



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



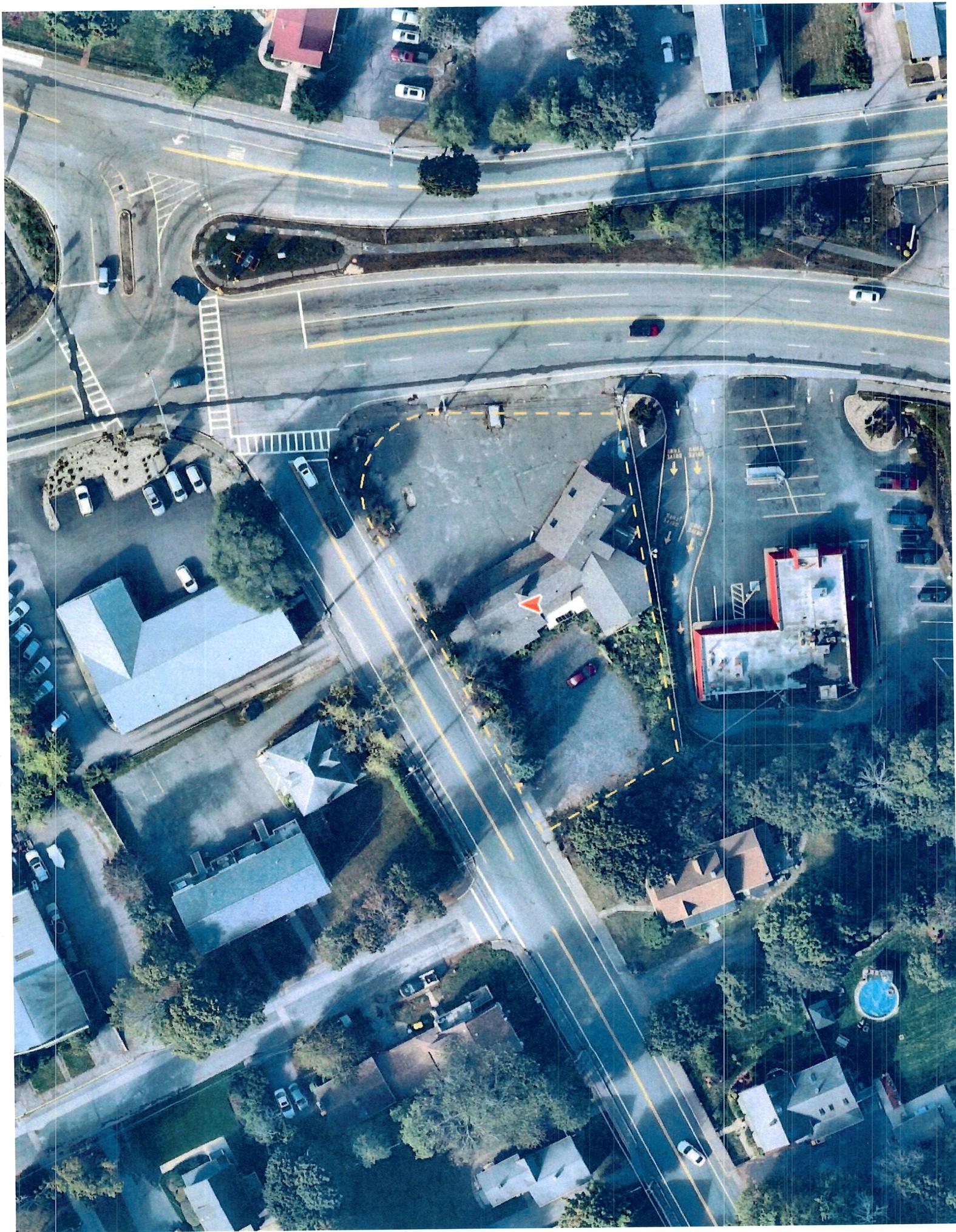
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

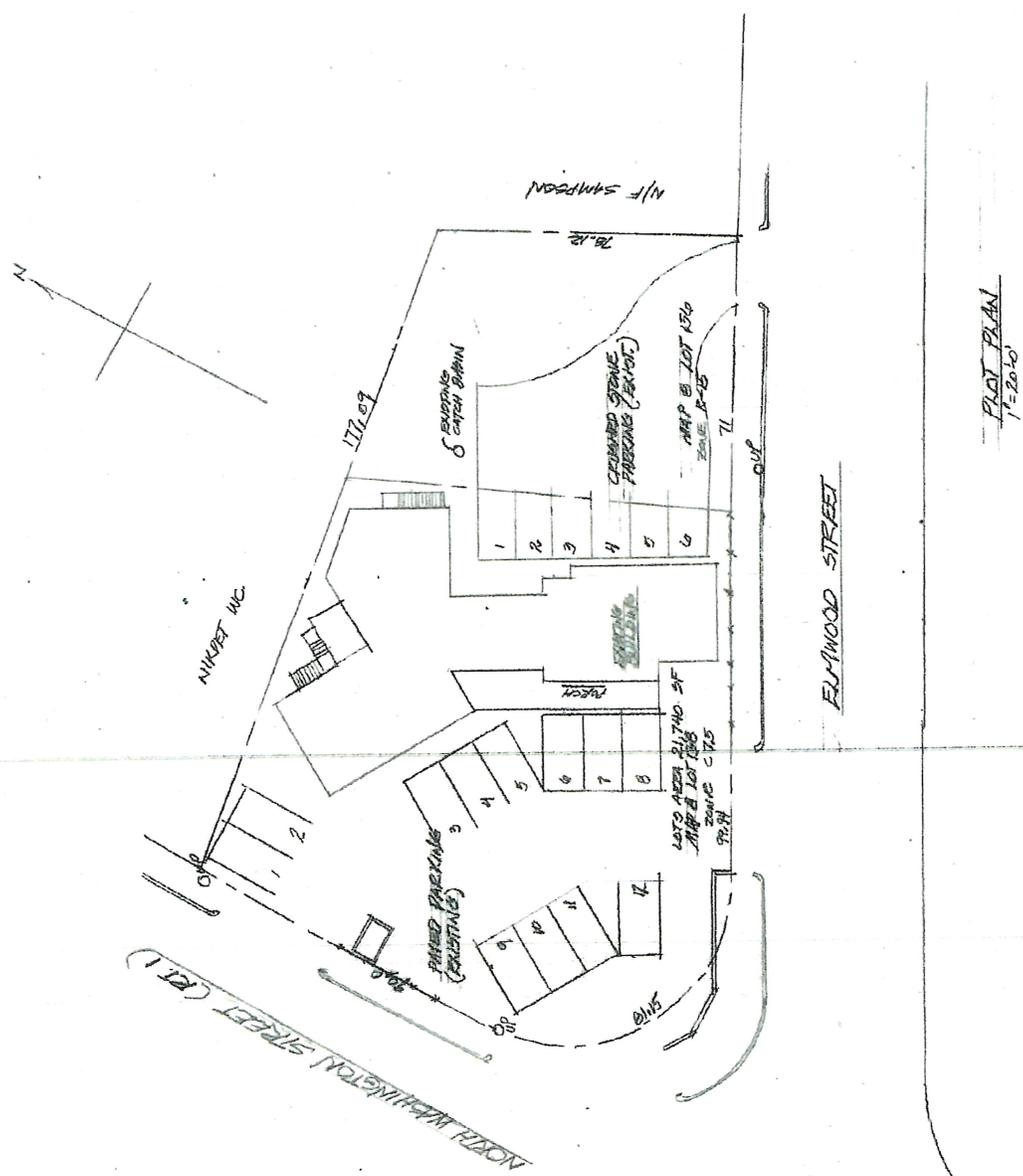


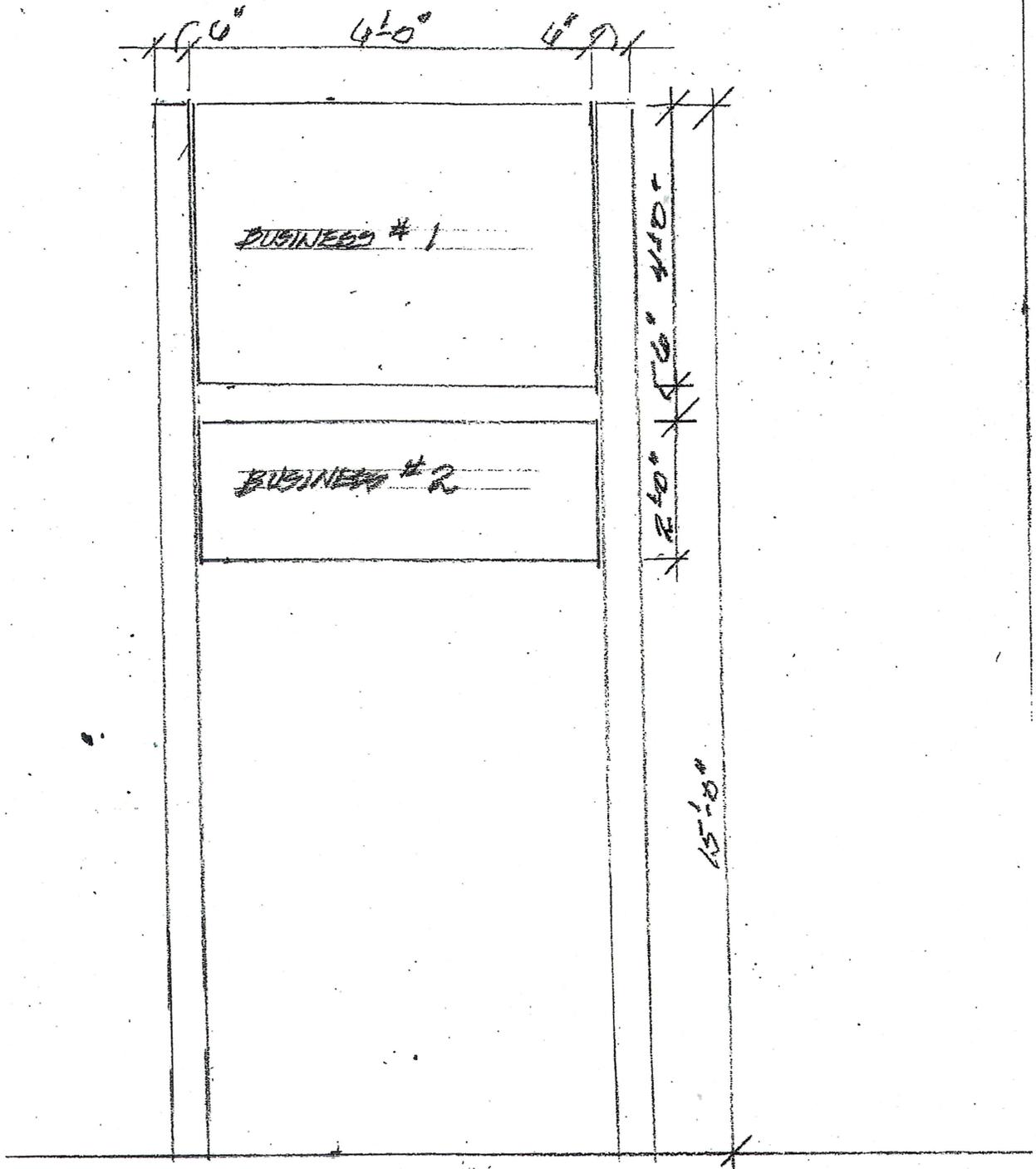


SHEET: 1 OF 1
 SCALE: AS NOTED
 DATE: OCT 15, 2025
 DRAWN BY: [Signature]

STEPHEN R. NEEDON ASSOCIATES
 129 BANK STREET
 ATTLEBORO, MA

381 N. WASHINGTON STREET
 NORTH ATTLEBORO, MA

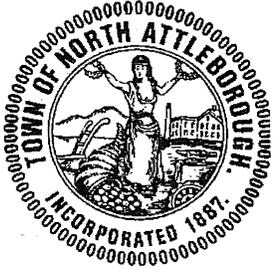




ELEVATION

1/2" 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

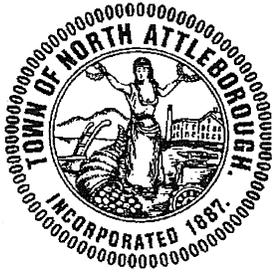
Cheryl Smith
Chief Assessor, MAA

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

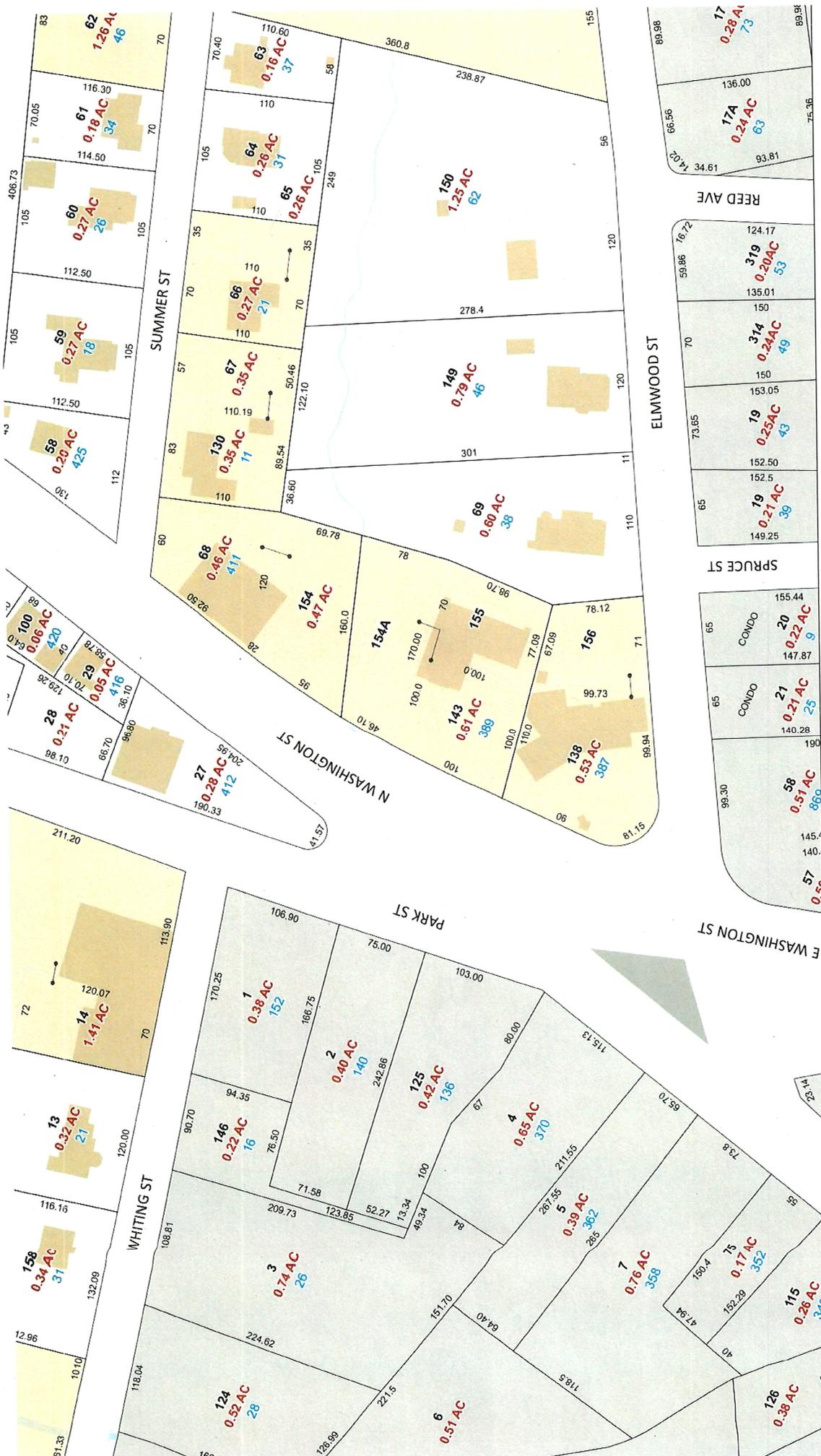


**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

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

Parcel(s) 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