



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

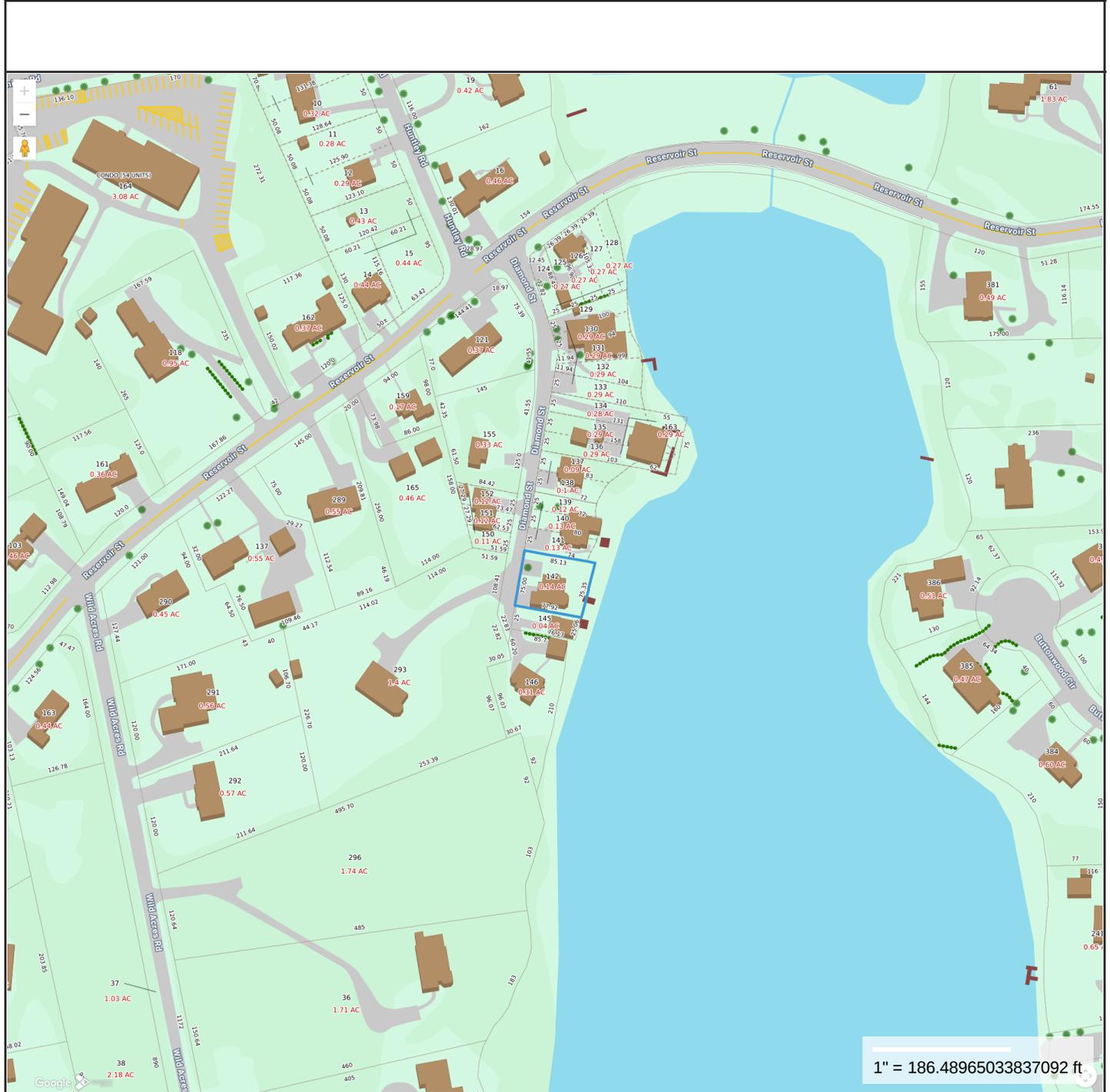
State Grounds for Exemption, Special Permit or Variance:

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

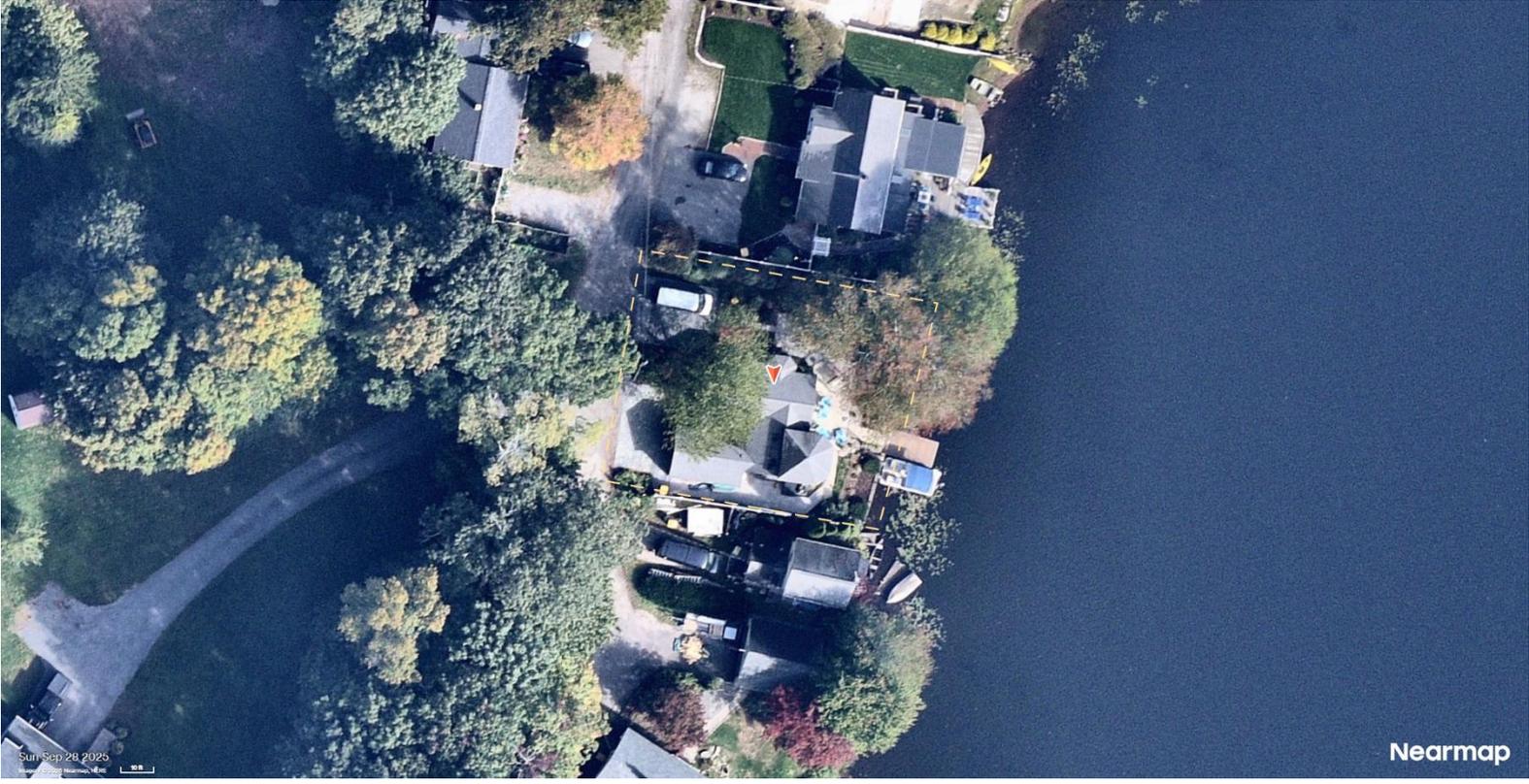


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.

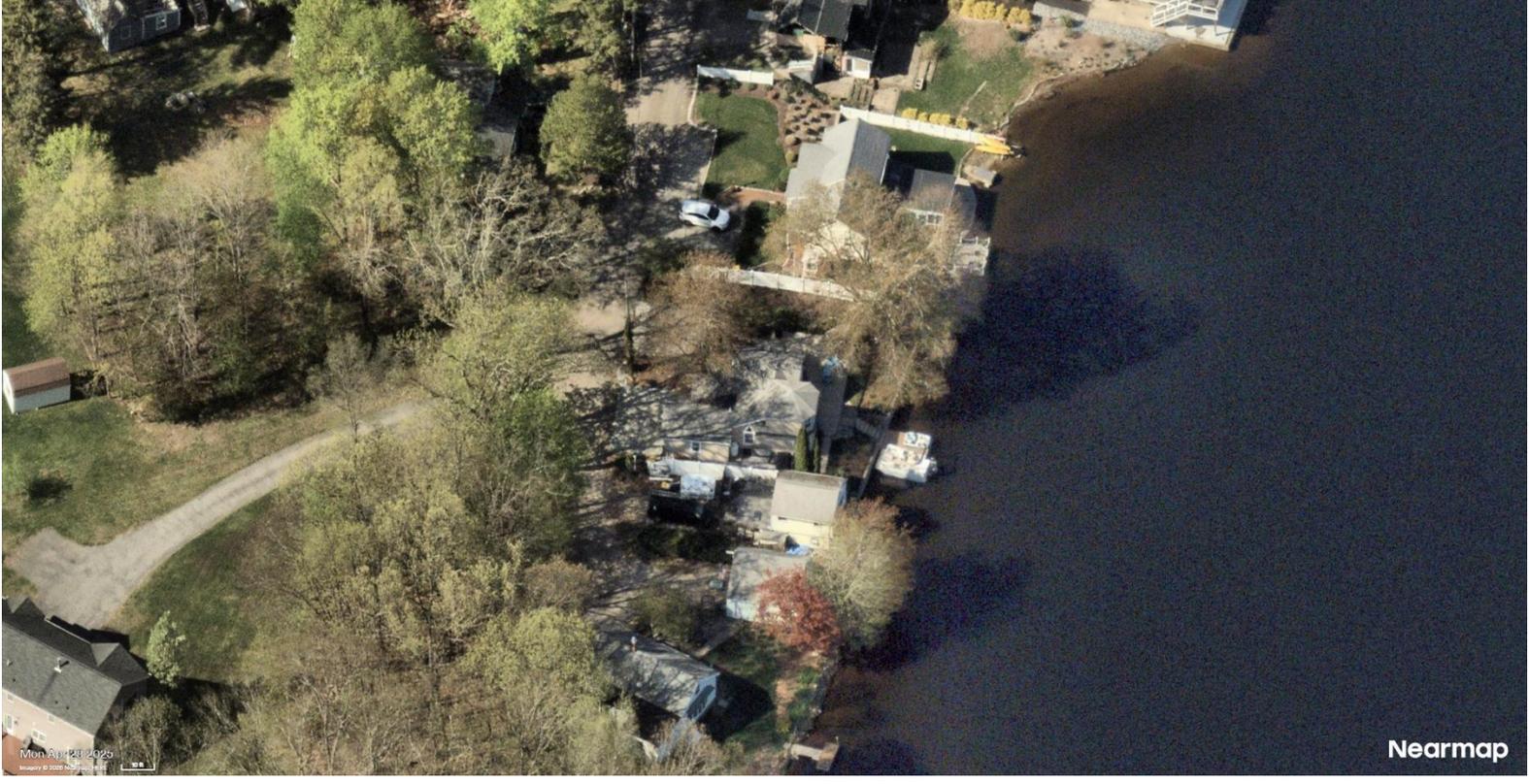
Geometry updated June 2025
Data updated June 2025

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



Sun Sep 28 2025
Mapbox © 2025 Mapbox, Inc.

Nearmap



Mon Aug 24 2025
Mapbox © 2025 Mapbox, Inc.

Nearmap

ZONING: R-15

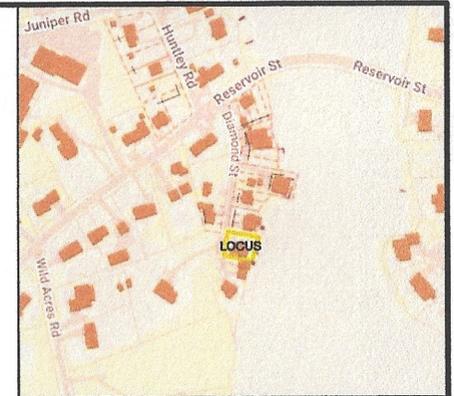
ZONING TABLE:	REQUIRED	CURRENT	PROVIDED
- LOT AREA:	15,000 S.F.	6,115 S.F.	6,115 S.F.
- LOT FRONTAGE:	120 FT.	76.00 FT.	76.00 FT.
- LOT WIDTH:	120 FT.	76.00 FT.	76.00 FT.
- LOT DEPTH:	120 FT.	77.92 FT.	77.92 FT.
- SETBACKS:			
FRONT:	40 FT.	16.7 FT.	16.7 FT.
SIDE:	16 FT.	5.1 FT.	5.1 FT.
REAR:	15 FT.	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% (3,869 S.F.)	53.9% (3,297 S.F.)	50.6% (3,108 S.F.)

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

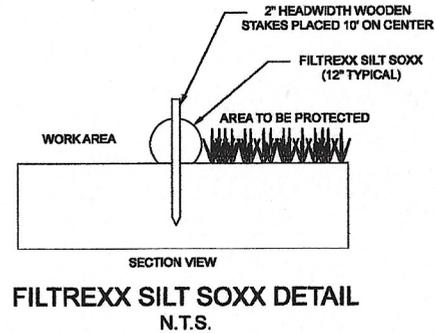
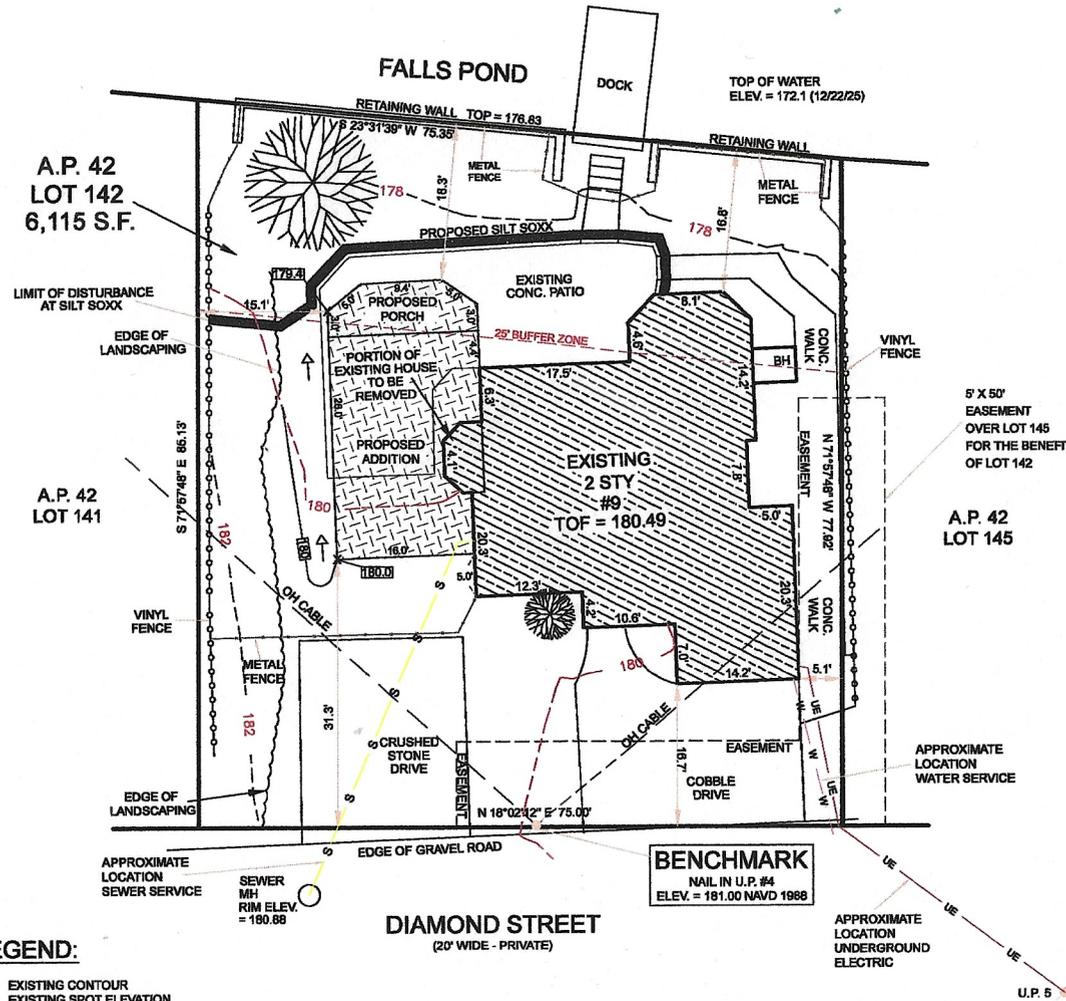
ASSESSOR'S REFERENCE:
MAP 42, PARCEL 142

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

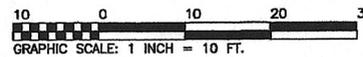
PLAN REFERENCE:
BRISTOL COUNTY REGISTRY
OF DEEDS PLAN: BK 323, PG 67



LOCUS MAP
N.T.S.



- LEGEND:**
- 180 — EXISTING CONTOUR
 - 180.21 EXISTING SPOT ELEVATION
 - 180 — PROPOSED CONTOUR
 - × 180.21 PROPOSED SPOT ELEVATION
 - DRAINAGE FLOW
 - TREE

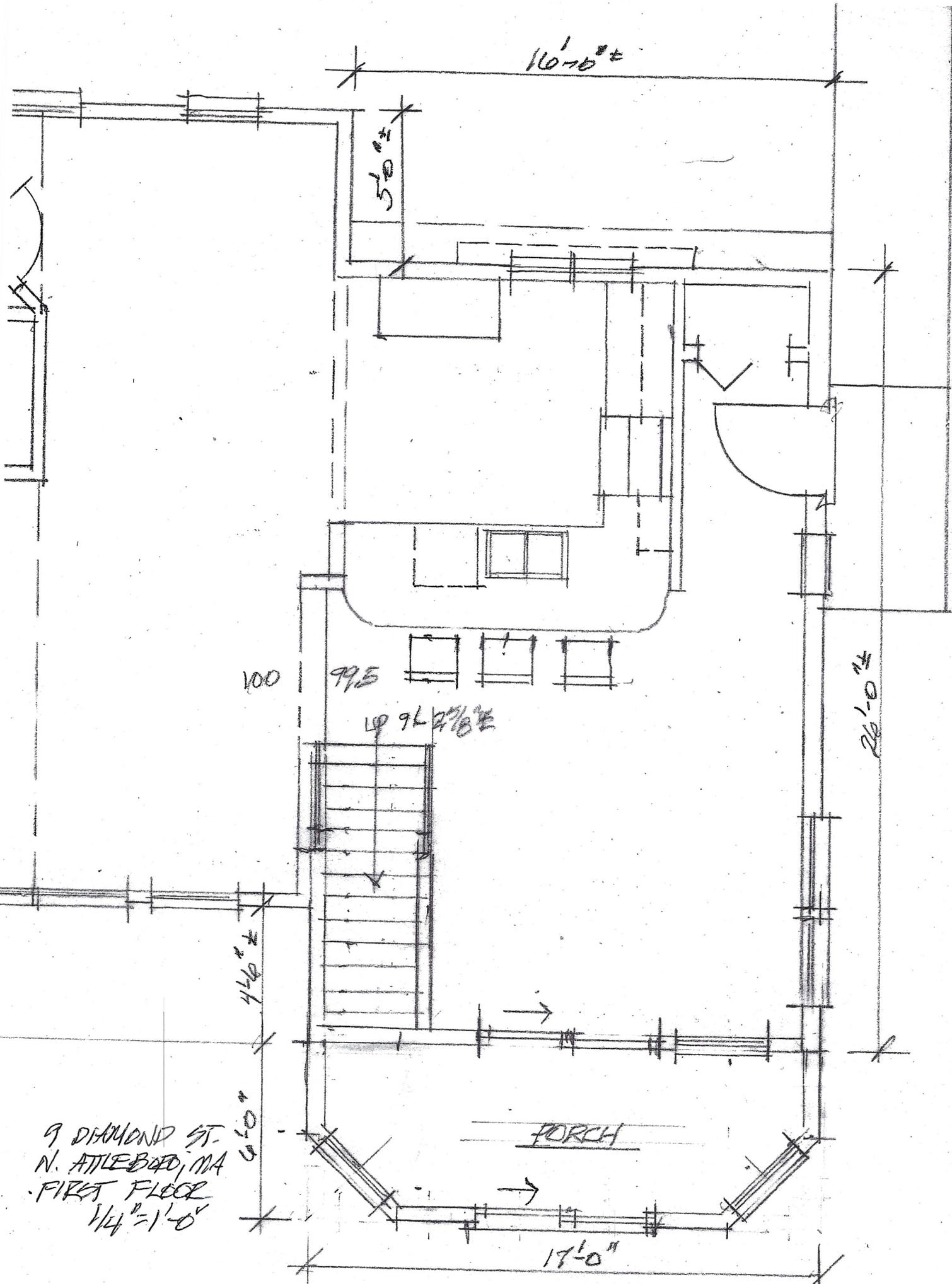


Professional Engineer Seal for Tyler A. LaFreniere, No. 60162, State of Massachusetts. The seal is dated 12-29-25.

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"

10'-0"

5'-0"

26'-0"

100

99.5

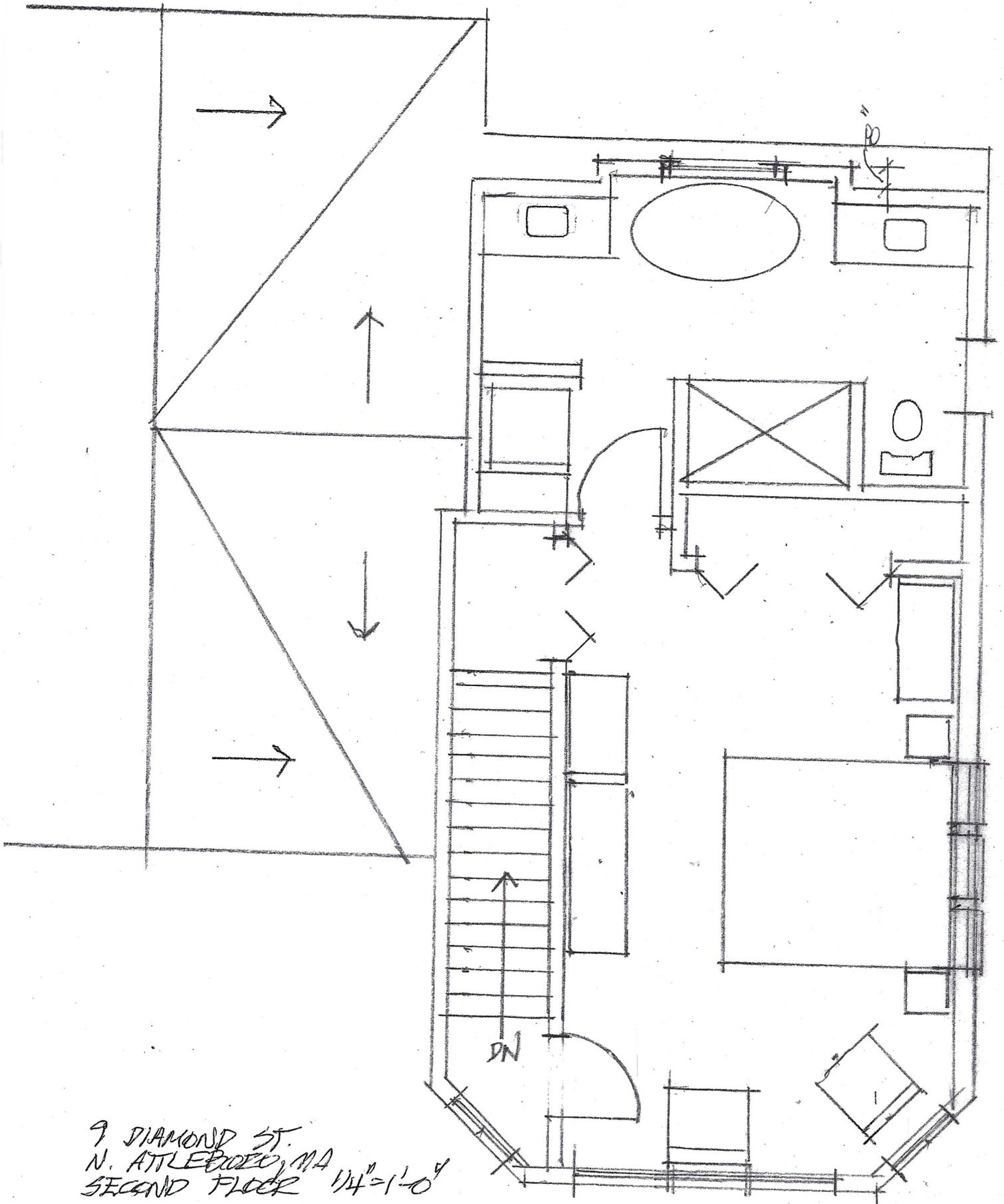
UP 9L 27/8"

PORCH

17'-0"

4'-4"

6'-0"



9 DIAMOND ST.
N. ATTLEBORO, MA
SECOND FLOOR 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

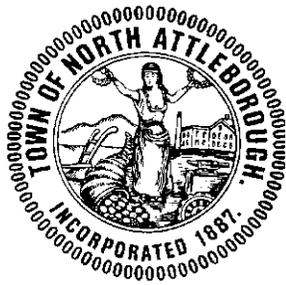
Applicant: STEPHEN NELSON

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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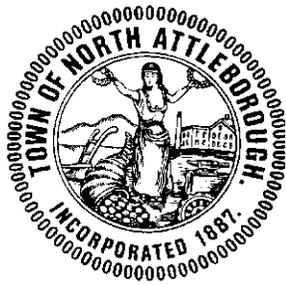
ABUTTERS LISTING
ZONING + CONSERVATION
1/9/2026

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



381
0.49 AC
405
175.1

120
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386
0.51 AC
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79 0.69 AC
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99 0.34 AC
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161 0.36 AC
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39.27

293 1.4 AC
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BASSWOOD AVE

CHARWOOD RD

JEFFERSON ST

RESERVOIR ST

DIAMOND ST

WILD ST

RESERVOIR ST

RESERVOIR ST

RESERVOIR ST

BASSWOOD AVE

CHARWOOD RD

JEFFERSON ST

RESERVOIR ST

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BASSWOOD AVE

CHARWOOD RD

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RESERVOIR ST

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