardship.
2. Because the lot is very small (6,115 SF) creating a functioning addition is not practical without a slight increase in the lot coverage from the existing conditions. Again the placement of the existing structure and the shape of the lot present a hardship.
3. The primary factor here is the size and shape of the lot along with the placement of the existing structure. The request here is to go from a non conforming 53.9 percent to 50.8 percent. The addition would not be a reasonable configuration without the variance. The limits posed by the items mentioned represent a hardship to reasonable use of the land.

The lot is somewhat unique and the proposed work will certainly be in keeping with the neighborhood

**Property Information**

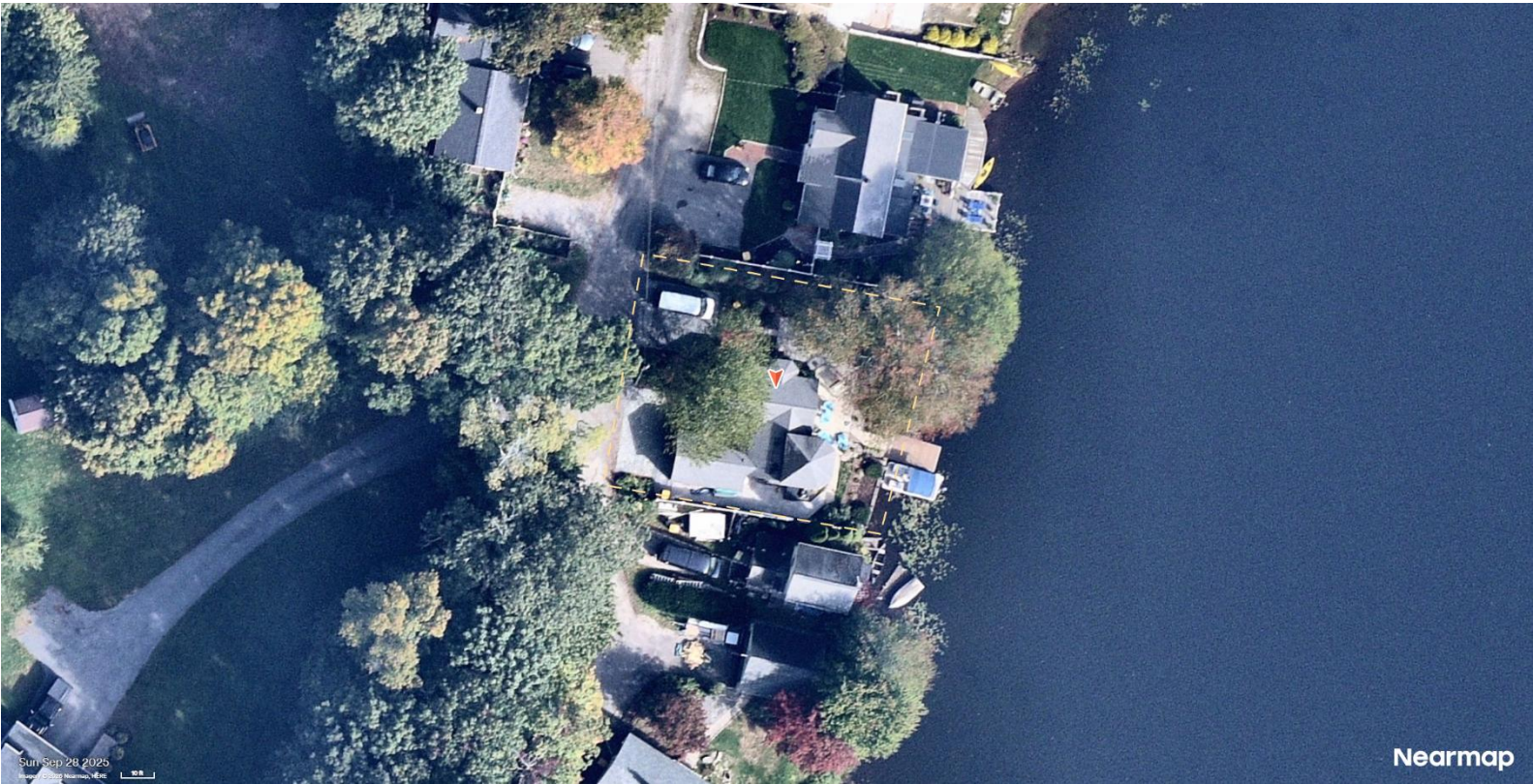
Property ID 42-142
Location 9 DIAMOND ST
Owner THE DANA ANN HUDSON TRUST

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

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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.



ZONING: R-15

ZONING TABLE:

	REQUIRED	CURRENT	PROVIDED
- LOT AREA:	15,000 S.F.	6,115 S.F.	6,115 S.F.
- LOT FRONTAGE:	120 FT.	75.00 FT.	75.00 FT.
- LOT WIDTH:	120 FT.	75.00 FT.	75.00 FT.
- LOT DEPTH:	120 FT.	77.92 FT.	77.92 FT.
- SETBACKS:			
FRONT:	40 FT.	16.7 FT.	16.7 FT.
SIDE:	16 FT.	5.1 FT.	5.1 FT.
REAR:	15 FT.	16.8 FT.	16.8 FT.
- MAX. STORIES:	2.5	2.0	2.0
- BUILDING COVERAGE:	25% (1,529 S.F.)	20.4% (1,249 S.F.)	28.7% (1,793 S.F.)
- MIN. OPEN SPACE:	60% (3,969 S.F.)	53.6% (3,297 S.F.)	50.6% (3,108 S.F.)

(LOT COVERAGE INCLUDES BUILDING, DRIVEWAY AREAS, AND REAR PATIO)

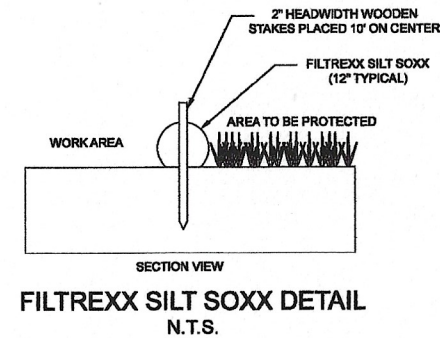
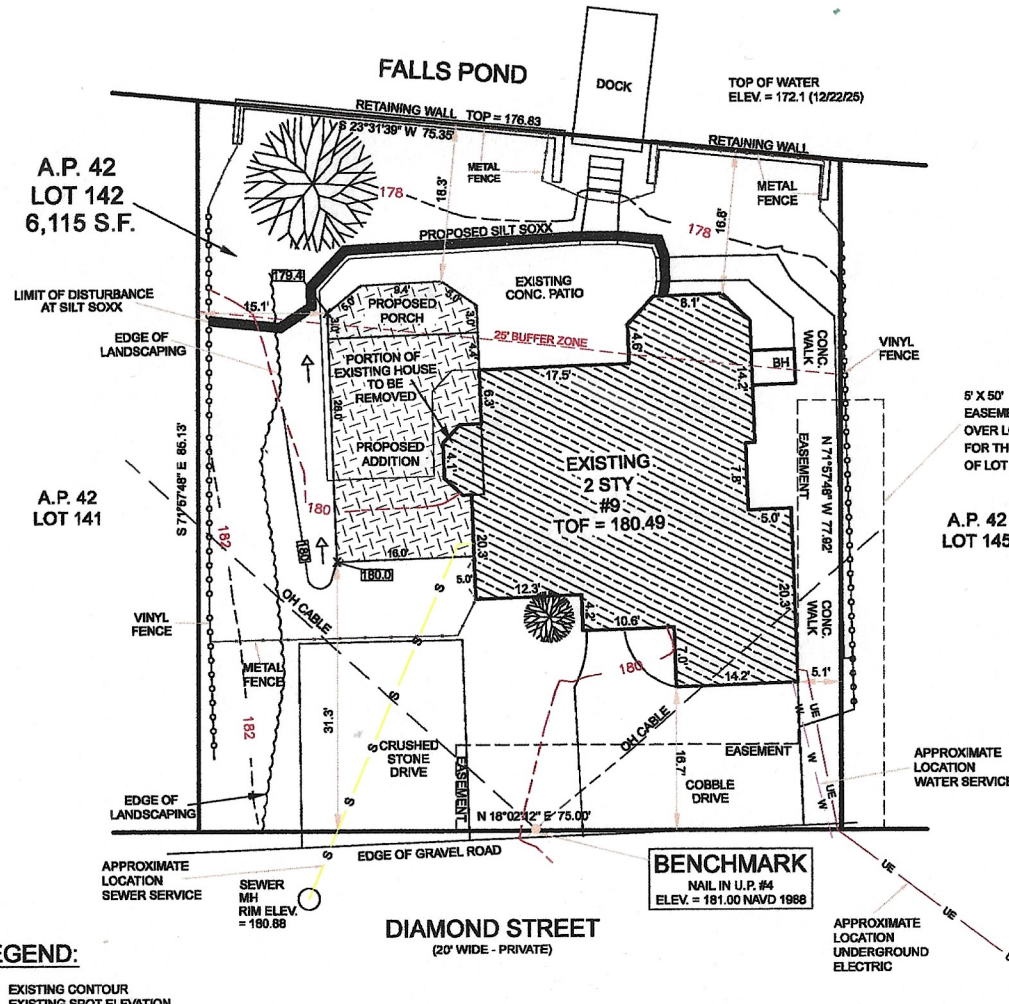
ASSESSOR'S REFERENCE:
MAP 42, PARCEL 142

DEED REFERENCE:
BRISTOL COUNTY REGISTRY
OF DEEDS BK 2895, PG 248

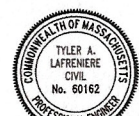
PLAN REFERENCE:
BRISTOL COUNTY REGISTRY
OF DEEDS PLAN: BK 323, PG 67



LOCUS MAP
N.T.S.



FILTREXX SILT SOXX DETAIL
N.T.S.



12-29-25
Tyler Lafreniere

SITE PLAN
9 DIAMOND STREET
NORTH ATTLEBORO, MA

OWNER / APPLICANT:
THE DANA ANN HUDSON TRUST
9 DIAMOND STREET
NORTH ATTLEBORO, MA

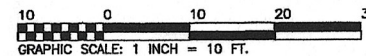
DATE: 12-29-2025

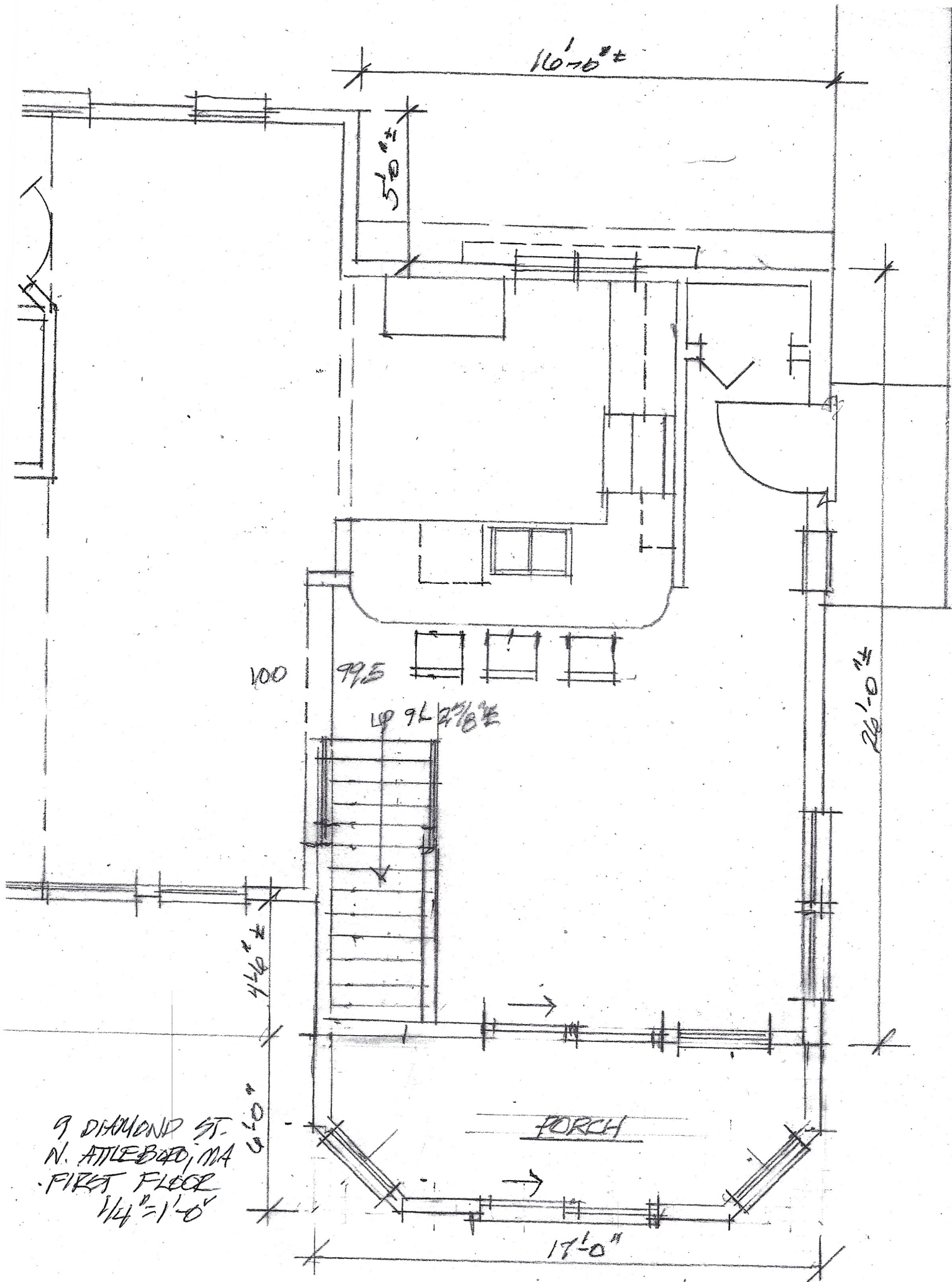
SCALE: 1" = 10'

SHEET 1 OF 1

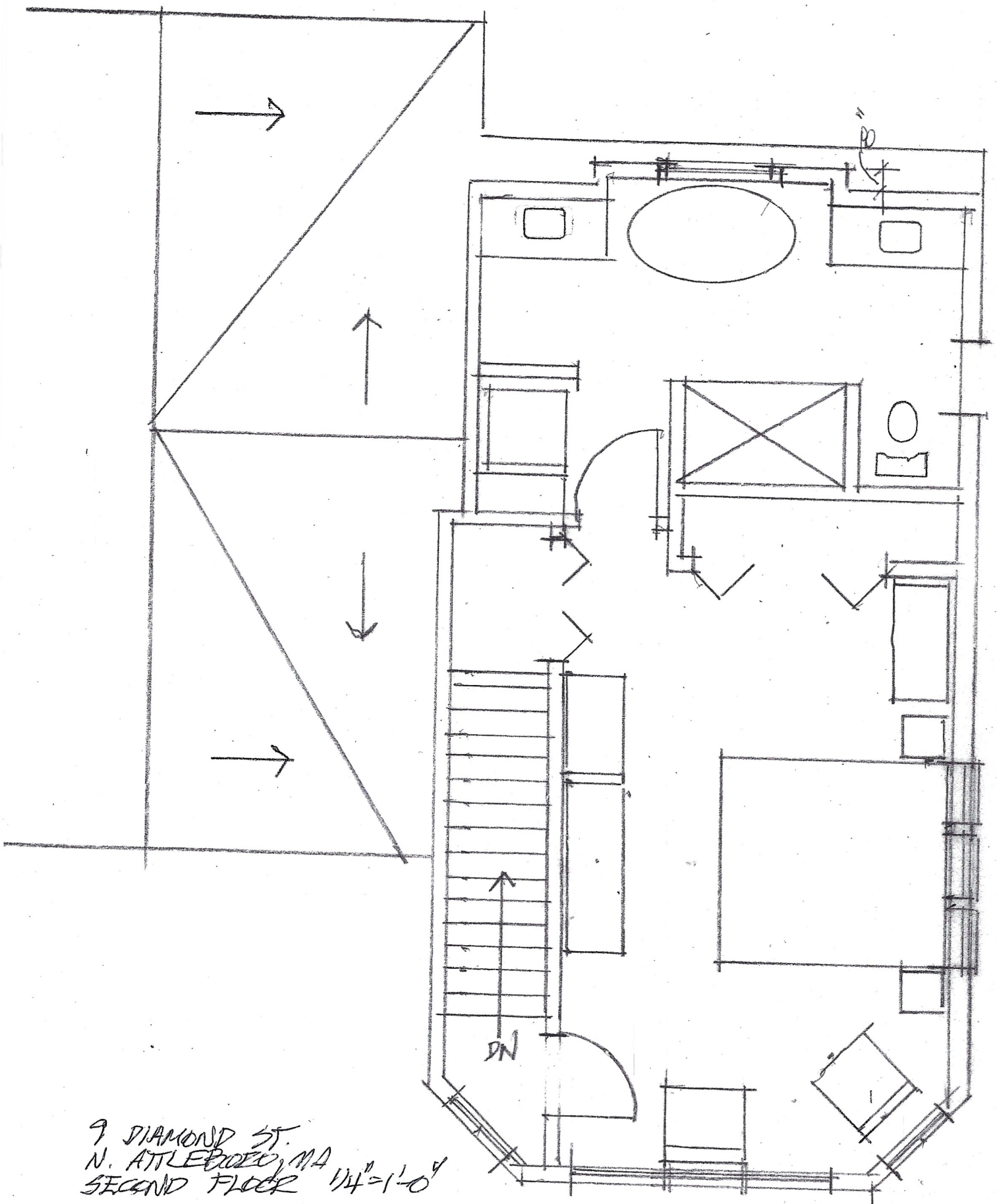
RISSE ENGINEERING COMPANY
93 GEORGE LEVEN DRIVE UNIT 3, N. ATTLEBORO, MA
(508) 695-3583

FILE NO.
2596

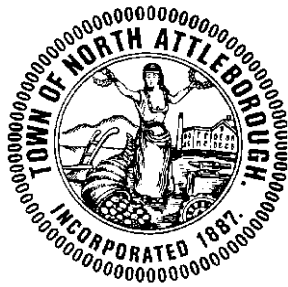




9 DIAMOND ST.
N. ATTLEBORO, MA
FIRST FLOOR
1/4" = 1'-0"



9 DIAMOND ST.
N. ATTLEBORO, MA
SECOND FLOOR $\frac{1}{4}'' = 1'-0''$



**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*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date: 1/9/2026

Location: 9 DIAMOND ST

Map/Lot: 42/142/

Current Owner of Record (as of Jan. 1, 2025) THE DANA ANN HUDSON TRUST

Mailing Address: 9 DIAMOND ST
N ATTLEBORO, MA 02760

Board Prepared For: ZONING + CONSERVATION

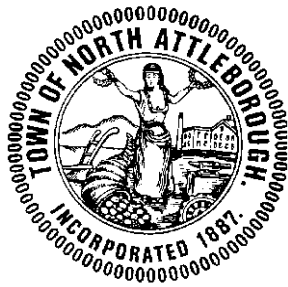
Applicant: STEPHEN NELSON

Phone:

E-Mail:

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

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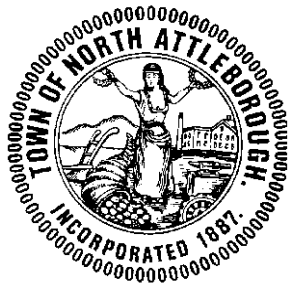
ABUTTERS LISTING
ZONING + CONSERVATION
1/9/2026

SUBJECT PARCEL: 42/142/

SUBJECT LOCATION: 9 DIAMOND ST

THE DANA ANN HUDSON TRUST
9 DIAMOND ST
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
23/137/	LONTOK MARCELINO S + MICHAEL D 309 RESERVOIR ST N ATTLEBORO, MA 02760	309 RESERVOIR ST
Parcel(s) 23/289/	Owner & Mailing Address FAVALORO MICHELLE T + FRANK G JR TRS FMF 317 RESERVOIR ST N ATTLEBORO, MA 02760	Property Location 317 RESERVOIR ST
Parcel(s) 23/291/	Owner & Mailing Address BOUDREA DONALD + CAROL P 8 WILD ACRES RD N ATTLEBORO, MA 02760	Property Location 8 WILD ACRES RD
Parcel(s) 23/293/	Owner & Mailing Address SIMAS RAYMOND J + ADRIENNE S 10 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 10 DIAMOND ST
Parcel(s) 23/296/	Owner & Mailing Address SARAZIN DENNIS + LISA 14 WILD ACRES RD N ATTLEBORO, MA 02760	Property Location 14 WILD ACRES RD
Parcel(s) 42/121/	Owner & Mailing Address SOUSA ELISE + MICHAEL 349 RESERVOIR ST N ATTLEBORO, MA 02760	Property Location 349 RESERVOIR ST
Parcel(s) 42/124/ THRU 128	Owner & Mailing Address STEPHEN R ALLARD LIVING TR ALLARD STEPHEN R + CUDDINGTON NANCY GARCIA 357 RESERVOIR ST N ATTLEBORO, MA 02760	Property Location 357 RESERVOIR ST
Parcel(s) 42/129/ thru 133	Owner & Mailing Address PAMELA J WOODIE + BOWNESS WILLIAM A 1 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 1 DIAMOND ST
Parcel(s) 42/134/ THRU 136 + 163	Owner & Mailing Address SANDLAND ROYAL E + CHERYL G 3 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 3 DIAMOND ST
Parcel(s) 42/137/ 138	Owner & Mailing Address BOWNESS WILLIAM A + WOODIE PAMELA JEAN 1 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 5 DIAMOND ST



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s) 42/139/ THRU 141	Owner & Mailing Address AHLQUIST DONNA MARIE + BEACH ROBERT 7 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 7 DIAMOND ST
Parcel(s) 42/145/	Owner & Mailing Address JORDE MAUREEN 526 OLD POST RD N ATTLEBORO, MA 02760	Property Location 11 DIAMOND ST
Parcel(s) 42/146/	Owner & Mailing Address LETOILE ESTELLE 1433 COUNTY ST ATTLEBORO, MA 02703	Property Location 15 DIAMOND ST
Parcel(s) 42/155/	Owner & Mailing Address BOWNESS WILLIAM A + WOODIE PAMELA JEAN 1 DIAMOND ST N ATTLEBORO, MA 02760	Property Location 2 DIAMOND ST
Parcel(s) 42/159/	Owner & Mailing Address GIBBONS JOEL + CECILE K 335 RESERVOIR ST N ATTLEBORO, MA 02760	Property Location 335 RESERVOIR ST
Parcel(s) 42/165/	Owner & Mailing Address TMG CARPENTRY INC 46 BARROWS ST NORTON, MA 02766	Property Location 325 RESERVOIR ST



THE DANA ANN HUDSON TRUST
9 DIAMOND ST
N ATTLEBORO, MA 02760

LONTOK MARCELINO S + MICHAEL D
309 RESERVOIR ST
N ATTLEBORO, MA 02760

FAVALORO MICHELLE T + FRANK G JR TRS FMF
317 RESERVOIR ST
N ATTLEBORO, MA 02760

BOUDREA DONALD + CAROL P
8 WILD ACRES RD
N ATTLEBORO, MA 02760

SIMAS RAYMOND J + ADRIENNE S
10 DIAMOND ST
N ATTLEBORO, MA 02760

SARAZIN DENNIS + LISA
14 WILD ACRES RD
N ATTLEBORO, MA 02760

SOUSA ELISE + MICHAEL
349 RESERVOIR ST
N ATTLEBORO, MA 02760

STEPHEN R ALLARD LIVING TR
ALLARD STEPHEN R + CUDDINGTON NANCY
357 RESERVOIR ST
N ATTLEBORO, MA 02760

PAMELA J WOODIE + BOWNESS WILLIAM A
1 DIAMOND ST
N ATTLEBORO, MA 02760

SANDLAND ROYAL E + CHERYL G
3 DIAMOND ST
N ATTLEBORO, MA 02760

BOWNESS WILLIAM A + WOODIE PAMELA J
1 DIAMOND ST
N ATTLEBORO, MA 02760

AHLQUIST DONNA MARIE + BEACH ROBERT
7 DIAMOND ST
N ATTLEBORO, MA 02760

JORDE MAUREEN
526 OLD POST RD
N ATTLEBORO, MA 02760

LETOILE ESTELLE
1433 COUNTY ST
ATTLEBORO, MA 02703

BOWNESS WILLIAM A + WOODIE PAMELA J
1 DIAMOND ST
N ATTLEBORO, MA 02760

GIBBONS JOEL + CECILE K
335 RESERVOIR ST
N ATTLEBORO, MA 02760

TMG CARPENTRY INC
46 BARROWS ST
NORTON, MA 02766



Record No: ZONE-4207

ZBA Application

Status: Active

Submitted On: 1/9/2026

Location of Premises

Street Number*

351

Street Name*

Mount Hope Street

Assessor's Plat Number*

16

Assessor's Lot Number*

130

Dimensions of Lot

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

North Attleboro Zoning Map

Frontage*

141

Depth*

444

Area*

1.58 AC

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?*

1.5 years

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

Yes

Size of Existing Building(s)*

25ft by 26ft

Proposed Building or Structure*

Garage

Proposed Use of Premises*

Garage

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

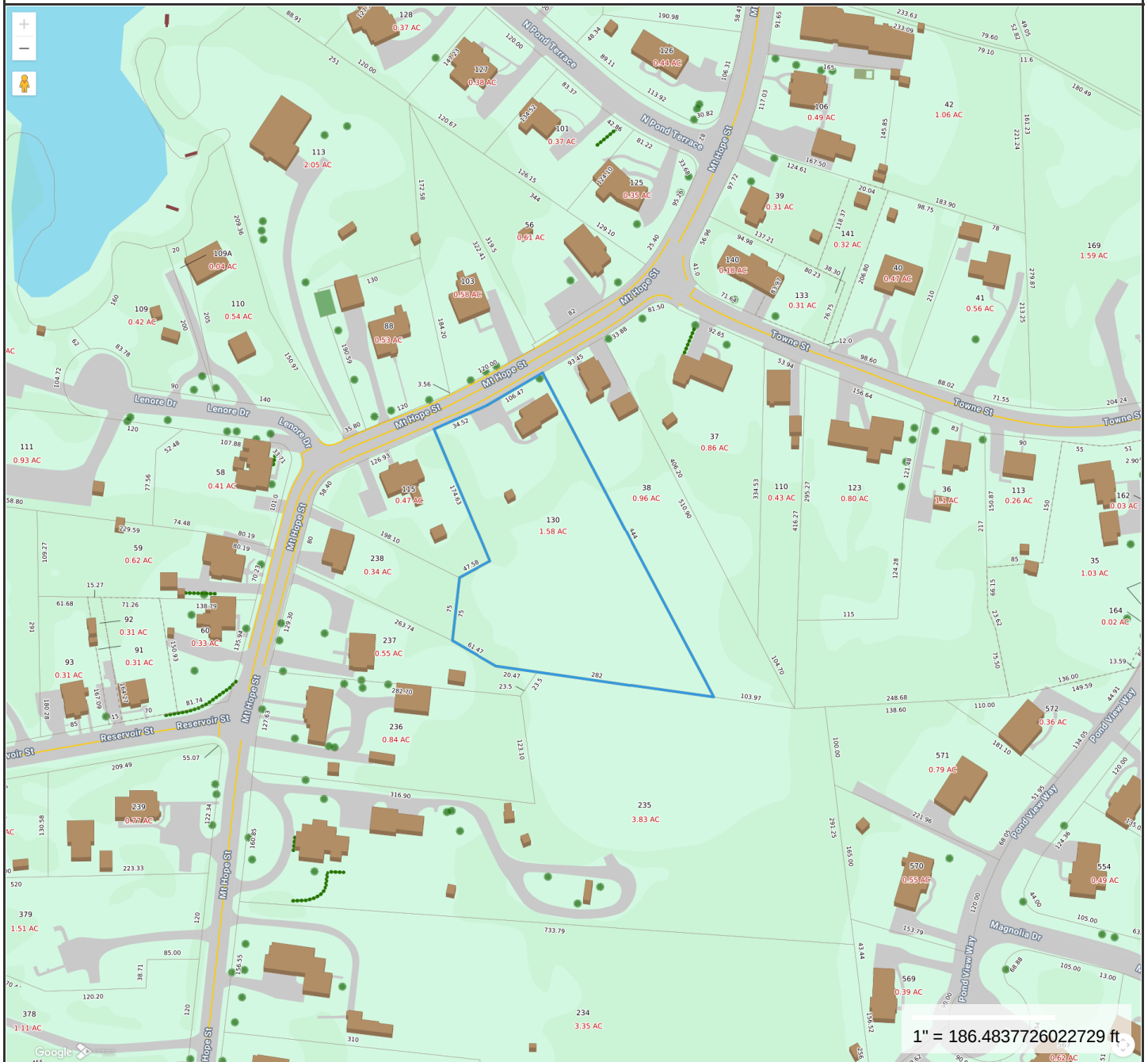
Provision/Regulation Information

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

Application is made under M.G.L. c. 40A, § 10 and North Attleborough Zoning By-Law Section 290-48(D) for a variance from the setback requirements of Section 290-13.1 (Intensity Schedule A)

State Grounds for Exemption, Special Permit or Variance:

Garage foundation is 37 feet from the front of road. We have wetlands on a large area of our property.

**Property Information**

Property ID 16-130
Location 351 MT HOPE ST
Owner RINDONE ALEXANDER + PAIGE

**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.



Warning:
The location of underground utilities are approximate only and are taken from existing record data, plans and/or field observations. The contractor shall be responsible for verifying locations in the field prior to excavation.
CALL DIGSAFE @ 811

MAP 16 LOT 38
N/F
WILBER MARILYN A

MAP 16 LOT 235

GOULD MICHAEL P SR + DIANE H

DESCRIPTION KEY

- BOUND / DRILL HOLE Found
- BENCH MARK PK 500 ELV ASSUMED
- EXISTING FIRE HYDRANT
- UTILITY POLE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- TREE LINE
- CHAIN LINK FENCE
- STONE WALL
- SHRUB/TREE/WETLANDS
- EDGE OF PAVEMENT

CURRENT ZONING R15 SETBACKS
FRONT: 40' *
SIDE/REAR: 15'*



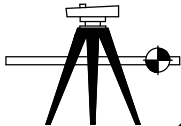
Frank T. Ribelin

NOTE: This Plan is based on deeds, available plans, office calculations and an actual field survey. Existing evidence i.e. walls, drillholes, bounds etc. are held as shown on this plan; where there was no physical evidence of property lines or corners, angles and distances from available deeds and plans were used to establish property lines.

Site Plan
NORTH ATTLEBOROUGH, MA.

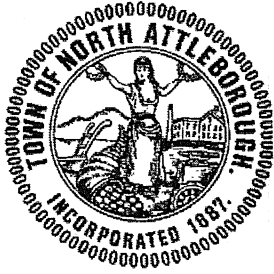
SCALE: 1" = 40'
1/8/2026

PREPARED BY
W.T.WHALEN ENGINEERING Co.
481 MOUNT HOPE STREET
NORTH ATTLEBOROUGH, MA.
02760
(508) 699-4604
SINCE 1935



APPLICANT: Rindone
OWNER: Alexander & Paige Rindone
STREET ADDRESS: 351 Mount Hope Street
PLAT INFORMATION: 16/130
LOT ZONING: * Lot Predates Zoning, Current R15
DEED INFORMATION: 28848/253
PLAN INFORMATION: pcl 2 45/62

JOB NO.	25-122
PROJ NO.	25-122
SOURCE DWG.	
SOURCE PROJ	
FILE REF.	25-122.dwg
Ecrew	MTW/NAW
Ebook	DC
Date	12/18/25
Calc.	MTW
Drwn.	MTW
App'd	



**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*
Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date: 1/13/2026

Location: 351 MT HOPE ST

Map/Lot: 16/130/

Current Owner of Record (as of Jan. 1, 2025) RINDONE ALEXANDER + PAIGE

Mailing Address: 351 MT HOPE ST
N ATTLEBORO, MA 02760

Board Prepared For: ZONING

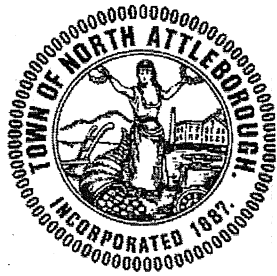
Applicant: ALEX RINDONE

Phone: [REDACTED]

E-Mail: [REDACTED]

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.

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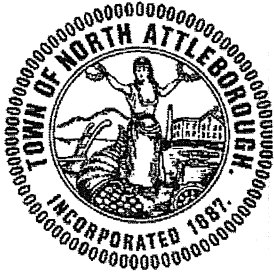
ABUTTERS LISTING
ZONING
1/13/2026

SUBJECT PARCEL: 16/130/

SUBJECT LOCATION: 351 MT HOPE ST

RINDONE ALEXANDER + PAIGE
351 MT HOPE ST
N ATTLEBORO, MA 02760

Parcel(s)	Owner & Mailing Address	Property Location
14/56/	LAMBERT RICHARD M + CLAUDIA A TRUSTEES LAMBERT FAMILY REV TRS 362 MT HOPE ST N ATTLEBORO, MA 02760	362 MT HOPE ST
Parcel(s) 14/88/	Owner & Mailing Address FLYNN SEAN W 350 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 350 MT HOPE ST
Parcel(s) 14/103/	Owner & Mailing Address ALEGRIA MARK +MCMAHAN LAURETTA 354 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 354 MT HOPE ST
Parcel(s) 16/37/	Owner & Mailing Address HARRIS MATTHEW M + KATE E 7 TOWNE STREET N ATTLEBORO, MA 02760	Property Location 7 TOWNE ST
Parcel(s) 16/38/	Owner & Mailing Address WILBER MARILYN A 355 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 355 MT HOPE ST
Parcel(s) 16/110/	Owner & Mailing Address BASTOS MAXIMILLIAN + LISA E 15 TOWNE ST N ATTLEBORO, MA 02760	Property Location 15 TOWNE ST
Parcel(s) 16/115/	Owner & Mailing Address SIGMAN MYLES DAVID + BLAKE ALAN TRS DAVID PAUL SIGMAN IRREVOCABLE TR 347 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 347 MT HOPE ST
Parcel(s) 24/234/	Owner & Mailing Address GABOURY MARK + PREWANDOWSKI LINDA 309 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 309 MT HOPE ST
Parcel(s) 24/235/	Owner & Mailing Address GOULD MICHAEL P SR + DIANE H 317 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 317 MT HOPE ST
Parcel(s) 24/236/	Owner & Mailing Address SMITH KEVIN J + JOYCE B TRUSTEES KEVIN J SMITH MARITAL TRS 325 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 325 MT HOPE ST

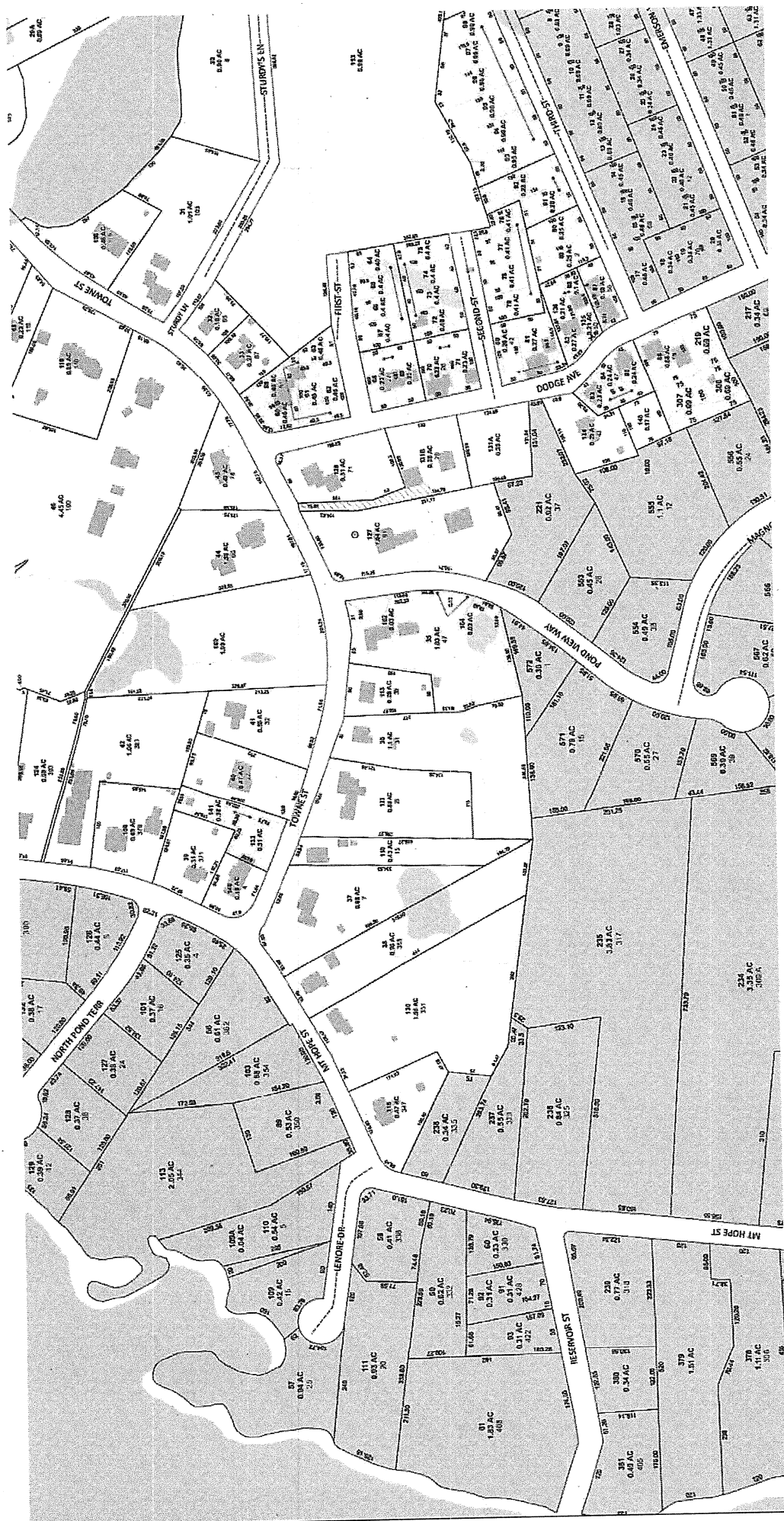


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Parcel(s) 24/237/	Owner & Mailing Address HOUSTON CHERYL M + MARK A 329 MT HOPE ST N ATTLEBORO, MA 02760	Property Location 329 MT HOPE ST
Parcel(s) 24/238/	Owner & Mailing Address BRIGGS GLORIA M 275 SMITH ST ATTLEBORO, MA 02703	Property Location 335 MT HOPE ST
Parcel(s) 24/569/	Owner & Mailing Address TINO VINCENT R + CARRIE P 39 POND VIEW WAY N ATTLEBORO, MA 02760	Property Location 39 POND VIEW WAY
Parcel(s) 24/570/	Owner & Mailing Address JOHNSON KENT D + JULIE 27 POND VIEW WAY N ATTLEBORO, MA 02760	Property Location 27 POND VIEW WAY
Parcel(s) 24/571/	Owner & Mailing Address SAVINI MITCHELL E PATALANO ALICIA R 15 POND VIEW WAY N ATTLEBORO, MA 02760	Property Location 15 POND VIEW WAY



RINDONE ALEXANDER + PAIGE
351 MT HOPE ST
N ATTLEBORO, MA 02760

LAMBERT RICHARD M + CLAUDIA A TR
LAMBERT FAMILY REV TRS
362 MT HOPE ST
N ATTLEBORO, MA 02760

FLYNN SEAN W
350 MT HOPE ST
N ATTLEBORO, MA 02760

ALEGRIA MARK +MCMAHAN LAURETTA
354 MT HOPE ST
N ATTLEBORO, MA 02760

HARRIS MATTHEW M + KATE E
7 TOWNE STREET
N ATTLEBORO, MA 02760

WILBER MARILYN A
355 MT HOPE ST
N ATTLEBORO, MA 02760

BASTOS MAXIMILLIAN + LISA E
15 TOWNE ST
N ATTLEBORO, MA 02760

SIGMAN MYLES DAVID + BLAKE ALAN TRS
DAVID PAUL SIGMAN IRREVOCABLE TR
347 MT HOPE ST
N ATTLEBORO, MA 02760

GABOURY MARK + PREWANDOWSKI L
309 MT HOPE ST
N ATTLEBORO, MA 02760

GOULD MICHAEL P SR + DIANE H
317 MT HOPE ST
N ATTLEBORO, MA 02760

SMITH KEVIN J + JOYCE B TRUSTEES
KEVIN J SMITH MARITAL TRS
325 MT HOPE ST
N ATTLEBORO, MA 02760

HOUSTON CHERYL M + MARK A
329 MT HOPE ST
N ATTLEBORO, MA 02760

BRIGGS GLORIA M
275 SMITH ST
ATTLEBORO, MA 02703

TINO VINCENT R + CARRIE P
39 POND VIEW WAY
N ATTLEBORO, MA 02760

JOHNSON KENT D + JULIE
27 POND VIEW WAY
N ATTLEBORO, MA 02760

SAVINI MITCHELL E
PATALANO ALICIA R
15 POND VIEW WAY
N ATTLEBORO, MA 02760



Record No: ZONE-4208

ZBA Application

Status: Active

Submitted On: 1/12/2026

Location of Premises

Street Number*

80 d/b/a 86

Street Name*

North Washington

Assessor's Plat Number*

2

Assessor's Lot Number*

114

Dimensions of Lot

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

North Attleboro Zoning Map

Frontage*

2135 sf leased space

Depth*

2135 sf leased space

Area*

2135 sf leased space

Premises Information

Zoning Districts in which premises are located*

C7.5

Permit Type*

Commercial

Number of Units*

1

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

Yes

Size of Existing Building(s)*

2135 sf leased space

Proposed Building of Structure*

Existing

Proposed Use of Premises*

Pilates studio

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

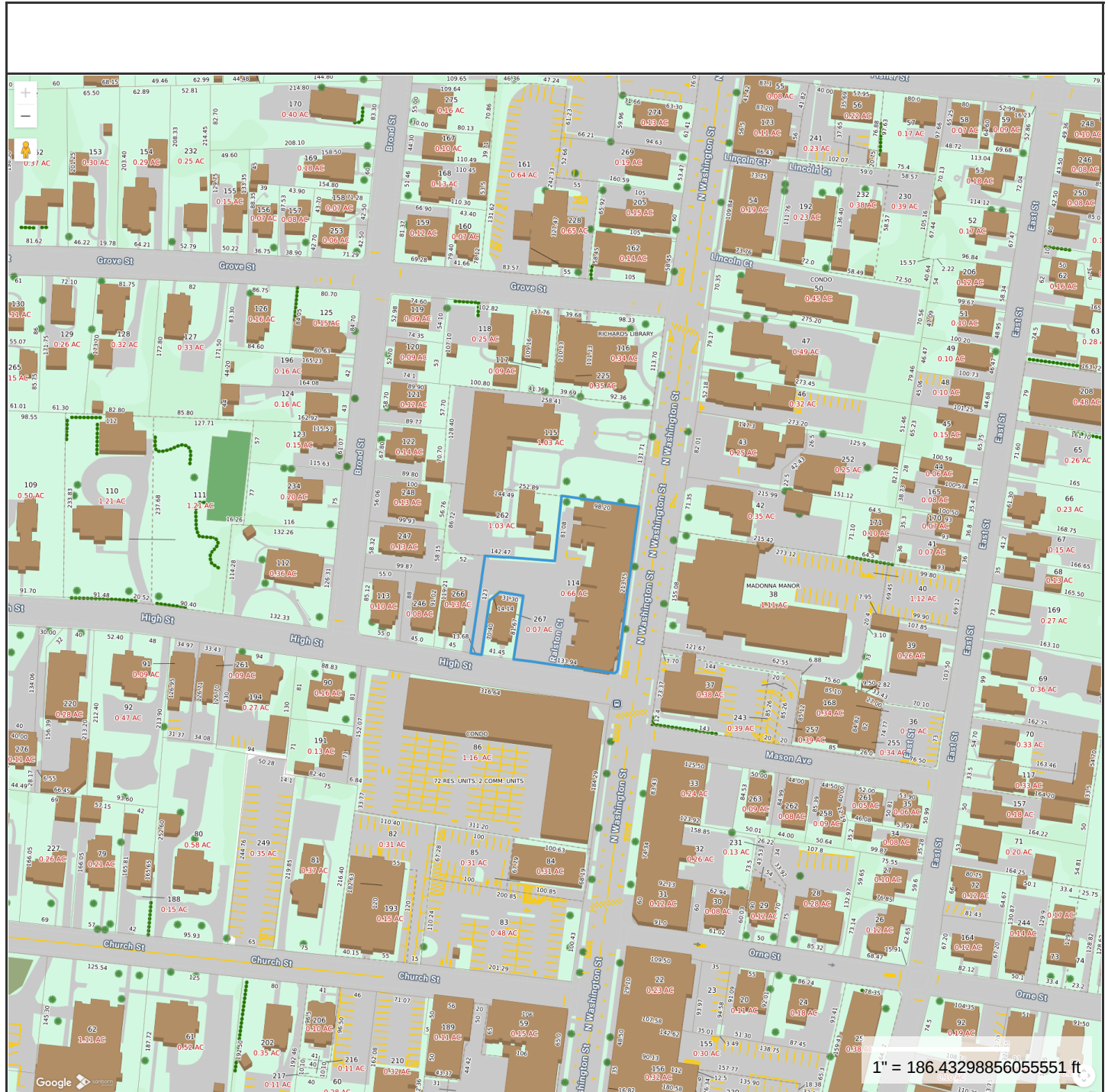
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Retail & service #10

We are requesting a Special Permit for the change of use in the leased space consisting of 2135 sf

State Grounds for Exemption, Special Permit or Variance:

Operations of a Pilates studio

**Property Information**

Property ID 2-114
Location 80 N WASHINGTON ST
Owner CHALETZKY STEPHEN E TRUSTEE



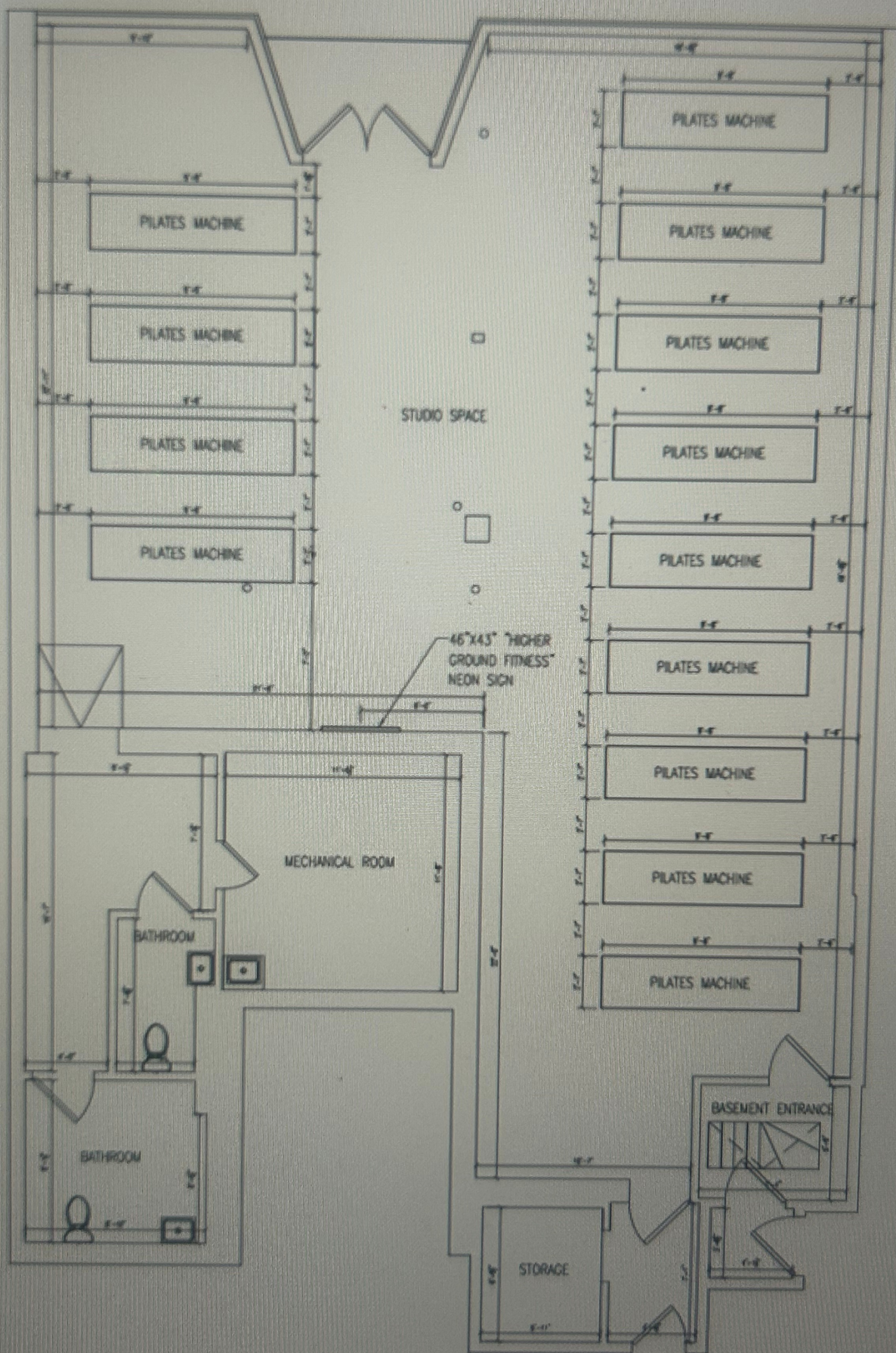
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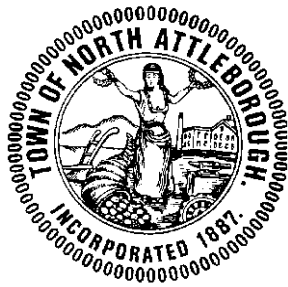
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Geometry updated June 2025
Data updated June 2025

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Paul B. Pinsonnault
Gene Morris

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date: 1/15/2026

Location: 80 N WASHINGTON ST

Map/Lot: 2/114/

Current Owner of Record (as of Jan. 1, 2025) CHALETZKY STEPHEN E
TRUSTEE

Mailing Address: 80 N WASHINGTON ST RLTY
TRSP0 BOX 590099
NEWTON CENTER, MA 02459

Board Prepared For: ZONING

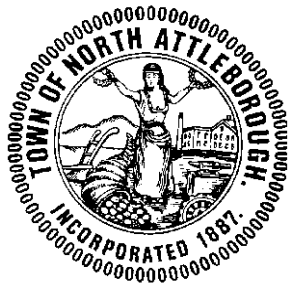
Applicant: TARA MULLEN

Phone:

E-Mail:

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.

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ABUTTERS LISTING

ZONING

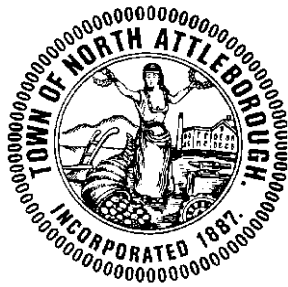
1/15/2026

SUBJECT PARCEL: 2/114/

SUBJECT LOCATION: 80 N WASHINGTON ST

CHALETZKY STEPHEN E TRUSTEE
80 N WASHINGTON ST RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459

Parcel(s)	Owner & Mailing Address	Property Location
2/86/100	GT EXPRESS INC 250 WAMPANOAG TRAIL STE 102 EAST PROVIDENCE, RI 02915	68 N WASHINGTON ST #100
2/86/102	Owner & Mailing Address PACE PLAZA CONDOMINIUM TRUST 68 N WASHINGTON ST N ATTLEBORO, MA 02760	Property Location 68 A N WASHINGTON ST #102
2/86/201	Owner & Mailing Address MAHER MARGARET T TRS MAHER FAMILY IRREVOCABLE TRS 68 N WASHINGTON ST #201 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #201
2/86/202	Owner & Mailing Address JACKSON JALANI 68 N WASHINGTON ST #202 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #202
2/86/203	Owner & Mailing Address SPIER GREGORY P + KATHRYN CRANE- 124 WASHINGTON ST FOXBORO, MA 02035	Property Location 68 N WASHINGTON ST #203
2/86/204	Owner & Mailing Address VINSON JAMES E 68 N WASHINGTON ST #204 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #204
2/86/205	Owner & Mailing Address SOMPAYRAC ZOHRA 68 N WASHINGTON ST # 205 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #205
2/86/206	Owner & Mailing Address MURPHY CAITLIN V 68 N WASHINGTON ST UNIT 206 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #206
2/86/207	Owner & Mailing Address STAPLETON THOMAS R + BARBARA J 117 FAIRWAY DR ATTLEBORO, MA 02703	Property Location 68 N WASHINGTON ST #207
2/86/208	Owner & Mailing Address SHERIDAN CHRISTOPHER M+CHRISTINA M 68 N WASHINGTON ST UNIT 208 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #208

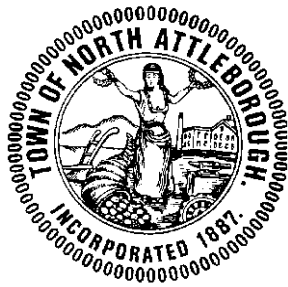


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Parcel(s)	Owner & Mailing Address	Property Location
2/86/209	MENDES RICHARD JOHN + CATHERINE GINLIANE MENDES FAMILY TRS 16722 GREEN COACH RD HACIENDA HEIGHTS, CA 91745	68 N WASHINGTON ST #209
2/86/210	MALKAN JIGNESH + GADA RESHMA 68 N WASHINGTON ST #210 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #210
2/86/211	MUNCHBACH DAVID A 68 N WASHINGTON ST UNIT 211 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #211
2/86/212	SHEVORY AMY LYN 68 N WASHINGTON ST #212 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #212
2/86/213	RAMPURE TEJASWI + SMITHA 3 ENDEAN DR E WALPOLE, MA 02032	68 N WASHINGTON ST #213
2/86/214	ADDESSI ALICIA ANN 68 N WASHINGTON ST #214 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #214
2/86/215	TAMULINAS ANN M 68 N WASHINGTON ST UNIT 215 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #215
2/86/216	CHIRCOP CHARLES M + MARGARET V 68 N WASHINGTON ST UNIT216 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #216
2/86/217	COX KELLIE 68 N WASHINGTON ST #217 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #217
2/86/218	HEALEY EDWARD J JR PO BOX 422 MASHPEE, MA 02649	68 N WASHINGTON ST #218
2/86/301	SANFORD MICHAEL 68 N WASHINGTON ST #301 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #301
2/86/302	TAYLOR REALTY LLC 645 E WASHINGTON ST N ATTLEBORO, MA 02760	68 N WASHINGTON ST #302
2/86/303	FORSYTHE MADELINE 68 N WASHINGTON ST #303 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #303



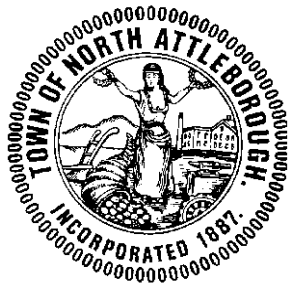
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Parcel(s) 2/86/304	Owner & Mailing Address TOON SHAREE 68 N WASHINGTON ST #304 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #304
Parcel(s) 2/86/305	Owner & Mailing Address CARVALHO JULIANE 68 N WASHINGTON ST #305 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #305
Parcel(s) 2/86/306	Owner & Mailing Address DONOHUE VALORIE S + DENIS R + KELLY A 68 N WASHINGTON ST UNIT 306 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #306
Parcel(s) 2/86/307	Owner & Mailing Address PALMERIN KATHRYN S 68 N WASHINGTON ST #307 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #307
Parcel(s) 2/86/308	Owner & Mailing Address PISANO ALDO 68 N WASHINGTON ST # 308 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #308
Parcel(s) 2/86/309	Owner & Mailing Address EMERSON NEAL 68 N WASHINGTON ST UNIT 309 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #309
Parcel(s) 2/86/310	Owner & Mailing Address BEGLEY EDMUND J 68 N WASHINGTON ST #310 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #310
Parcel(s) 2/86/311	Owner & Mailing Address GOLANT CONCETTA + SUSI STACEY L 68 N WASHINGTON ST #311 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #311
Parcel(s) 2/86/312	Owner & Mailing Address BONOME KIMBERLY 68 N WASHINGTON ST #312 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #312
Parcel(s) 2/86/313	Owner & Mailing Address DIXON FAMILY REVOCABLE TR DIXON ELIZABETH M TRS 28 CHAPEL ST CANTON, MA 02364	Property Location 68 N WASHINGTON ST #313
Parcel(s) 2/86/314	Owner & Mailing Address PLYMPTON STEPHEN K 68 N WASHINGTON ST #314 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #314
Parcel(s) 2/86/315	Owner & Mailing Address PASSANISI LOIS + SEBASTIANO COLLINS KERRI A 68 N WASHINGTON ST #315 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #315
Parcel(s) 2/86/316	Owner & Mailing Address CLOUGH ELIZABETH 68 N WASHINGTON ST #316 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #316



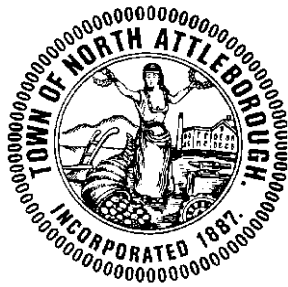
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Parcel(s)	Owner & Mailing Address	Property Location
2/86/317	PETRUCCI RHONDA + STONE NEIL J 68 N WASHINGTON ST #317 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #317
2/86/318	CARROLL KATHLEEN M 68 N WASHINGTON ST #318 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #318
2/86/401	MCCAFFERTY CATHERINE A 68 N WASHINGTON ST #401 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #401
2/86/402	PEARSON BRUCE E + BONNIE L 68 N WASHINGTON ST UNIT 402 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #402
2/86/403	DEROSA DOMENIC J + ELAINE M 68 N WASHINGTON ST UNIT 403 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #403
2/86/404	BLACKER DENISE P 68 N WASHINGTON ST UNIT 404 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #404
2/86/405	SAHANI PANKAJ DILIP 68 N WASHINGTON ST N ATTLEBORO, MA 02760	68 N WASHINGTON ST #405
2/86/406	CURRAN JOSEPH P + ALIBRIO-CURRAN FRANCES 68 N WASHINGTON ST UNIT 406 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #406
2/86/407	GARNHAM SHIRLEY A 68 N WASHINGTON ST UNIT 407 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #407
2/86/408	SUVALL ROBERT A 68 N WASHINGTON ST UNIT 408 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #408
2/86/409	DENG HUI 68 N WASHINGTON ST #409 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #409
2/86/410	MORIZIO STEVEN J 68 N WASHINGTON ST #410 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #410
2/86/411	BELLAVANCE SUZANNE 68 N WASHINGTON ST # 411 N ATTLEBORO, MA 02760	68 N WASHINGTON ST #411



TOWN OF NORTH ATTLEBOROUGH

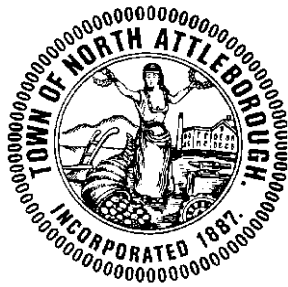
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Parcel(s) 2/86/412	Owner & Mailing Address SAMMA JAMEELA R 68 N WASHINGTON ST UNIT 412 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #412
Parcel(s) 2/86/413	Owner & Mailing Address FITZMAURICE DEBORAH J 68 N WASHINGTON ST UNIT 413 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #413
Parcel(s) 2/86/414	Owner & Mailing Address ROJAS LAURA + JOSE ANGEL 68 N WASHINGTON ST # 414 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #414
Parcel(s) 2/86/415	Owner & Mailing Address WARD PAUL J 68 N WASHINGTON ST UNIT 415 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #415
Parcel(s) 2/86/416	Owner & Mailing Address HEGARTY SEAN P 68 N WASHINGTON ST UNIT 416 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #416
Parcel(s) 2/86/417	Owner & Mailing Address LANDRY LESLIE A 68 N WASHINGTON ST #417 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #417
Parcel(s) 2/86/418	Owner & Mailing Address SALTZBERG STACY C 68 N WASHINGTON ST UNIT 418 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #418
Parcel(s) 2/86/501	Owner & Mailing Address OLSON NINA V PO BOX 2563 ATTLEBORO FALLS, MA 02763	Property Location 68 N WASHINGTON ST #501
Parcel(s) 2/86/502	Owner & Mailing Address NARBUT THOMAS E II + TERESA D 68 N WASHINGTON ST #502 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #502
Parcel(s) 2/86/503	Owner & Mailing Address DEJONG EILEEN 68 N WASHINGTON ST UNIT 503 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #503
Parcel(s) 2/86/504	Owner & Mailing Address LEADEN MAUREEN L 68 N WASHINGTON ST UNIT 504 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #504
Parcel(s) 2/86/505	Owner & Mailing Address OUELLETTE H FRANCES 68 N WASHINGTON ST #505 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #505
Parcel(s) 2/86/506	Owner & Mailing Address JONES TINA L + BRIAN 68 N WASHINGTON ST #506 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #506

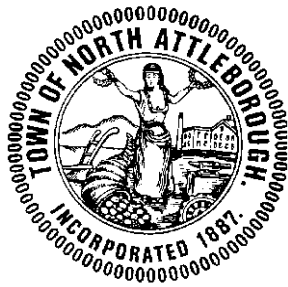


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BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s) 2/86/507	Owner & Mailing Address BAKER MORIAH 68 N WASHINGTON ST #507 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #507
Parcel(s) 2/86/508	Owner & Mailing Address CAISSIE ANDREA M + JAMES R 68 N WASHINGTON ST #508 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #508
Parcel(s) 2/86/509	Owner & Mailing Address MARTIN FRANCIS 68 N WASHINGTON ST #509 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #509
Parcel(s) 2/86/510	Owner & Mailing Address STARK MELANIE ANN 68 N WASHINGTON ST #510 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #510
Parcel(s) 2/86/511	Owner & Mailing Address STRONG LEIGH 117 BAYBERRY RD N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #511
Parcel(s) 2/86/512	Owner & Mailing Address FOLEY STEVEN L 68 N WASHINGTON ST UNIT 512 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #512
Parcel(s) 2/86/513	Owner & Mailing Address FLYNN DANIEL E 68 N WASHINGTON ST UNIT 513 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #513
Parcel(s) 2/86/514	Owner & Mailing Address SILVIA JENNIFER ALICE 68 N WASHINGTON ST #514 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #514
Parcel(s) 2/86/515	Owner & Mailing Address BRUNELL DAVID 68 N WASHINGTON ST #515 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #515
Parcel(s) 2/86/516	Owner & Mailing Address PINA LUIS O +NINA MARIA PINA 68 N WASHINGTON ST #516 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #516
Parcel(s) 2/86/517	Owner & Mailing Address DIGIOVANNI ZOPITO R TRS LUCIO Z DIGIOVANNI LIVING TR 68 N WASHINGTON ST #517 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #517
Parcel(s) 2/86/518	Owner & Mailing Address DIGIOVANNI NATHAN E 68 N WASHINGTON ST #518 N ATTLEBORO, MA 02760	Property Location 68 N WASHINGTON ST #518
Parcel(s) 2/115/ 262	Owner & Mailing Address GRACE EPISCOPAL CHURCH OF N. A. 104 N WASHINGTON ST N ATTLEBORO, MA 02760	Property Location 104 N WASHINGTON ST



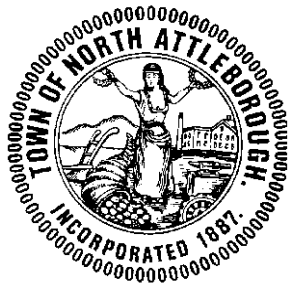
TOWN OF NORTH ATTLEBOROUGH

BOARD OF ASSESSORS

43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s)	Owner & Mailing Address	Property Location
2/116/ 225	INHABITANTS OF TOWN OF NORTH ATTLEBOROUGH LIBRARY 43 S WASHINGTON ST N ATTLEBORO, MA 02760	118 N WASHINGTON ST
Parcel(s) 2/117/	Owner & Mailing Address MYRTHOU MJ LLC 129 SCOTT ST ATTLEBORO, MA 02703	Property Location 12 GROVE ST
Parcel(s) 2/118/	Owner & Mailing Address CHALETZKY STEPHEN E TRUSTEE 18 GROVE ST REALTY TRS P O BOX 590099 NEWTON CENTER, MA 02459	Property Location 18 GROVE ST
Parcel(s) 2/121/	Owner & Mailing Address NA 25 BROAD ST LLC 54 SHELDON RD WRENTHAM, MA 02093-1728	Property Location 25 BROAD ST
Parcel(s) 2/122/	Owner & Mailing Address BALEST RICHARD P + MAXINE E 36 LAKE ST NORFOLK, MA 02056	Property Location 17 BROAD ST
Parcel(s) 2/246/	Owner & Mailing Address ROUHANA ZIAD + ANGELIQUE TRUSTEES 19-21 HIGH STREET RLTY TRS C/O HANSEN PM ATTLEBORO, MA 02703	Property Location 19 HIGH ST
Parcel(s) 2/247/	Owner & Mailing Address 7 BROAD STREET LLC 18 ATLANTIC CT EAST WALPOLE, MA 02032	Property Location 7 BROAD ST
Parcel(s) 2/248/	Owner & Mailing Address 7 BROAD STREET LLC 18 ATLANTIC CT EAST WALPOLE, MA 02032	Property Location 13 BROAD ST
Parcel(s) 2/266/	Owner & Mailing Address ROUHANA ANGELIQUE C/O HANSEN PM ATTLEBORO, MA 02703	Property Location 15 HIGH ST
Parcel(s) 2/267/	Owner & Mailing Address BLANCHARD ATHANASE GREGORY + GERSEY 11 HIGH ST N ATTLEBORO, MA 02760	Property Location 11 HIGH ST
Parcel(s) 5/37/ 243+257	Owner & Mailing Address SHARON CREDIT UNION 30 POND ST SHARON, MA 02067	Property Location 73 N WASHINGTON ST
Parcel(s) 5/38/ 40	Owner & Mailing Address MADONNA MANOR INC 450 HIGHLAND AVE FALL RIVER, MA 02720	Property Location 85 N WASHINGTON ST



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s)

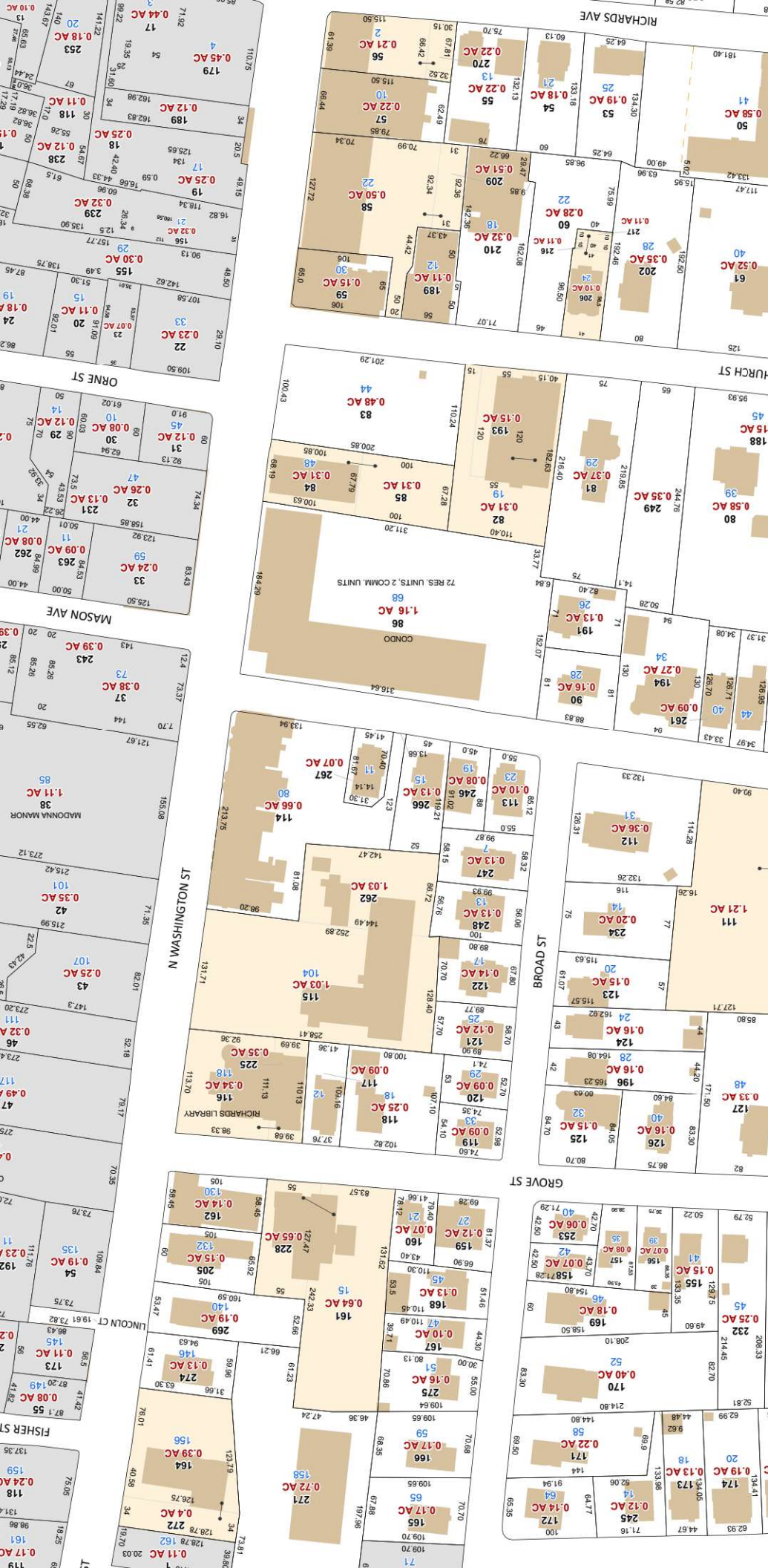
5/42/

Owner & Mailing Address

CHALETZKY STEPHEN E TRS 101 NORTH WASHINGTON STREET RLTY
PO BOX 590099
NEWTON CENTER, MA 02459

Property Location

101 N WASHINGTON ST



CHALETZKY STEPHEN E TRUSTEE
80 N WASHINGTON ST RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459

GT EXPRESS INC
250 WAMPANOAG TRAIL STE 102
EAST PROVIDENCE, RI 02915

PACE PLAZA CONDOMINIUM TRUST
68 N WASHINGTON ST
N ATTLEBORO, MA 02760

MAHER MARGARET T TRS MAHER FAMILY
IRREVOCABLE TRS
68 N WASHINGTON ST #201
N ATTLEBORO, MA 02760

JACKSON JALANI
68 N WASHINGTON ST #202
N ATTLEBORO, MA 02760

SPIER GREGORY P + KATHRYN CRANE-
124 WASHINGTON ST
FOXBORO, MA 02035

VINSON JAMES E
68 N WASHINGTON ST #204
N ATTLEBORO, MA 02760

SOMPAYRAC ZOHRA
68 N WASHINGTON ST # 205
N ATTLEBORO, MA 02760

MURPHY CAITLIN V
68 N WASHINGTON ST UNIT 206
N ATTLEBORO, MA 02760

STAPLETON THOMAS R + BARBARA J
117 FAIRWAY DR
ATTLEBORO, MA 02703

SHERIDAN CHRISTOPHER M+CHRISTINA M
68 N WASHINGTON ST UNIT 208
N ATTLEBORO, MA 02760

MENDES RICHARD JOHN + CATHERINE GINLIANE
MENDES FAMILY TRS
16722 GREEN COACH RD
HACIENDA HEIGHTS, CA 91745

MALKAN JIGNESH + GADA RESHMA
68 N WASHINGTON ST #210
N ATTLEBORO, MA 02760

MUNCHBACH DAVID A
68 N WASHINGTON ST UNIT 211
N ATTLEBORO, MA 02760

SHEVORY AMY LYN
68 N WASHINGTON ST #212
N ATTLEBORO, MA 02760

RAMPURE TEJASWI + SMITHA
3 ENDEAN DR
E WALPOLE, MA 02032

ADDESSI ALICIA ANN
68 N WASHINGTON ST #214
N ATTLEBORO, MA 02760

TAMULINAS ANN M
68 N WASHINGTON ST UNIT 215
N ATTLEBORO, MA 02760

CHIRCOP CHARLES M + MARGARET V
68 N WASHINGTON ST UNIT216
N ATTLEBORO, MA 02760

COX KELLIE
68 N WASHINGTON ST #217
N ATTLEBORO, MA 02760

HEALEY EDWARD J JR
PO BOX 422
MASHPEE, MA 02649

SANFORD MICHAEL
68 N WASHINGTON ST #301
N ATTLEBORO, MA 02760

TAYLOR REALTY LLC
645 E WASHINGTON ST
N ATTLEBORO, MA 02760

FORSYTHE MADELINE
68 N WASHINGTON ST #303
N ATTLEBORO, MA 02760

TOON SHAREE
68 N WASHINGTON ST #304
N ATTLEBORO, MA 02760

CARVALHO JULIANE
68 N WASHINGTON ST #305
N ATTLEBORO, MA 02760

DONOHUE VALORIE S + DENIS R + KELLY A
68 N WASHINGTON ST UNIT 306
N ATTLEBORO, MA 02760

PALMERIN KATHRYN S
68 N WASHINGTON ST #307
N ATTLEBORO, MA 02760

PISANO ALDO
68 N WASHINGTON ST # 308
N ATTLEBORO, MA 02760

EMERSON NEAL
68 N WASHINGTON ST UNIT 309
N ATTLEBORO, MA 02760

BEGLEY EDMUND J
68 N WASHINGTON ST #310
N ATTLEBORO, MA 02760

GOLANT CONCETTA + SUSI STACEY L
68 N WASHINGTON ST #311
N ATTLEBORO, MA 02760

BONOME KIMBERLY
68 N WASHINGTON ST #312
N ATTLEBORO, MA 02760

DIXON FAMILY REVOCABLE TR
DIXON ELIZABETH M TRS
28 CHAPEL ST
CANTON, MA 02364

PLYMPTON STEPHEN K
68 N WASHINGTON ST #314
N ATTLEBORO, MA 02760

PASSANISI LOIS + SEBASTIANO
COLLINS KERRI A
68 N WASHINGTON ST #315
N ATTLEBORO, MA 02760

CLOUGH ELIZABETH
68 N WASHINGTON ST #316
N ATTLEBORO, MA 02760

PETRUCCI RHONDA + STONE NEIL J
68 N WASHINGTON ST #317
N ATTLEBORO, MA 02760

CARROLL KATHLEEN M
68 N WASHINGTON ST #318
N ATTLEBORO, MA 02760

MCCAFFERTY CATHERINE A
68 N WASHINGTON ST #401
N ATTLEBORO, MA 02760

PEARSON BRUCE E + BONNIE L
68 N WASHINGTON ST UNIT 402
N ATTLEBORO, MA 02760

DEROSA DOMENIC J + ELAINE M
68 N WASHINGTON ST UNIT 403
N ATTLEBORO, MA 02760

BLACKER DENISE P
68 N WASHINGTON ST UNIT 404
N ATTLEBORO, MA 02760

SAHANI PANKAJ DILIP
68 N WASHINGTON ST
N ATTLEBORO, MA 02760

CURRAN JOSEPH P + ALIBRIO-CURRAN FRANCES
68 N WASHINGTON ST UNIT 406
N ATTLEBORO, MA 02760

GARNHAM SHIRLEY A
68 N WASHINGTON ST UNIT 407
N ATTLEBORO, MA 02760

SUVALL ROBERT A
68 N WASHINGTON ST UNIT 408
N ATTLEBORO, MA 02760

DENG HUI
68 N WASHINGTON ST #409
N ATTLEBORO, MA 02760

MORIZIO STEVEN J
68 N WASHINGTON ST #410
N ATTLEBORO, MA 02760

BELLAVANCE SUZANNE
68 N WASHINGTON ST # 411
N ATTLEBORO, MA 02760

SAMMA JAMEELA R
68 N WASHINGTON ST UNIT 412
N ATTLEBORO, MA 02760

FITZMAURICE DEBORAH J
68 N WASHINGTON ST UNIT 413
N ATTLEBORO, MA 02760

ROJAS LAURA + JOSE ANGEL
68 N WASHINGTON ST # 414
N ATTLEBORO, MA 02760

WARD PAUL J
68 N WASHINGTON ST UNIT 415
N ATTLEBORO, MA 02760

HEGARTY SEAN P
68 N WASHINGTON ST UNIT 416
N ATTLEBORO, MA 02760

LANDRY LESLIE A
68 N WASHINGTON ST #417
N ATTLEBORO, MA 02760

SALTZBERG STACY C
68 N WASHINGTON ST UNIT 418
N ATTLEBORO, MA 02760

OLSON NINA V
PO BOX 2563
ATTLEBORO FALLS, MA 02763

NARBUT THOMAS E II + TERESA D
68 N WASHINGTON ST #502
N ATTLEBORO, MA 02760

DEJONG EILEEN
68 N WASHINGTON ST UNIT 503
N ATTLEBORO, MA 02760

LEADEN MAUREEN L
68 N WASHINGTON ST UNIT 504
N ATTLEBORO, MA 02760

OUELLETTE H FRANCES
68 N WASHINGTON ST #505
N ATTLEBORO, MA 02760

JONES TINA L + BRIAN
68 N WASHINGTON ST #506
N ATTLEBORO, MA 02760

BAKER MORIAH
68 N WASHINGTON ST #507
N ATTLEBORO, MA 02760

CAISSIE ANDREA M + JAMES R
68 N WASHINGTON ST #508
N ATTLEBORO, MA 02760

MARTIN FRANCIS
68 N WASHINGTON ST #509
N ATTLEBORO, MA 02760

STARK MELANIE ANN
68 N WASHINGTON ST #510
N ATTLEBORO, MA 02760

STRONG LEIGH
117 BAYBERRY RD
N ATTLEBORO, MA 02760

FOLEY STEVEN L
68 N WASHINGTON ST UNIT 512
N ATTLEBORO, MA 02760

FLYNN DANIEL E
68 N WASHINGTON ST UNIT 513
N ATTLEBORO, MA 02760

SILVIA JENNIFER ALICE
68 N WASHINGTON ST #514
N ATTLEBORO, MA 02760

BRUNELL DAVID
68 N WASHINGTON ST #515
N ATTLEBORO, MA 02760

PINA LUIS O +NINA MARIA PINA
68 N WASHINGTON ST #516
N ATTLEBORO, MA 02760

DIGIOVANNI ZOPITO R TRS
LUCIO Z DIGIOVANNI LIVING TR
68 N WASHINGTON ST #517
N ATTLEBORO, MA 02760

DIGIOVANNI NATHAN E
68 N WASHINGTON ST #518
N ATTLEBORO, MA 02760

GRACE EPISCOPAL CHURCH OF N. A.
104 N WASHINGTON ST
N ATTLEBORO, MA 02760

INHABITANTS OF TOWN OF NORTH
ATTLEBOROUGH
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

MYRTHOU MJ LLC
129 SCOTT ST
ATTLEBORO, MA 02703

CHALETZKY STEPHEN E TRUSTEE
18 GROVE ST REALTY TRS
P O BOX 590099
NEWTON CENTER, MA 02459

NA 25 BROAD ST LLC
54 SHELDON RD
WRENTHAM, MA 02093-1728

BALEST RICHARD P + MAXINE E
36 LAKE ST
NORFOLK, MA 02056

ROUHANA ZIAD + ANGELIQUE TRUSTEES
19-21 HIGH STREET RLTY TRS
C/O HANSEN PM
ATTLEBORO, MA 02703

7 BROAD STREET LLC
18 ATLANTIC CT
EAST WALPOLE, MA 02032

7 BROAD STREET LLC
18 ATLANTIC CT
EAST WALPOLE, MA 02032

ROUHANA ANGELIQUE
C/O HANSEN PM
ATTLEBORO, MA 02703

BLANCHARD ATHANASE GREGORY + GERSEY
11 HIGH ST
N ATTLEBORO, MA 02760

SHARON CREDIT UNION
30 POND ST
SHARON, MA 02067

MADONNA MANOR INC
450 HIGHLAND AVE
FALL RIVER, MA 02720

CHALETZKY STEPHEN E TRS 101 NORTH
WASHINGTON STREET RLTY TRS
PO BOX 590099
NEWTON CENTER, MA 02459



Record No: ZONE-4209

ZBA Application

Status: Active

Submitted On: 1/14/2026

Location of Premises

Street Number*

210

Street Name*

East Street

Assessor's Plat Number*

6

Assessor's Lot Number*

110

Dimensions of Lot

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

North Attleboro Zoning Map

Frontage*

47.50

Depth*

74.68

Area*

30,492 sqft

Premises Information

Zoning Districts in which premises are located*

R-10S

Permit Type*

Residential

Number of Units*

1

How long have you owned the above premises?*

10/15/2025

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

Yes

Size of Existing Building(s)*

5x13

Proposed Building or Structure*

5x13

Proposed Use of Premises*

Front Porch

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

Provision/Regulation Information

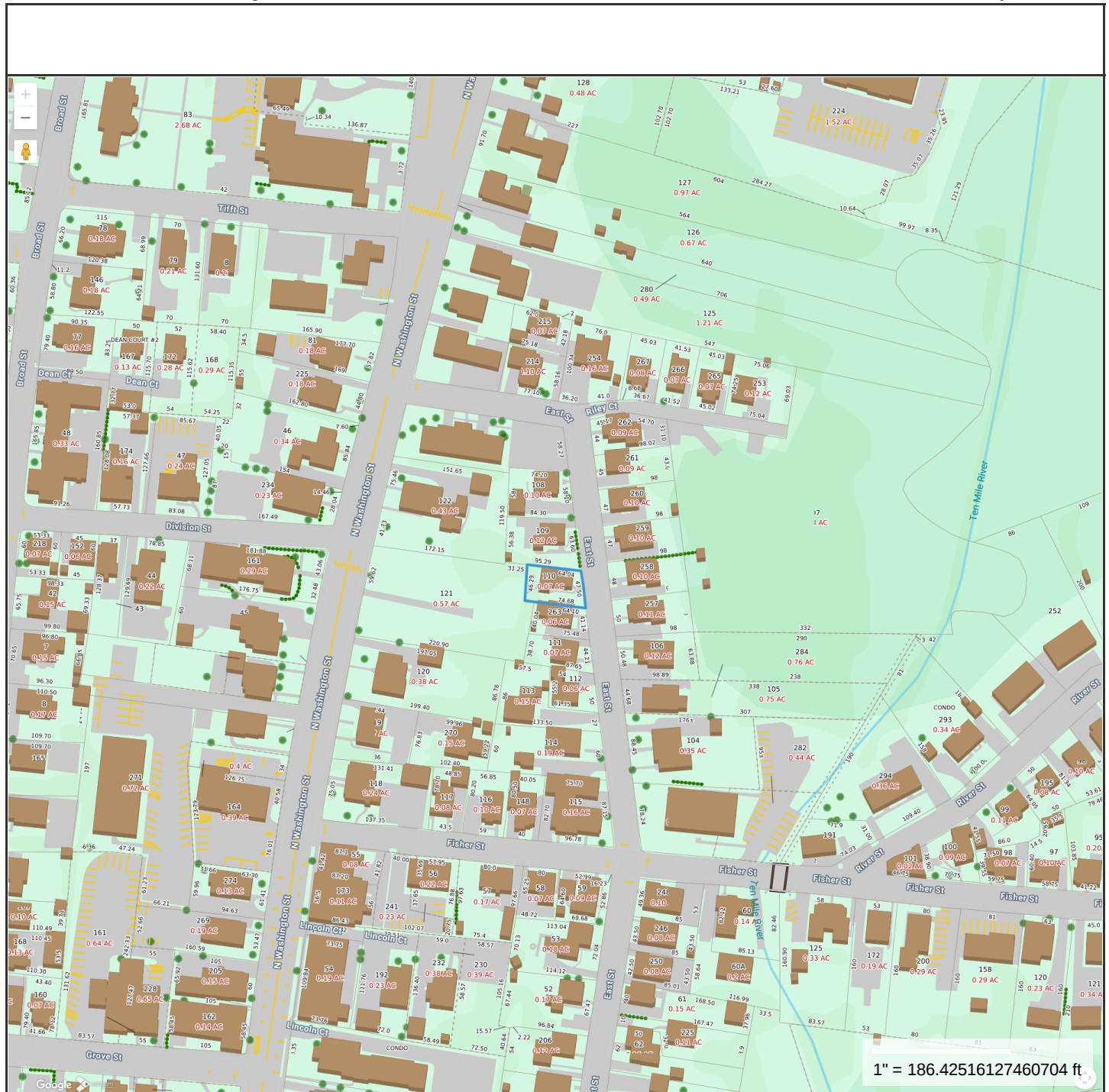
Provision or regulation of Zoning By-Law or State Enabling Act under which application for Exemption, Special Permit or Variance is made:

Article IV, Intensity Regulations, Schedule A for a Front Yard Setback

R-10S Front Yard Setback – 30 Feet Required, Existing = 13 feet at closest corner, 17 foot variance requested

State Grounds for Exemption, Special Permit or Variance:

The purpose for the variance request is to rebuild a front porch deck. There is an existing front porch with dimensions of 13' wide and 5' deep. After purchasing the home in October 2025, a permit was pulled to do a full gut and remodel of the home. The home had not been lived in for several years and was severely deteriorated. After a full gut of the home, structural needs were evaluated and addressed. The covered front porch was in need of a new deck and footings; no footings existed. The front porch was supported by cedar logs set on grade. The floor boards of the porch were missing and the deck was pulling off the house. The roof of the porch remains and is supported by temporary supports to prevent collapse. This has triggered a ZBA filing ordered by the Building Department. A new deck will need to be constructed at the same size of existing area, 13'x5'. Additionally, the porch will be enclosed with walls to support the roof. There will be no additional area needed or requested outside the existing footprint.

**Property Information**

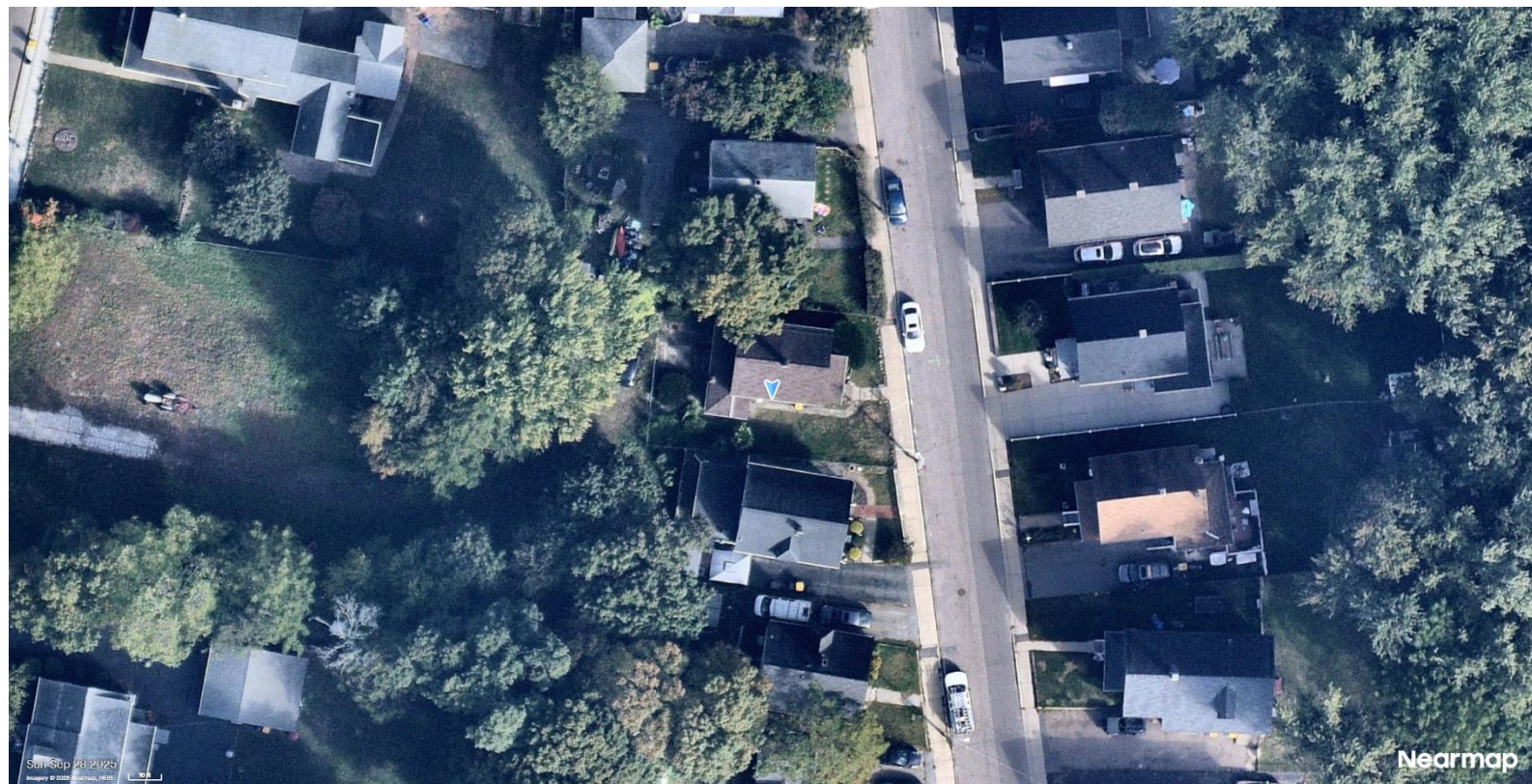
Property ID 6-110
Location 210 EAST ST
Owner SPOONER WAYNE E

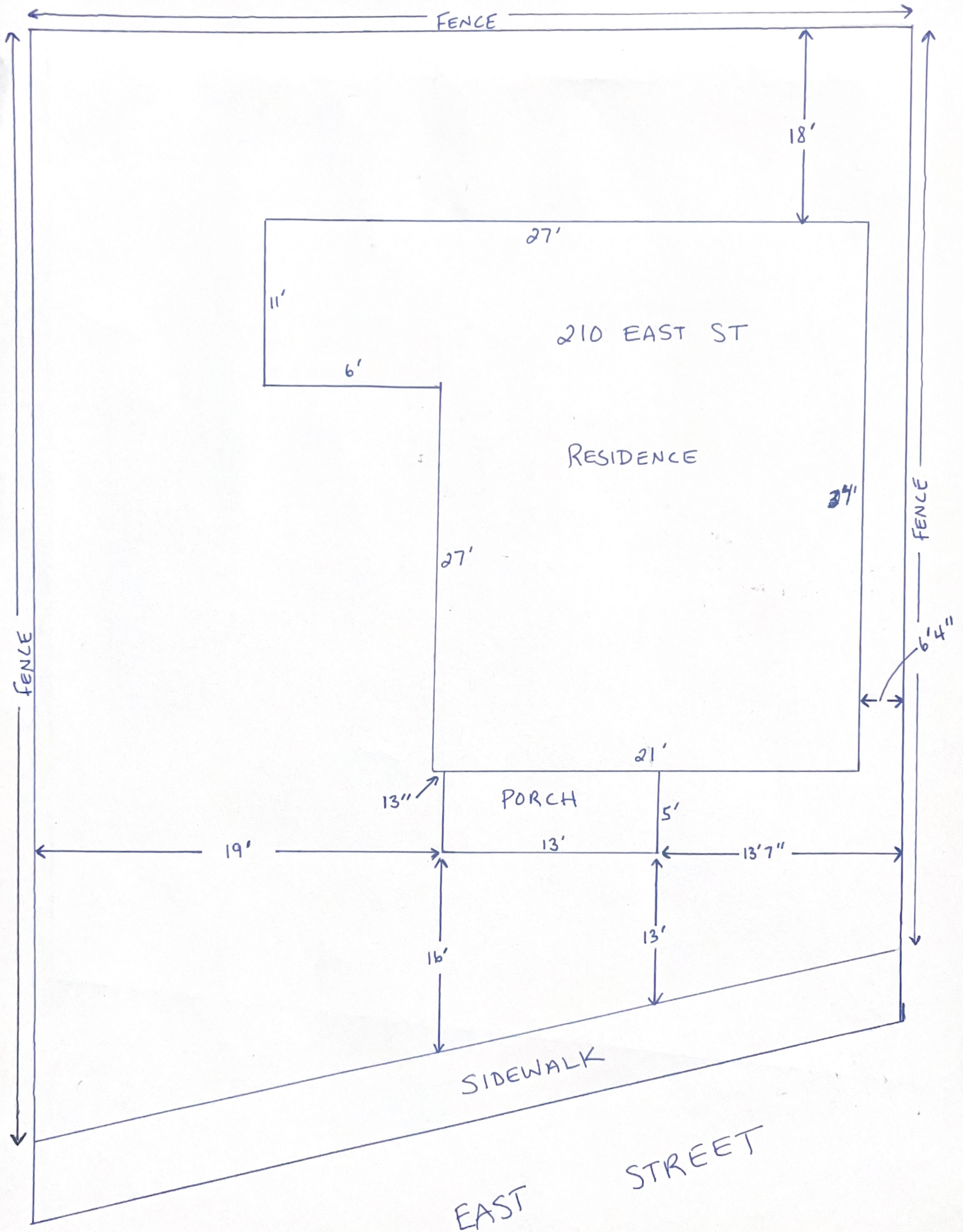
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.





Building Information

Building 1 : Section 1

Year Built: 1850
 Living Area: 1,007
 Replacement Cost: \$372,434
 Building Percent Good: 58
 Replacement Cost
 Less Depreciation: \$216,000

Building Attributes

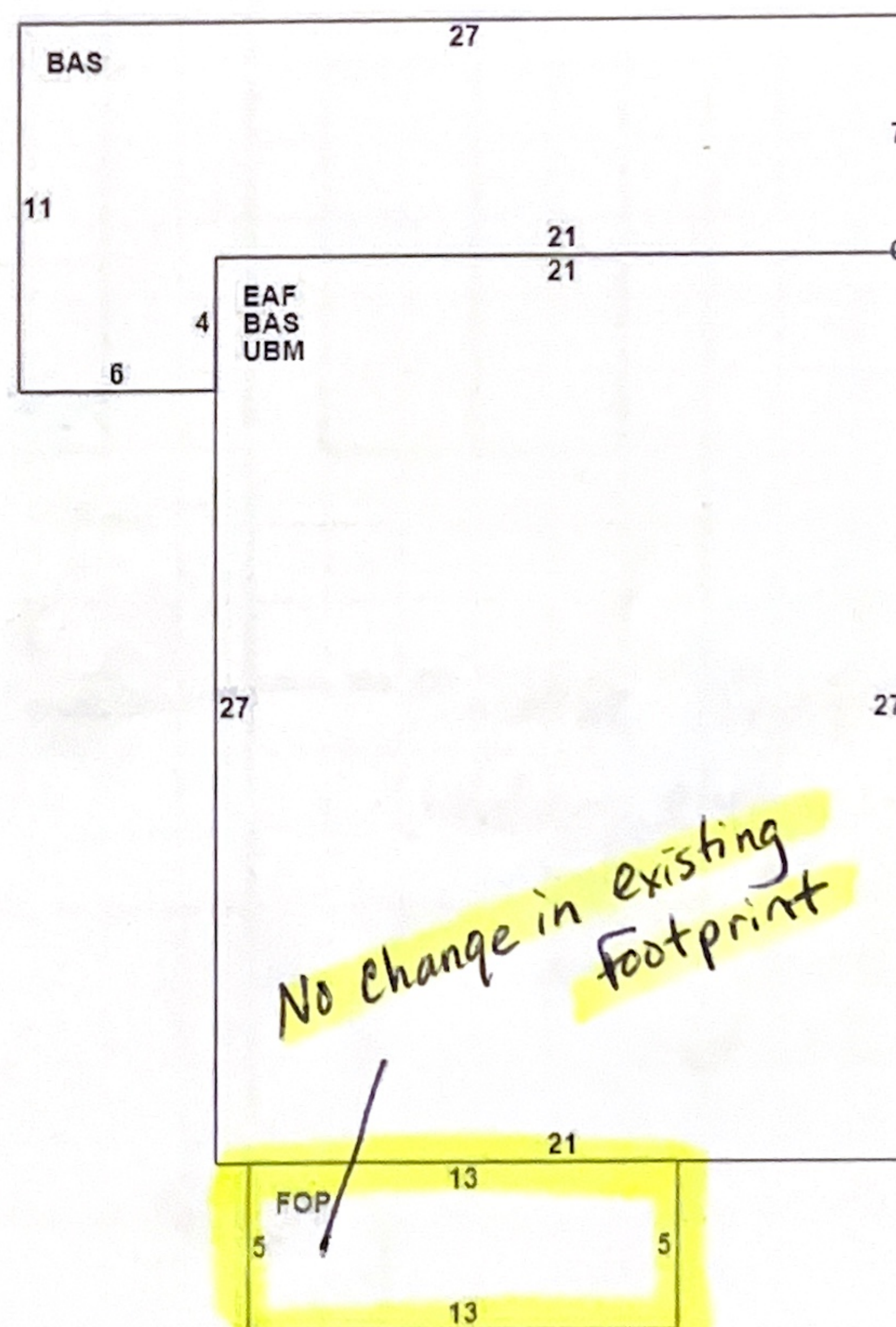
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Standard
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	

Building Photo



(<https://images.vgsi.com/photos2/NorhattleboroPhotos///0030/P1040180>)

Building Layout



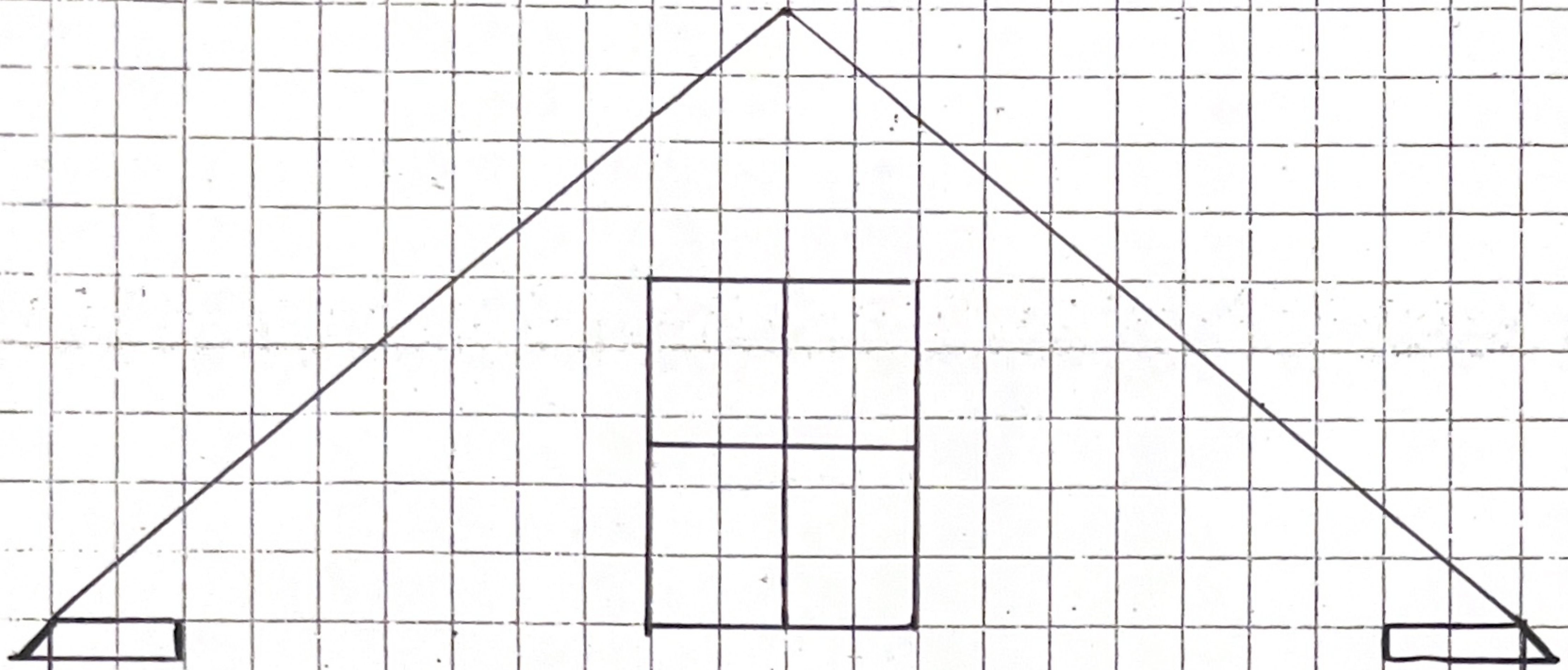
(ParcelSketch.ashx?pid=1179&bid=1150)

Building Sub-Areas (sq ft)

Legend

	Gross	Living

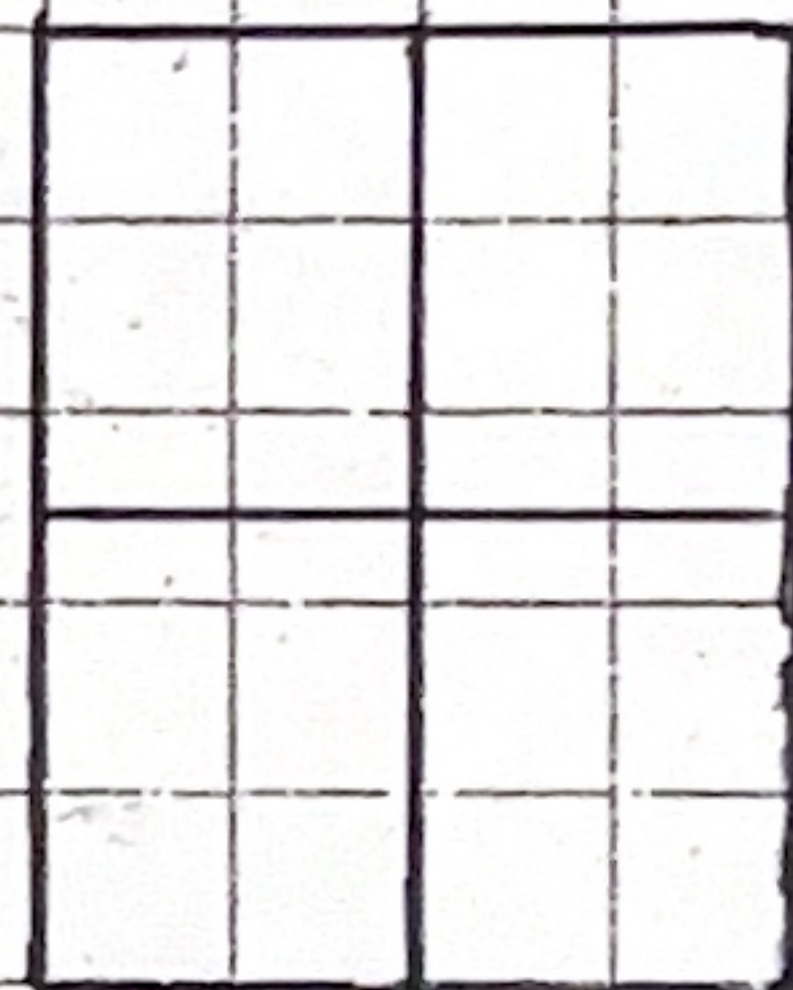
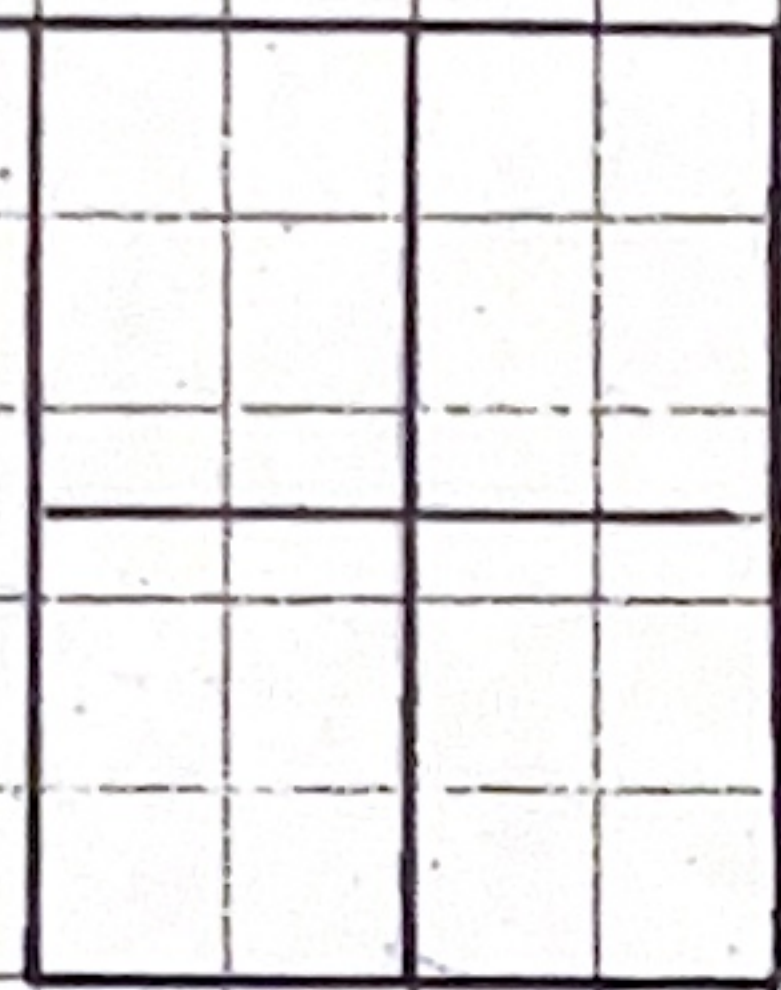
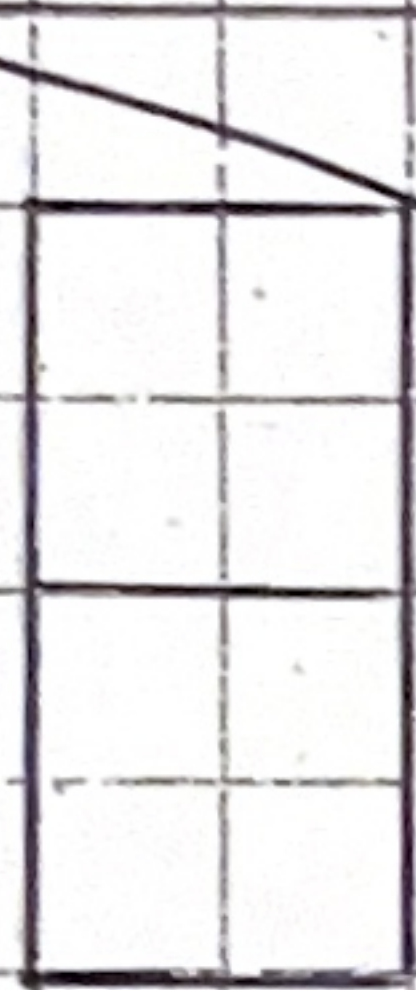
FRONT OF HOUSE
210 EAST ST



Existing
Porch Roof

Existing Porch
Roof to Remain.

Remove
interior
wall and
add beam.



Enclose Front Porch
under existing
roof. Move
front door
and window.

Rebuild
Floor frame
and steps

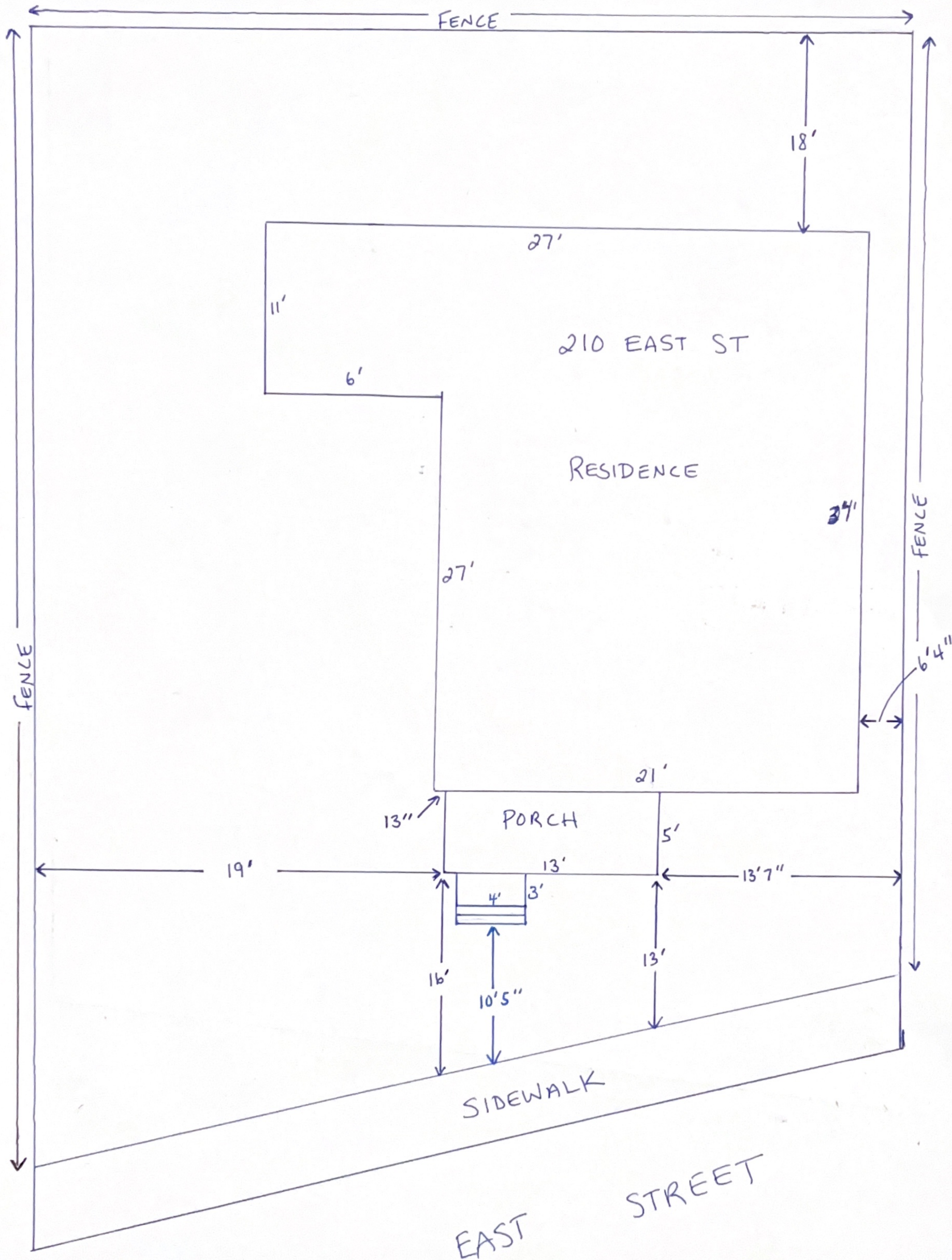
6.5'

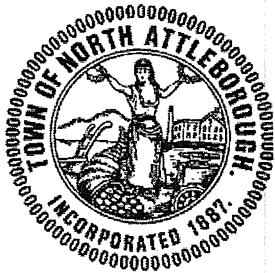
6.5'

12"

48"

Install new footings. (Existing porch set
on grade.)





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

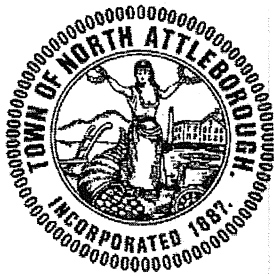
Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date: 1/22/2026
Location: 210 EAST ST
Map/Lot: 6/110/
Current Owner of Record (as of Jan. 1, 2025) LINDSEY ST LLC
Mailing Address: 1221 OAKHILL AVE
N ATTLEBORO, MA 02703
Board Prepared For: ZONING
Applicant: ELIOT T. BRAIS
Phone: [REDACTED]
E-Mail: [REDACTED]

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



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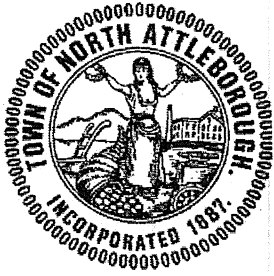
ABUTTERS LISTING
ZONING
1/22/2026

SUBJECT PARCEL: 6/110/

SUBJECT LOCATION: 210 EAST ST

LINDSEY ST LLC
1221 OAKHILL AVE
N ATTLEBORO, MA 02703

Parcel(s)	Owner & Mailing Address	Property Location
6/108/	FABRE EVANTZ 218 EAST ST N ATTLEBORO, MA 02760	218 EAST ST
6/109/	Owner & Mailing Address ROGERS SEAN P + CAROL ANNE 214 EAST ST N ATTLEBORO, MA 02760	214 EAST ST
6/111/	Owner & Mailing Address OREST REALTY COMPANY LLC 776R WASHINGTON ST CANTON, MA 02021	202 EAST ST
6/112/	Owner & Mailing Address COLE CHRISTOPHER M + QUACH HUONG TU THI 198 EAST ST N ATTLEBORO, MA 02760	198 EAST ST
6/113/	Owner & Mailing Address COWAN GLENN E + LAUREN M 196 EAST ST N ATTLEBORO, MA 02760	196 EAST ST
6/120/	Owner & Mailing Address GRANT JEFFREY A + DEBRA L 171 N WASHINGTON ST N ATTLEBORO, MA 02760	171 N WASHINGTON ST
6/121/	Owner & Mailing Address E AND E CORP 555 ELM ST N ATTLEBORO, MA 02760	181 N WASHINGTON ST
6/122/	Owner & Mailing Address DEMERS PAULINE L + PETER J 189 N WASHINGTON ST N ATTLEBORO, MA 02760	189 N WASHINGTON ST
6/257/	Owner & Mailing Address MERISIER DALEE 205 EAST ST N ATTLEBORO, MA 02760	205 EAST ST
6/258/	Owner & Mailing Address FARIA JOAO P + ANA P 209 EAST ST N ATTLEBORO, MA 02760	209 EAST ST
6/259/	Owner & Mailing Address BROWN DARYN 24 BROAD ST N ATTLEBORO, MA 02760	211 EAST ST



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

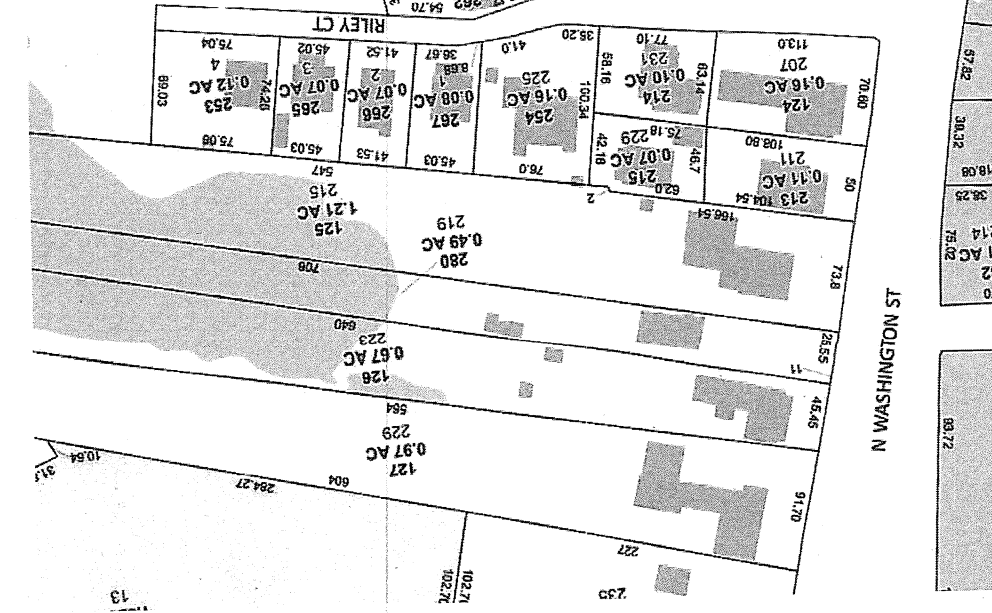
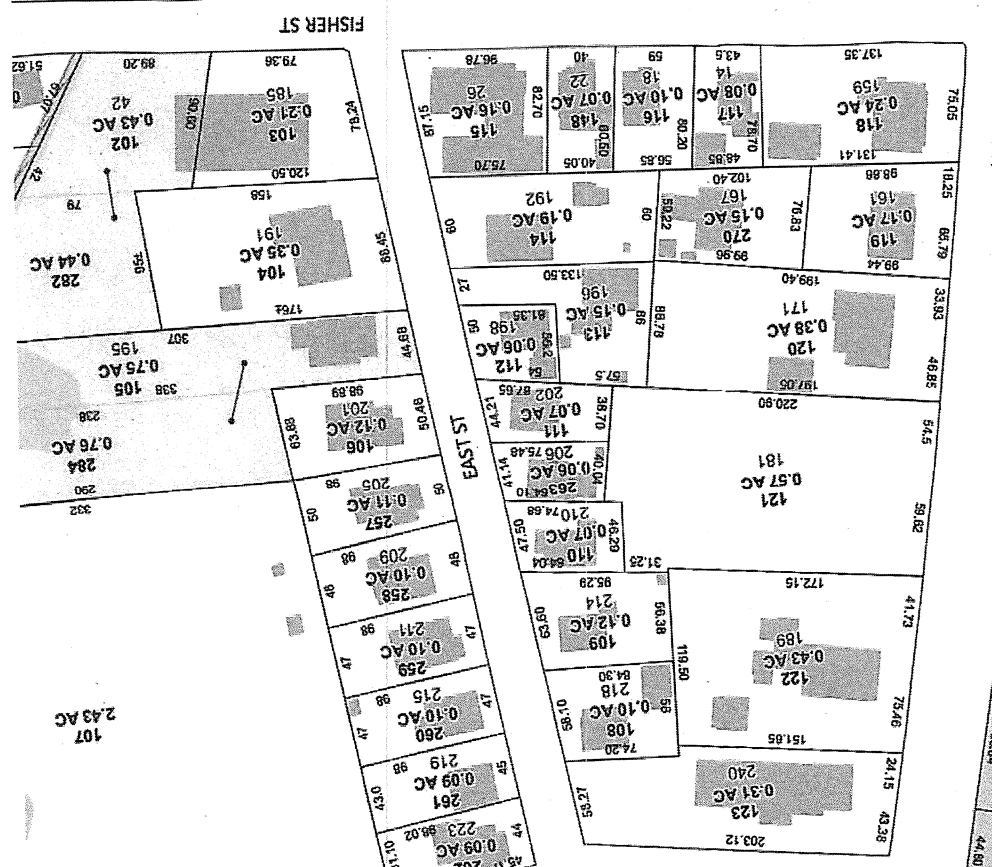
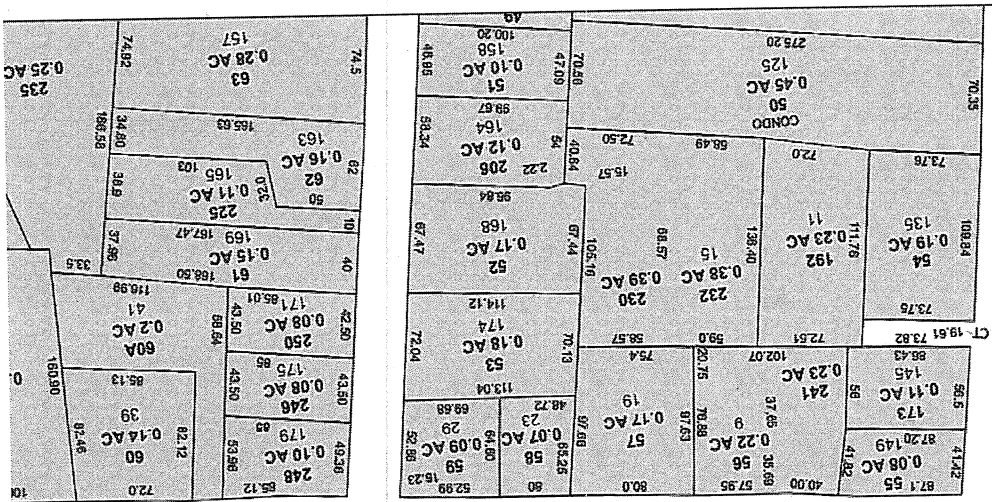
43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s)
6/263/

Owner & Mailing Address
MCCLAIN CHARNITA L
206 EAST ST
N ATTLEBORO, MA 02760

Property Location
206 EAST ST



WASHINGTON N

WASHINGTON ST

LINDSEY ST LLC
1221 OAKHILL AVE
N ATTLEBORO, MA 02703

FABRE EVANTZ
218 EAST ST
N ATTLEBORO, MA 02760

ROGERS SEAN P + CAROL ANNE
214 EAST ST
N ATTLEBORO, MA 02760

OREST REALTY COMPANY LLC
776R WASHINGTON ST
CANTON, MA 02021

COLE CHRISTOPHER M + QUACH HUONG TU THI
198 EAST ST
N ATTLEBORO, MA 02760

COWAN GLENN E + LAUREN M
196 EAST ST
N ATTLEBORO, MA 02760

GRANT JEFFREY A + DEBRA L
171 N WASHINGTON ST
N ATTLEBORO, MA 02760

E AND E CORP
555 ELM ST
N ATTLEBORO, MA 02760

DEMERS PAULINE L + PETER J
189 N WASHINGTON ST
N ATTLEBORO, MA 02760

MERISIER DALEE
205 EAST ST
N ATTLEBORO, MA 02760

FARIA JOAO P + ANA P
209 EAST ST
N ATTLEBORO, MA 02760

BROWN DARYN
24 BROAD ST
N ATTLEBORO, MA 02760

MCCLAIN CHARNITA L
206 EAST ST
N ATTLEBORO, MA 02760



Record No: ZONE-4211

ZBA Application

Status: Active

Submitted On: 1/15/2026

Location of Premises

Street Number*

657

Street Name*

Broadway Extension

Assessor's Plat Number*

7

Assessor's Lot Number*

85

Dimensions of Lot

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

North Attleboro Zoning Map

Frontage*

102.31

Depth*

190

Area*

24,860 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?*

Property was transferred into current Trust on October 17, 2025.

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

Yes

Size of Existing Building(s)*

1,314

Proposed Building of Structure*

2600

Proposed Use of Premises*

Single Family Home

Number of Families to Use Building* ?

1

Application for In-Law Dwelling*

No

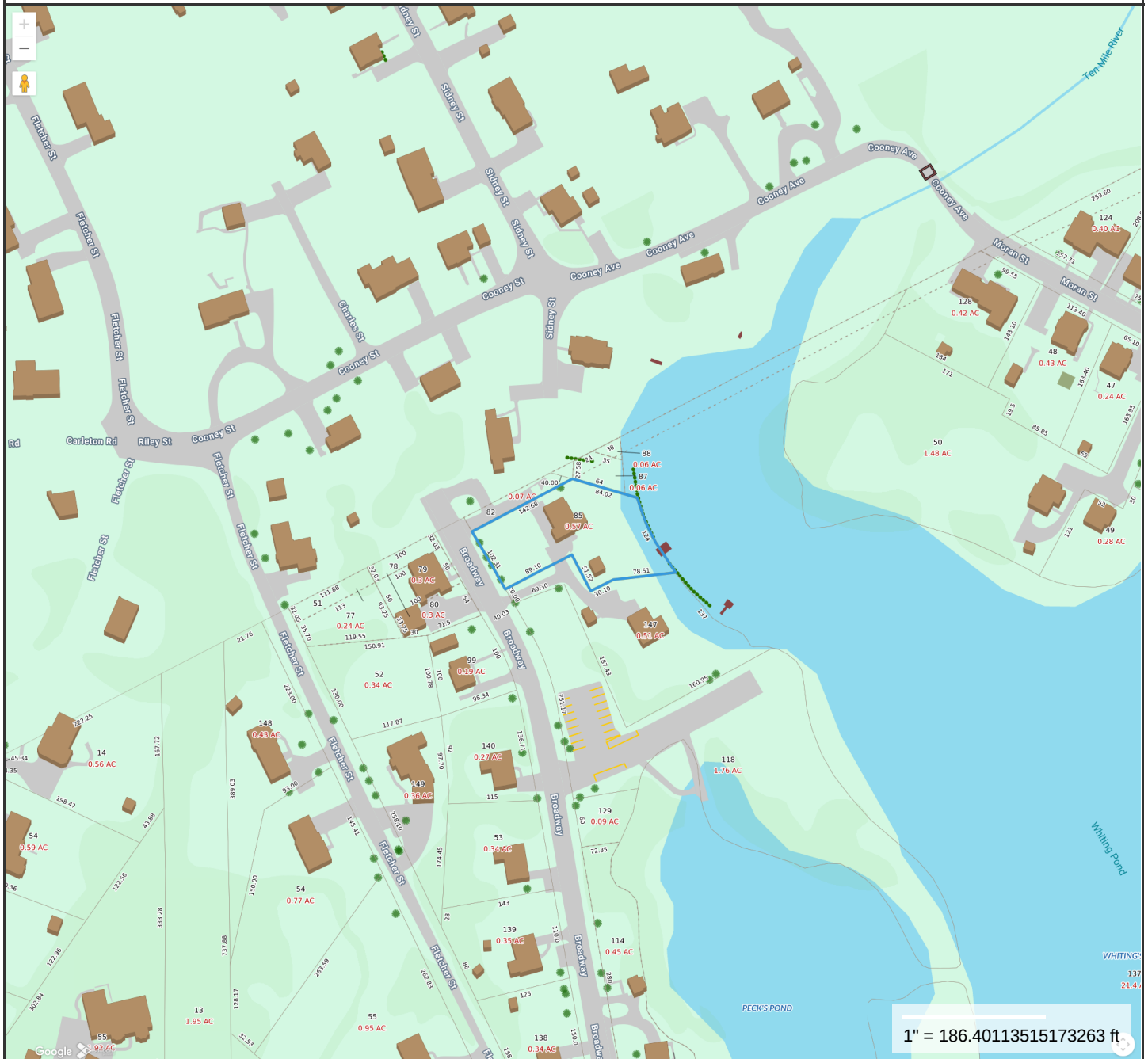
Provision/Regulation Information

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

MGL 40A section 10.

State Grounds for Exemption, Special Permit or Variance:

See Narrative and Memorandum in support.

**Property Information**

Property ID 7-85
Location 657 BROADWAY EXT
Owner DORR ROBERT E + GRACE M

**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.



NARRATIVE AND MEMORANDUM

IN SUPPORT OF VARIANCE UNDER M.G.L. c. 40A, § 10

Variance Application – Lot Width

Property: 657 Broadway Extension, North Attleboro, Massachusetts 02760

Owner: Robert Dorr, Trustee of the Dorr Family Trust

Zoning District: R15

Requested Relief: Variance from minimum lot width requirement

I. Overview

This application for a variance is submitted pursuant to M.G.L. c. 40A, § 10, and seeks relief solely from the minimum lot width requirement.

The zoning bylaw requires a minimum lot width of 120 feet measured at the building setback from the roadway. At approximately seventy-seven (77) feet back from the road, where the proposed structure begins, the subject lot has a width of approximately 102 feet. At approximately ninety (90) feet back from the road, the lot widens substantially to approximately 153 feet, and throughout the rear portion of the lot the width remains in excess of 150 feet.

The proposed structure is located primarily in the rear portion of the lot, where the lot width substantially exceeds the zoning requirement. Only a very small portion of the structure lies within the narrower portion of the lot, and that condition has no material impact on the layout, spacing, or functionality of the home.

The parcel contains approximately 24,860 square feet, well in excess of the 15,000-square-foot minimum lot area required in the R15 district. The proposal does not involve subdivision, increased density, or the creation of an additional buildable lot. The intent is to maintain the property as a single-family home kept within the family, not to generate profit or intensify use.

II. The Variance Standard Under M.G.L. c. 40A, § 10

To grant a variance, the Zoning Board of Appeals must find:

1. Circumstances relating to the soil conditions, shape, or topography of the land that do not generally affect the zoning district;
2. That literal enforcement of the bylaw would result in substantial hardship, financial or otherwise; and

3. That relief may be granted without substantial detriment to the public good and without nullifying or derogating from the intent of the zoning bylaw.
-

III. Application of the Variance Criteria

1. Unique Shape and Topography of the Lot

The subject parcel is irregularly shaped, widening significantly toward the rear and narrowing closer to the roadway.

In addition, the property slopes downward toward Whiting's Pond, creating topographic constraints that limit feasible building locations. These combined conditions—irregular shape and sloping topography—are unique to this parcel and not generally present throughout the zoning district.

While the lot meets and exceeds minimum area requirements, its geometry causes the lot width at the building setback line to fall short of the bylaw requirement, despite the lot being substantially wider throughout the majority of its depth.

2. Substantial Hardship

Strict enforcement of the 120-foot lot width requirement would impose a substantial hardship by effectively preventing reasonable residential use of the property in its current configuration.

The owners have explored alternatives, including rehabilitation of the existing structure rather than new construction. However, due to the irregular lot shape and the downward slope of the land toward the lake, the cost and feasibility of rehabilitating the existing structure would be prohibitive and impractical.

The proposed home will be a modest-sized single-family residence, designed to fit comfortably within the rear portion of the lot where the width far exceeds zoning requirements. The owners' intent is simply to maintain a family residence, not to subdivide the lot for sale to a third party or to intensify development.

3. No Substantial Detriment to the Public Good; No Derogation of Zoning Intent

Granting the requested lot width variance will not result in any substantial detriment to the public good and will not undermine the intent of the zoning bylaw.

Specifically:

- The lot area far exceeds minimum requirements;
- The structure is located primarily where the lot width is approximately 150 feet, well above the required 120 feet;
- There is no subdivision, no increase in density, and no change in use;
- All setback, coverage, and height requirements are otherwise met;
- Emergency access, spacing, and neighborhood character are fully preserved.

The purpose of lot width requirements is to ensure adequate spacing, access, and orderly development. Those objectives are fully satisfied here, as the functional building envelope lies almost entirely within a portion of the lot that substantially exceeds zoning dimensional standards.

IV. Conclusion

For the foregoing reasons, the applicant respectfully requests that the Zoning Board of Appeals grant a variance from the minimum lot width requirement, permitting a lot width of approximately 102 feet at the building setback line, where 120 feet is otherwise required.

The deviation is modest, localized, and purely technical in nature; the lot is substantially larger than required; the proposed home is modest in scale; and the relief sought will allow continued family ownership without altering neighborhood character or zoning objectives.

The application satisfies all three prongs of M.G.L. c. 40A, § 10, and represents an appropriate and equitable exercise of the Board's variance authority.

MASSACHUSETTS EXCISE TAX

Bristol County ND ROD 001

Date: 10/17/2025 03:47 PM

Ctrl#

Fee: \$.00 Cons: \$.00

Quitclaim Deed

I, **Grace M. Dorr**, for consideration of Less than One Hundred (<\$100.00) Dollars, grant to **Robert E. Dorr, Jr., Trustee of the Dorr Family Trust** w/d/t dated October 13, 2025 and established pursuant to a Trustee's Certificate under M.G.L. ch 184 §35 recorded herewith, of 19 Cooney Avenue, Plainville, MA,

With QUITCLAIM COVENANTS

Parcel One:

The land in said North Attleborough together with the buildings and improvements thereon situate on the southerly side of Cooney Avenue, bounded and described as follows:

Beginning at a point in the southerly line of said Avenue, at the northeast corner of land now or formerly of Roy; thence running southerly by said Roy land and land now or formerly of Davignon, 290 feet; thence running eastly by other land now or formerly of Davignon, 173 feet to whiting's point; thence running northerly, westerly and northeasterly by said Pond to land now or formerly of Lacombe; thence running northwesterly by said Lacombe land, 64 feet to said Avenue; thence running westerly by said Avenue, 64 feet to the point of beginning.

Being Lots No. 24 and 25 as shown on that plan entitled "Whiting Terrace made by J.A. Latham 1906", and the land in the rear of said Lot No. 24.

Parcel Two:

The land in said North Attleborough, together with the buildings and improvements thereon, situate on the southeast corner of Cooney Avenue and Charles Street, and being Lots No. 22 and 23 as shown on a plan of Whiting Terrace, Made by J.A. Latham, C.E. dated April 1906 and on file with the Bristol County N.D. Registry of Deeds. Said lots are bounded:

NORTHERLY	by Cooney Avenue, 70 feet;
EASTERLY	by Lot No. 24 on said plan, 102 feet;
SOUTHERLY	by land now or formerly of Cargill, about 75 feet; and
WESTERLY	by Charles Street, 100.09

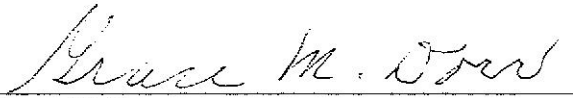
For Grantor's title see deed recorded with the Bristol County N.D. Registry of Deeds in Book 1720, Page 617

Grantor herein releases any and all rights of homestead she may have acquired in and to the subject property by statute or otherwise and further states under the pains and penalties of perjury, no other person has the right to claim homestead benefits in said property.

Title Not Examined

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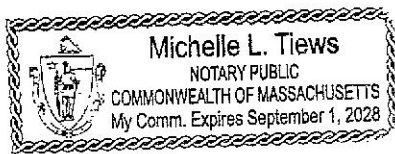
Executed as a sealed instrument this 13th day of October, 2025.


Grace M. Dorr

Commonwealth of Massachusetts

Bristol, ss.

On this 13th day of October, 2025, before me, the undersigned notary public, personally appeared Grace M. Dorr, the above-named and proved to me through satisfactory evidence of identification, *being a MA DL* to be the person whose name is signed on this document and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.




Notary Public: Michelle L. Tiews
My Commission Expires: 9/1/28

DESCRIPTION KEY

- WV

— 99 —

— 100 —

BOUND DRILL HOLE FOUND

WATER GATE VALVE

EXISTING CONTOUR (MINOR)

EXISTING CONTOUR (MAJOR)

UTILITY POLE

PK FOUND 204.61

Zoning Table
Per Town website 290 Attachment 1 Intensity
Schedule A For current zone R15
Min. Area: 15,000 sq.ft.
Min. Lot Frontage: 120'
Min. Lot Width: 120'
Min. Lot Depth: 120'
Min. Yard Front: 40'
Min. Yard Side: 15'
Min. Yard Rear: 15'
Max. Height: 30'
Max. No. Storie: 2 1/2
Max. Building Coverage: 25%
Min. Open Space: 60%
Existing: 24,860 sq.ft.
Existing Lot Frontage: 102.31'*
Existing @ 85.1' back, Width: 102.31'*
Prop. @ 77.0' back, Width: 102.31'
Existing Lot Depth: 190'±
Prop. Yard Front: 77'
Prop. Yard Side: 19.3'
Prop. Yard Rear: 65+'
Prop. Height: See Builder's Plan
Prop. No. Storie: See Builder's Plan
Prop. Building Coverage: 9%
Prop. Open Space: 77%
* Variance granted from minimum frontage requirements.
See Decision #1313 dated 12/17/91 Recorded Bk. 4932 Pg.207
and Plan Bk. 325 Pg. 19 Approved by Planning Board 7/30/92

NOTE: This Plan is based on deeds, available plans, office calculations and an actual field survey. Existing evidence i.e. walls, drillholes, bounds etc. are held as shown on this plan; where there was no physical evidence of property lines or corners, angles and distances from available deeds and plans were used to establish property lines.

APPLICANT:
OWNER: Dorr ROBERT E JR TRS
STREET ADDRESS: 657 BROADWAY EXTENSION
PLAT INFORMATION: 7/85A
LOT ZONING: R15
DEED INFORMATION: BK 29583/235
PLAN INFORMATION: BK 325/19

Proposed Structure
North Attleboro, Ma

SCALE: 1" = 30'

PREPARED BY
W.T.WHALEN ENGINEERING Co.
481 MOUNT HOPE STREET
NORTH ATTLEBOROUGH, MA.
02760
(508) 699-4604
SINCE 1935

Warning:
The location of underground utilities are approximate only and are taken from existing record data, plans and/or field observations. The contractor shall be responsible for verifying locations in the field prior to excavation.
CALL DIGSAFE @ 811

AP 7 LOT 137
N/F
INHABITANTS OF TOWN OF NORTH
ATTLEBOROUGH
BK 1409 PG 91
KNOWN AS
"WHITING POND"



Frank T. Ribelin

REVISED 1/12/26: EXISTING BASEMENT FLOOR LABEL
REVISED 1/13/26: LOT WIDTH LABEL, OPEN SPACE 23 TO 77%

JOB NO.	PROJ NO.	SOURCE DWG.	SOURCE PROJ	FILE REF.	Ecrow	Fbook	Date	Calc.	Drwn.	App'd
25-146	25-146	21-051	21-051	25-146.DWG	MW/NW		12/5/25	NW	NW	



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Steven and Nicole
Hebert

NEW CONSTRUCTION
SINGLE FAMILY DETACHED

ZONING DISTRICT: R-15
MAP: 7 LOT: 85A
LOT SIZE: 24,860 SF

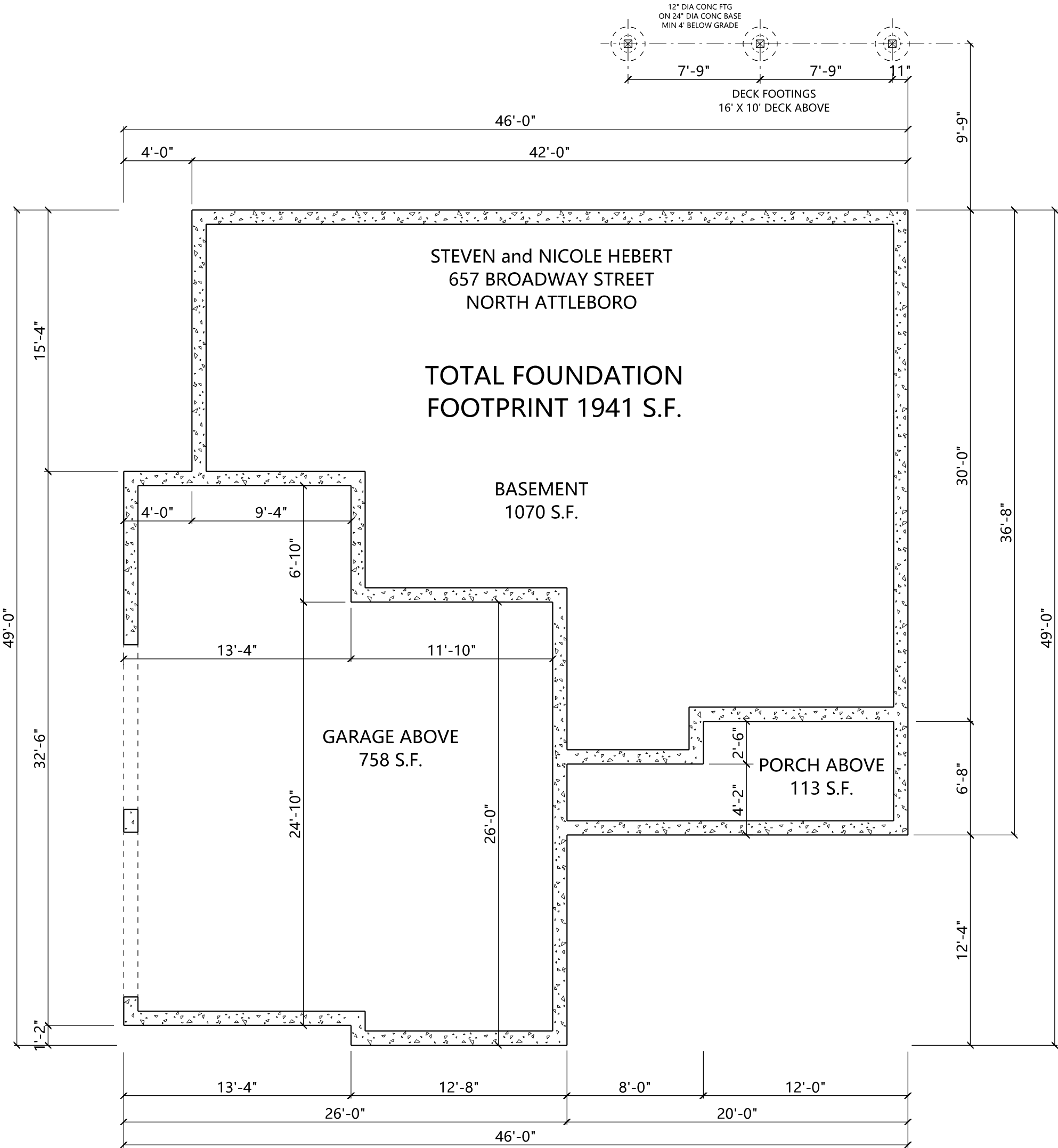
BUILDER'S LOT
657 BROADWAY
NORTH ATTLEBORO, MA

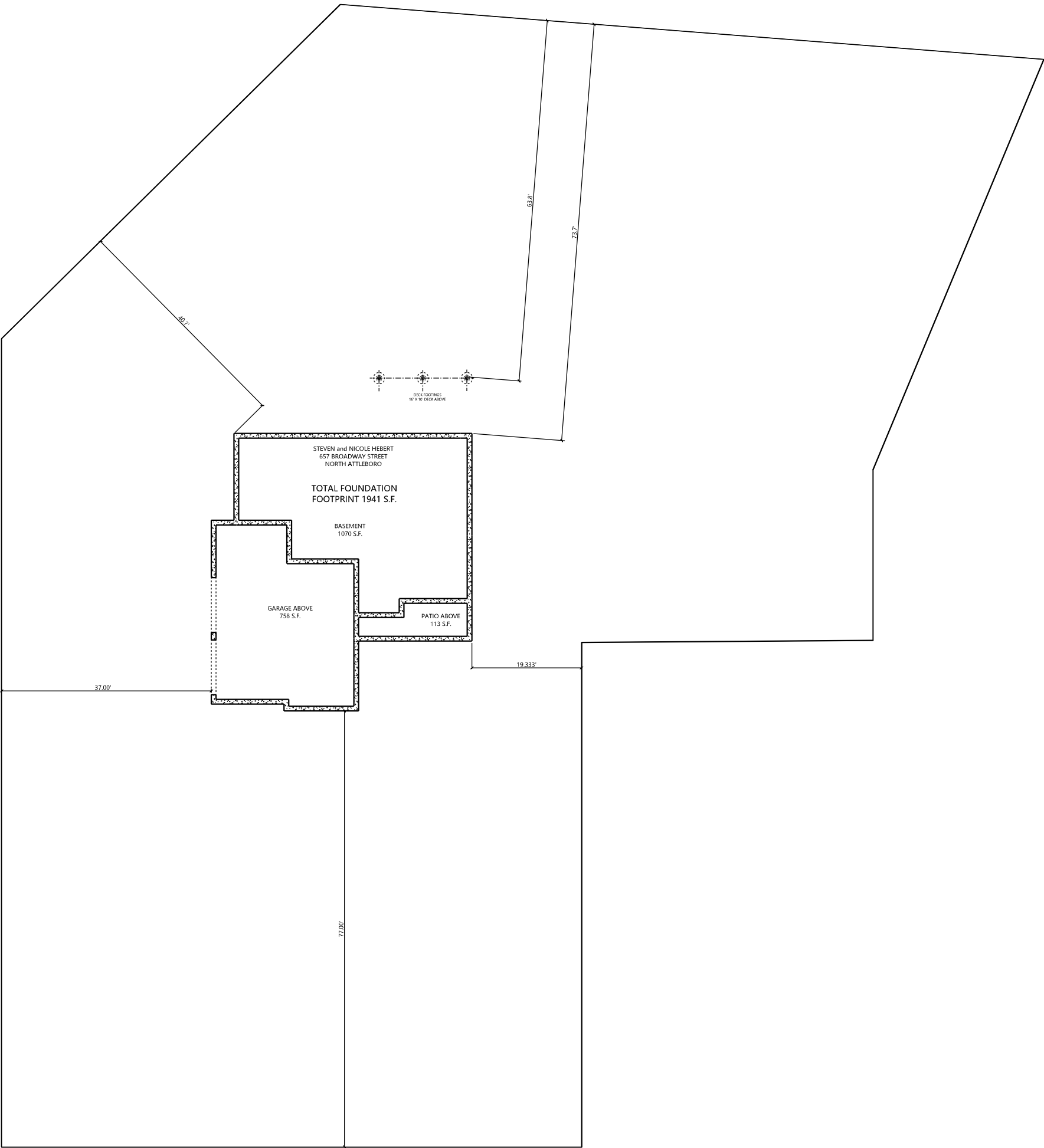
1064 SF FIRST FLOOR
1434 SF SECOND FLOOR
2498 SF TOTAL

DRAWN: 7/13/23
REV: 1/7/26
REV:
REV:

Drawn By:
Robert Cole
bob@flairhomesinc.com

ALL CONSTRUCTION TO CONFORM
TO MASS BUILDING CODE, 780 CMR
10th Ed. STRETCH ENERGY CODE
SCALE: 1/4"=1'-0" PAGE 1





26 JAN 13 PM 5:05



TOWN OF PLAINVILLE

Board of Assessors

190 South Street - P. O. Box 1717

Plainville, Massachusetts 02762

Telephone: 508-695-3142x430

Fax: 508-695-1319

Email: boa@plainville.ma.us

WE HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF THE ABUTTERS LIST FOR

ASSESSORS MAP: 14 LOT: 141

DATE: 1-14-26

PLAINVILLE BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

(Allow 10 days for Final List)

Date of Request: January 13, 2026

Email: [REDACTED]

Requested by: Patrick K. Sullivan, Esq.

Phone: [REDACTED]

Signature: [Signature]

Fee: \$20 + \$1.00/abutter > 25

Owner of Property: Robert E. Dorr, Jr. Trustee of the Dorr Family Trust

Street Address of Property: 657 Broadway Extension, North Attleboro, MA 02760

*~~Town of North Attleboro~~

Assessors' Map: 7 14

Assessors' Parcel(s): 85 141

Check Type of List required

Board/Permit	✓	# of Labels	Required Abutter notification	Regulation
Planning Board – Subdivision		3	Direct Abutters incl. across streets or watercourses	PGC 540-53(3) & MGL Ch. 41 §81-T
Planning Board – Special Permit Zoning Board – Variance/Special Permit/Exceptions	X	4	Direct Abutters incl. across streets or watercourses, plus abutters to abutters within 300 ft. of site boundaries.	MGL Ch. 40A §11
Conservation Commission		3	Direct Abutters incl. across streets and water bodies and all property owners within 300' of the property lines.	See 310 CMR 10.05(4) & PGC 900-5 (A & B)
Board of Health		3	Direct Abutters incl. across streets or watercourses	PGC §759-04
Board of Selectmen			See Selectman's Office for more details	
Other				

Notes:

1. The "most recent" abutters list is the one generated on Jan. 1 of each year. If a list is submitted from a prior year it will not be considered correct.
2. If abutters exist in an abutting town, a certified list & the correct number of labels must be submitted from that town also.
3. A separate list will be created for each box checked above, with a fee charged for each list. If you are submitting a list for multiple boards and want only one list, please just check the most expansive list and request the additional labels only. A fee may be charged for the additional labels.



300 feet Abutters List Report

Plainville, MA
January 14, 2026

WE HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF THE ABUTTERS LIST FOR

ASSESSORS MAP: 14 LOT: 141

DATE: 1-14-26

PLAINVILLE BOARD OF ASSESSORS

Subject Property:

Parcel Number: 14-141
CAMA Number: 14-141
Property Address: 0 CHARLES ST

Mailing Address: ROBINSON JR. STEVEN R.
660 BROADWAY EXT
NORTH ATTLEBORO, MA 02760

Abutters:

Parcel Number: 12-152
CAMA Number: 12-152
Property Address: REAR WEST BACON ST

Mailing Address: PLAINVILLE TOWN OF R R TRACKS
✓ 142 SOUTH ST
PLAINVILLE, MA 02762

Parcel Number: 14-103
CAMA Number: 14-103
Property Address: 0 FLETCHER ST

Mailing Address: RIOUX MARK
✓ P O BOX 2697
ATTLEBORO FALLS, MA 02763

Parcel Number: 14-104A
CAMA Number: 14-104A
Property Address: 22 FLETCHER ST

Mailing Address: CHICOINE BRIAN
✓ 22 FLETCHER ST
PLAINVILLE, MA 02762

Parcel Number: 14-105
CAMA Number: 14-105
Property Address: 1 RILEY ST

Mailing Address: KIPP DARREN W KIPP MARY ANN
✓ PO BOX 3041
N ATTLEBORO, MA 02760

Parcel Number: 14-107
CAMA Number: 14-107
Property Address: 3 RILEY ST

Mailing Address: OCONNELL, JOSEPH V. AND SUSAN
✓ 515 SOUTH MAIN ST
RAYNHAM, MA 02767

Parcel Number: 14-107A
CAMA Number: 14-107A
Property Address: 30 FLETCHER ST

Mailing Address: IVATTS, ERIN IVATTS PAUL
✓ 28 MOUNT PLEASANT ST
WESTPORT, MA 02790

Parcel Number: 14-108
CAMA Number: 14-108-5
Property Address: 5 RILEY ST

Mailing Address: DORR FAMILY TRUST DORR ROBERT E
✓ JR, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108
CAMA Number: 14-108-7
Property Address: 7 RILEY ST

Mailing Address: DORR FAMILY TRUST DORR ROBERT
✓ E, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108B
CAMA Number: 14-108B-17
Property Address: 17 COONEY AVE

Mailing Address: DORR FAMILY TRUST DORR ROBERT E
✓ JR, TRUSTEE
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-108B
CAMA Number: 14-108B-19
Property Address: 19 COONEY AVE

Mailing Address: DORR ROBERT E JR
✓ 19 COONEY AVE
PLAINVILLE, MA 02762



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/14/2026

Page 1 of 2



300 feet Abutters List Report

Plainville, MA
January 14, 2026

WE HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF THE ABUTTERS LIST FOR

ASSESSORS MAP: 14 LOT: 141

DATE: 1-14-26

PLAINVILLE BOARD OF ASSESSORS

Parcel Number: 14-109
CAMA Number: 14-109
Property Address: 4 RILEY ST

Mailing Address: LUMNAH JAMES H
✓ 2 SIDNEY ST
PLAINVILLE, MA 02762

Parcel Number: 14-109A
CAMA Number: 14-109A
Property Address: 6 RILEY ST

Mailing Address: MAILLY GERALD R JR
✓ 11 NEWELL LANE
MANSFIELD, MA 02048

Parcel Number: 14-123
CAMA Number: 14-123
Property Address: 14 COONEY AVE

Mailing Address: ROBERTS DORIS A
✓ 14 COONEY AVE
PLAINVILLE, MA 02762

Parcel Number: 14-141
CAMA Number: 14-141
Property Address: 0 CHARLES ST

Mailing Address: ROBINSON JR. STEVEN R.
✓ 660 BROADWAY EXT
NORTH ATTLEBORO, MA 02760

Parcel Number: 14-82B
CAMA Number: 14-82B
Property Address: 51 NORTHVILLE WAY

Mailing Address: HEBERT, GREGORY P HEBERT, LAURA
✓ E
51 NORTHVILLE WAY
NORTH ATTLEBORO, MA 02760

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 28 FLETCHER ST

Mailing Address: OLSZEWSKI, MARK P. TRUSTEE OF
✓ OLZEWSKI IRREVOCABLE TRUST
PO BOX 1702
PLAINVILLE, MA 02762

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 0 FLETCHER ST

Mailing Address: PLAINVILLE TOWN OF
✓ 190 SOUTH ST
PLAINVILLE, MA 02762

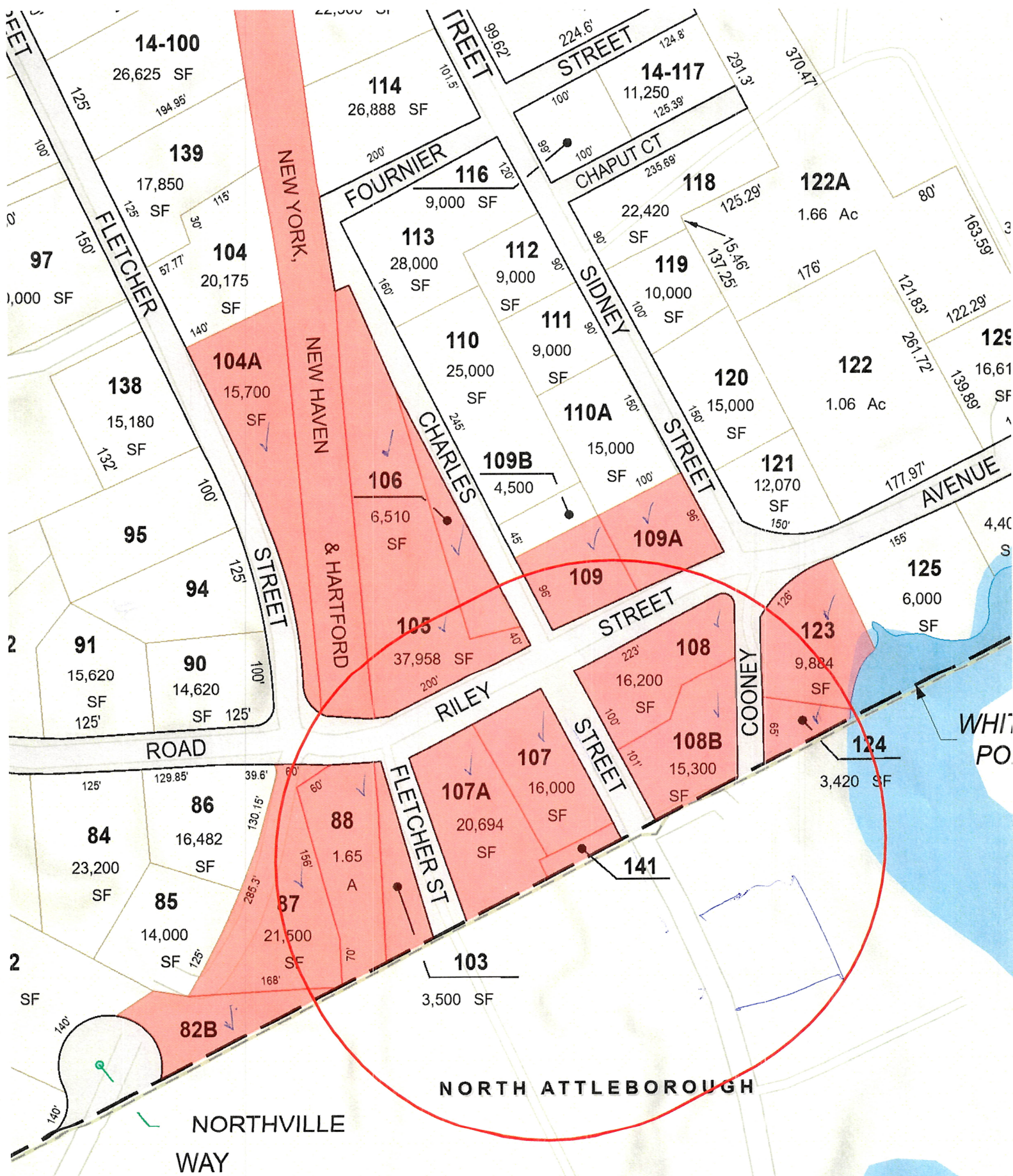


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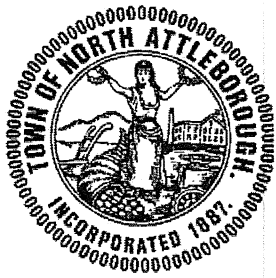
1/14/2026

Page 2 of 2



WE HEREBY CERTIFY THAT THIS IS A
TRUE COPY OF THE ABUTTERS LIST FOR
ASSESSORS MAP: 14 LOT: 141
DATE: 1-14-26

PLAINVILLE 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

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

Cheryl Smith
Assistant Assessor

CERTIFIED ABUTTERS LIST

Date: 1/21/2026

Location: 657 BROADWAY EXT

Map/Lot: 7/85/ 82

Current Owner of Record (as of Jan. 1, 2025) DORR ROBERT E JR TRS

Mailing Address: DORR FAMILY TR19 COONEY
AVE PLAINVILLE, MA 02762

Board Prepared For: ZONING

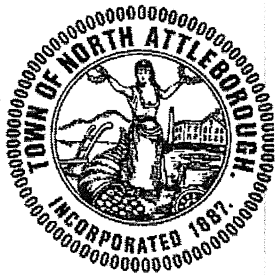
Applicant: PATRICK K. SULLIVAN, ESQ.

Phone: [REDACTED]

E-Mail: [REDACTED]

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
1/21/2026

SUBJECT PARCEL: 7/85/ 82

SUBJECT LOCATION: 657 BROADWAY EXT

DORR ROBERT E JR TRS
DORR FAMILY TR
19 COONEY AVE
PLAINVILLE, MA 02762

Parcel(s)
7/78/ 79 + 80

Owner & Mailing Address
ROBINSON STEVEN R JR + KELSEY M
660 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
660 BROADWAY EXT

Parcel(s)
7/87/ 88

Owner & Mailing Address
ROBERTS DORIS A
14 COONEY AVE
PLAINVILLE, MA 02762

Property Location
COONEY AVE

Parcel(s)
7/99/

Owner & Mailing Address
KLEIMOLA WILLIAM III
652 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
652 BROADWAY EXT

Parcel(s)
7/118/

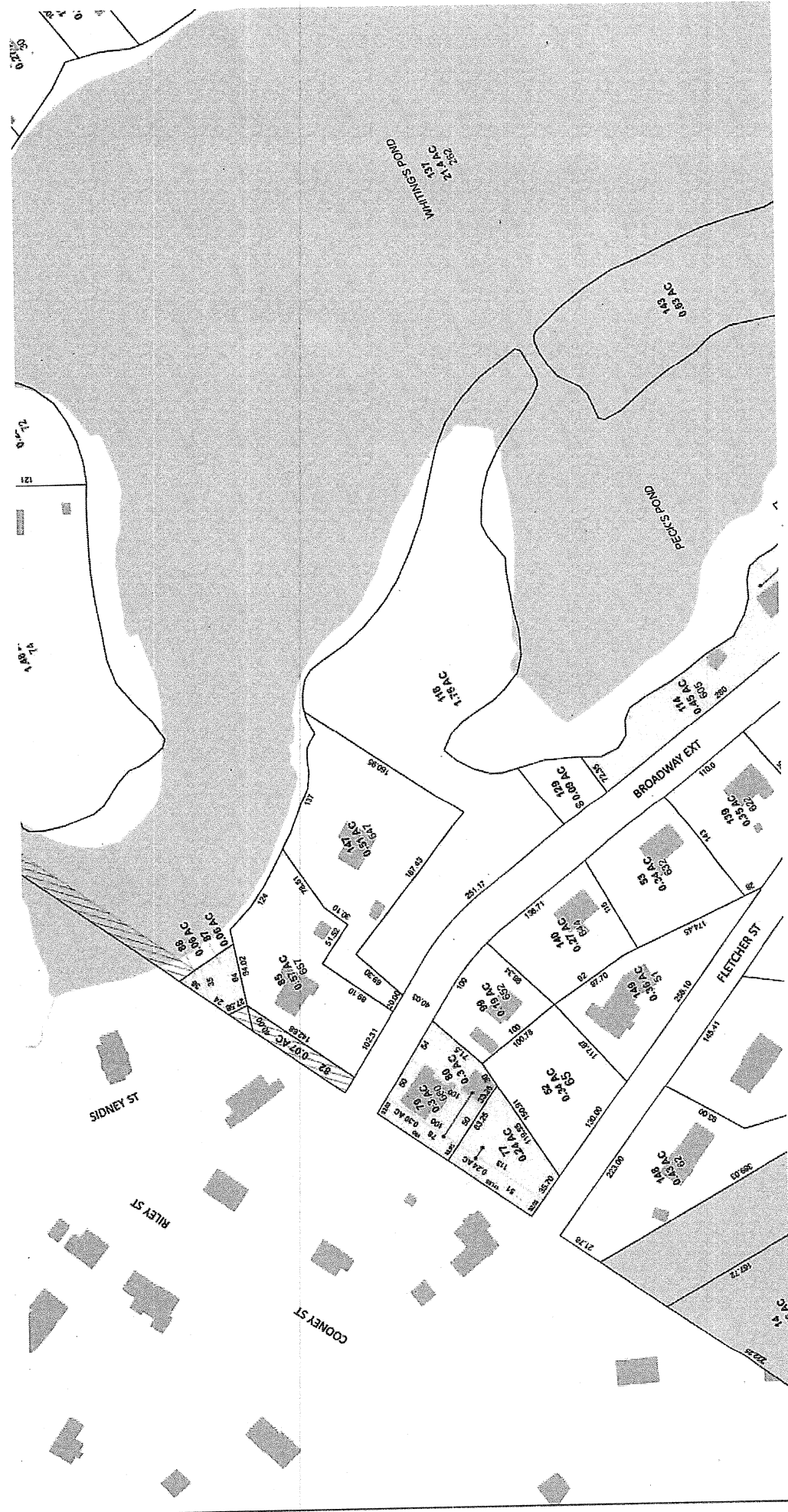
Owner & Mailing Address
INHABITANTS OF TOWN OF NORTH ATTLEBOROUGH
CONSERVATION
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

Property Location
629 BROADWAY EXT

Parcel(s)
7/147/

Owner & Mailing Address
MURPHY CHRISTOPHER N + JEANINE B
647 BROADWAY EXT
N ATTLEBORO, MA 02760

Property Location
647 BROADWAY EXT



DORR ROBERT E JR TRS
DORR FAMILY TR
19 COONEY AVE
PLAINVILLE, MA 02762

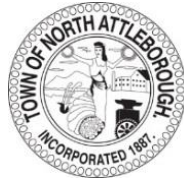
ROBINSON STEVEN R JR + KELSEY M
660 BROADWAY EXT
N ATTLEBORO, MA 02760

ROBERTS DORIS A
14 COONEY AVE
PLAINVILLE, MA 02762

KLEIMOLA WILLIAM III
652 BROADWAY EXT
N ATTLEBORO, MA 02760

INHABITANTS OF TOWN OF NORTH
CONSERVATION
43 S WASHINGTON ST
N ATTLEBORO, MA 02760

MURPHY CHRISTOPHER N + JEANINE B
647 BROADWAY EXT
N ATTLEBORO, MA 02760



Town of North Attleborough

ZONING BOARD OF APPEALS

43 South Washington Street, North Attleborough, MA 02760 | P 508.699.0100 x2596

www.nattleboro.board/zoning-board-of-appeals

MINUTES PUBLIC MEETING January 15, 2026 6:00 PM

ROLL CALL

Members Present:

Benjamin Dowling
Landis Hershey
Kristen Magas
Bruce Wessel

Members Absent:

Arsen Hambardzumian
Steffani Pelton
Sasha Cuerda

Staff Present:

Kate Ballow, *Administrative Coordinator*

CONTINUED PUBLIC HEARINGS

STACEY POOLE – 41 Stoddard Drive D4183

Landis Hershey made a motion to continue the public meeting for Stacey Poole – 41 Stoddard Drive D4183 to the February 12, 2026, meeting.

Second by Benjamin Dowling Motion Carried 4-0

Voting Members: Benjamin Dowling, Landis Hershey, Kristen Magas and Bruce Wessel

NEW PUBLIC HEARINGS

STEPHEN R. NELSON– 387 North Washington Street D4204

Pursuant to the advertisement and notice, the Board held a public hearing on said application January 15, 2026. Prior to the hearing, members of the Board reviewed all documents submitted with the application. All supporting documents and plans being discussed were available for public viewing on North Attleboro's Website at the Zoning Board of Appeals Meeting Agenda. It was further explained that the legal notice would be read into the record, the Board would ask questions and then any member of the audience who would like to be heard on the matter would have a chance to speak. At the hearing, the legal notice was read into record.

Stephen Nelson, an architect representing Brian Stanek of Stanek Construction Inc., presented a request to install a conforming pole sign on the property. Mr. Nelson explained to the Board that several properties adjacent to the site, also located within the C 7.5 zoning district, currently have similar pole signs. He stated that he and his client designed the proposed sign to be consistent with the existing signage in the area and to complement the surrounding aesthetic. The proposed sign would have a total height of 15 feet and would comply with all applicable sign requirements for the C 7.5 district. It would be set back the required 10 feet from the roadway. In response to questions from the Board, Mr. Nelson confirmed that the sign would be internally illuminated from dusk and would be turned off around 10:00 or 11:00 p.m. He further stated that the new sign would be located in the same general area as the existing sign, but adjusted to meet the required 10-

foot setback. When asked about potential impacts on sight lines, Mr. Nelson indicated that there would be none. The Board concurred that the proposed location would be the least impactful on sight lines, particularly given the nearby intersection. Abutter Vickie Kusleika, 38 Elmwood Street, sought confirmation regarding the sign's location and hours of illumination and stated that she was not opposed to the application. No additional attendees wished to speak in favor of or in opposition to the application.

Bruce Wessel made a motion in favor of granting the sign Variance as presented in the application with the following condition:

1. The sign shall be located at the midpoint of the Route One frontage and shall conform to the setback requirements set forth in the Zoning Board of Appeals Bylaw.

Second by Kristen Magas, Motion Carried 4-0

Voting Members: Benjamin Dowling, Landis Hershey, Kristen Magas and Bruce Wessel

APPROVAL OF MINUTES

Approve Meeting Minutes from 12.16.2025

Kristen Magas made a motion to approve the minutes from December 16, 2025.

Second by Benjamin Dowling

Motion carried 4-0

OTHER BUSINESS

ADJOURNMENT

Landis Hershey made a motion to adjourn the public meeting at 6:18pm.

Second by *Benjamin Dowling*

Motion carried 4-0