



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