



## Record No: ZONE-4209

ZBA Application

Status: Active

Submitted On: 1/14/2026

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### 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

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## 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

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## 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:**

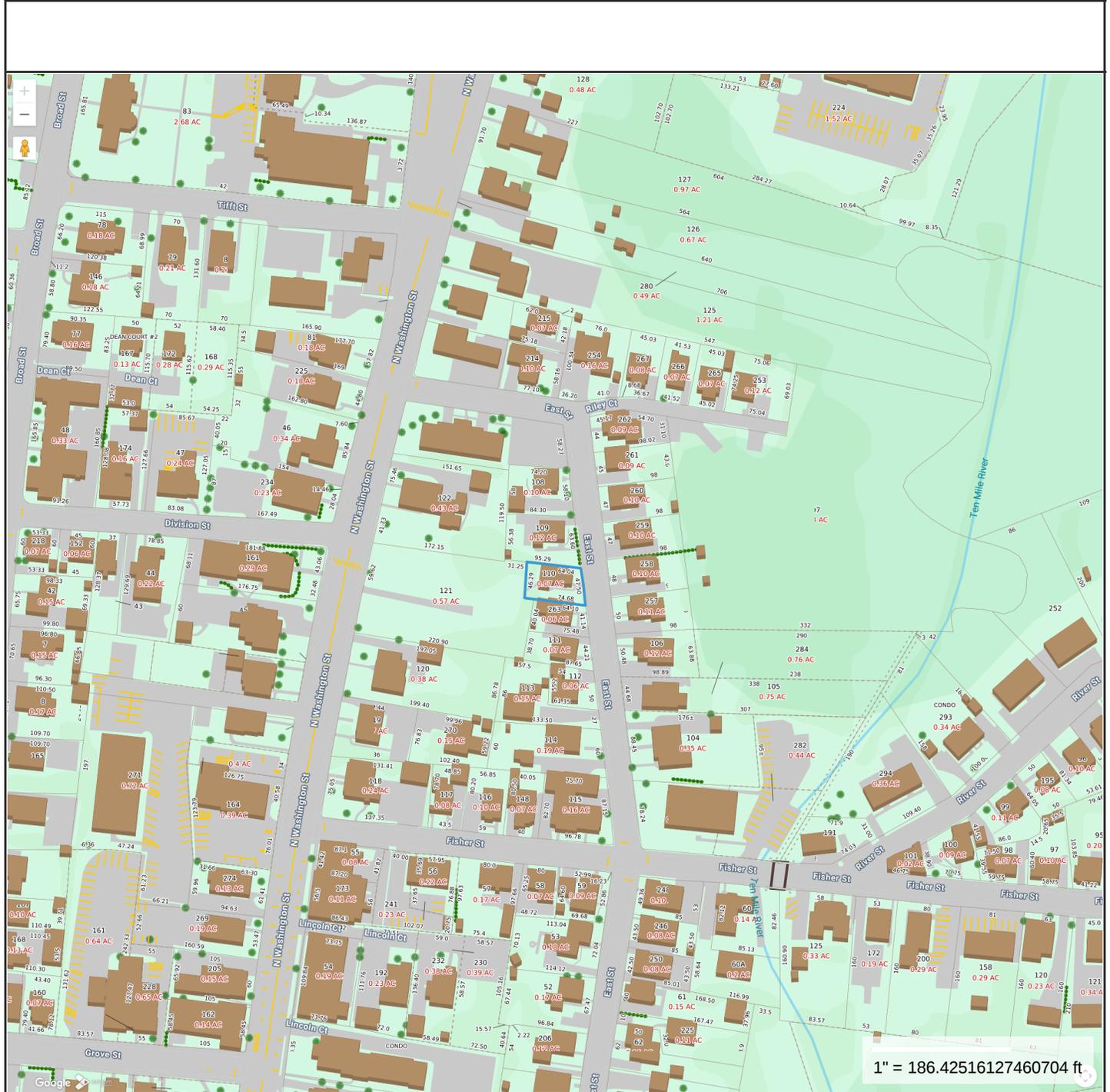
Article IV, Intensity Regulations, Schedule A for a Front Yard Setback

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.

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**Property Information**

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

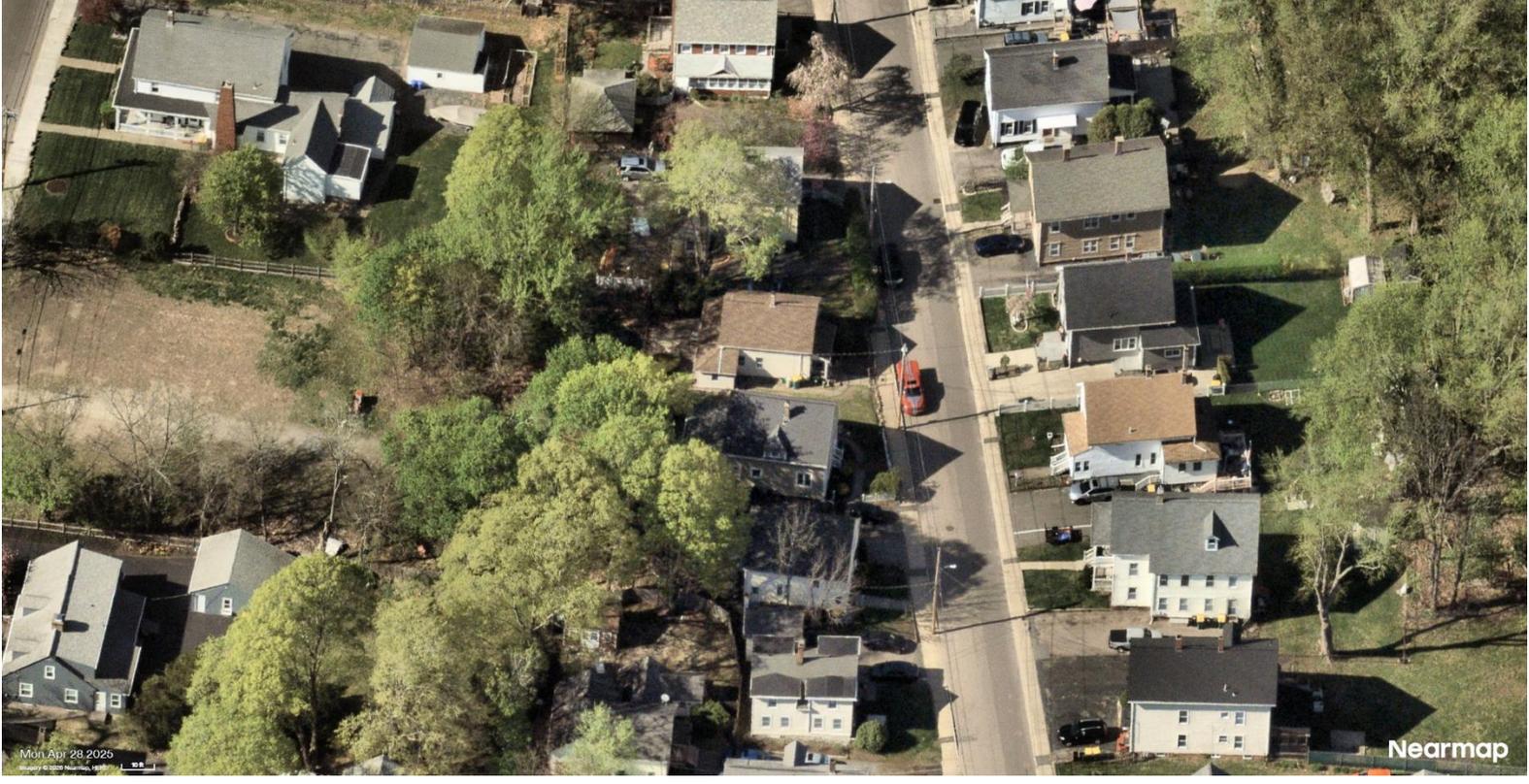
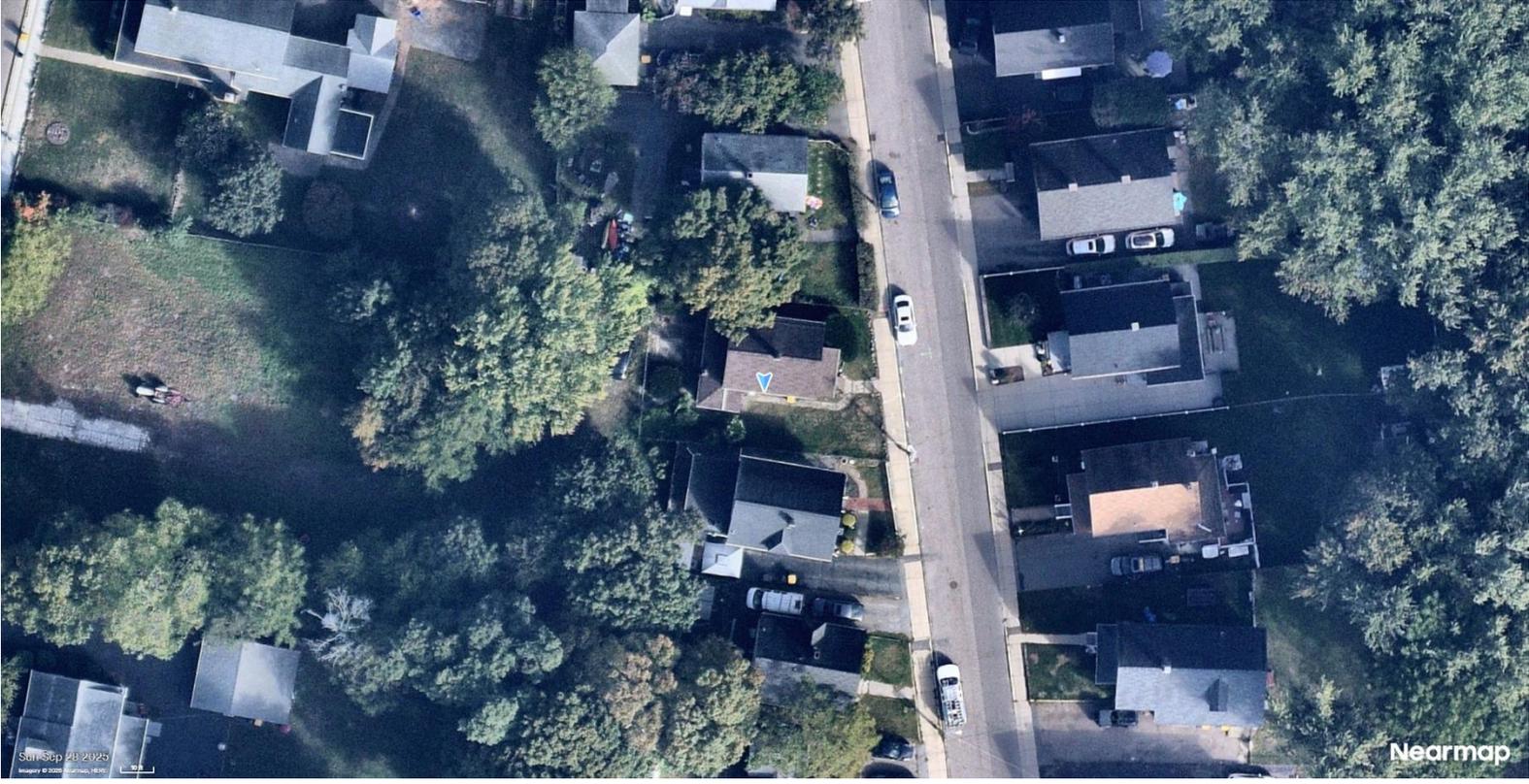


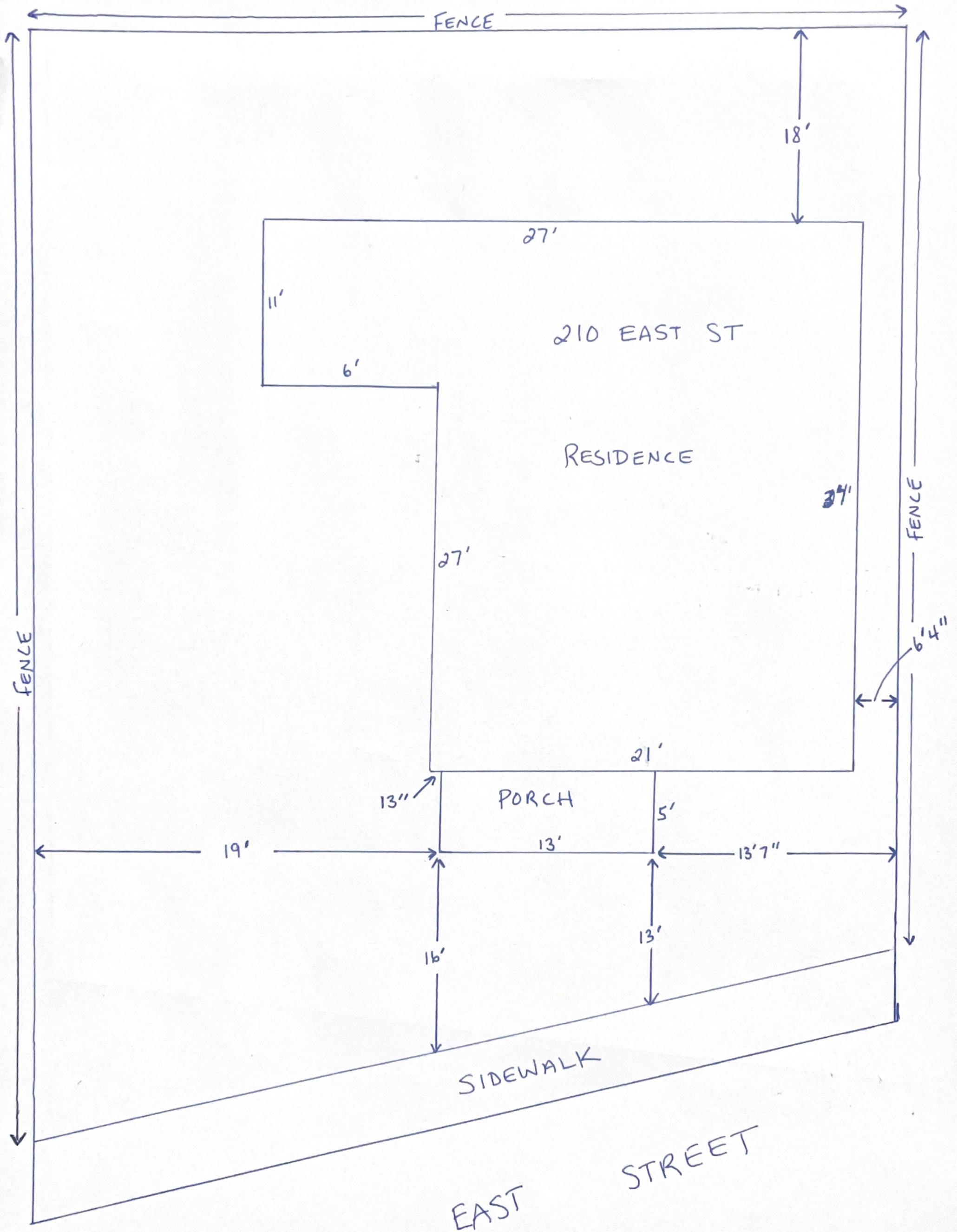
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

*Rebuild Deck*

*Existing Roof Remains*

*Enclose Porch*

**Building Photo**

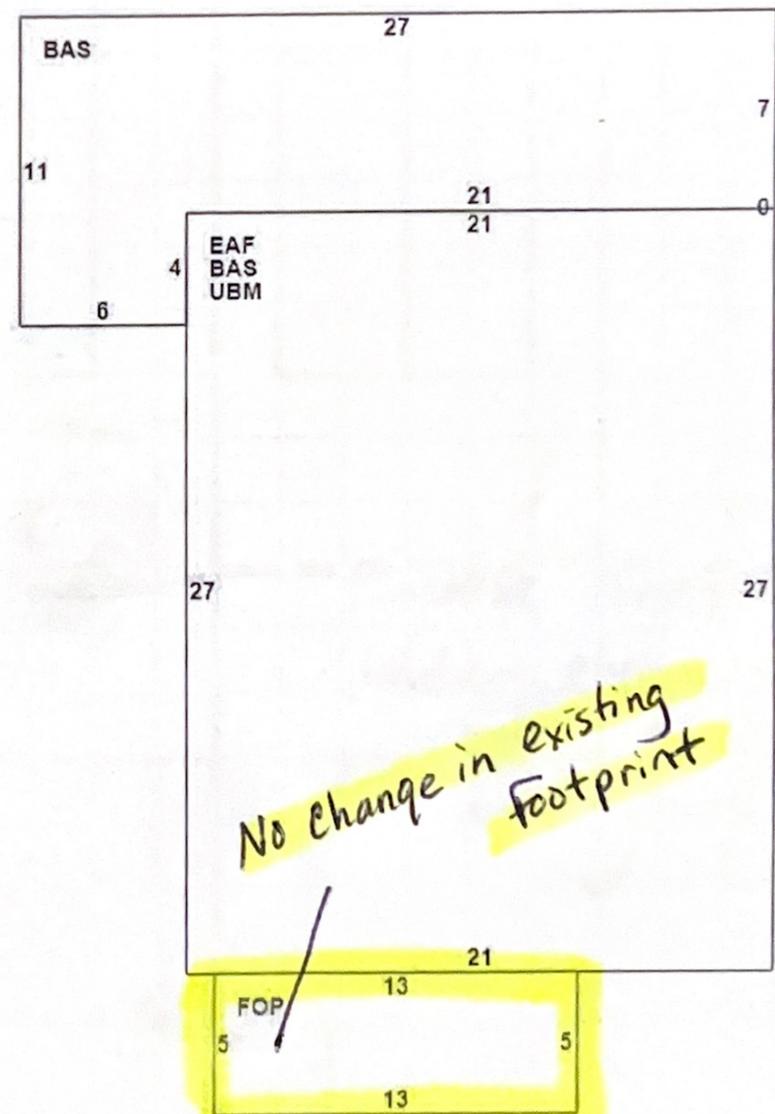


(<https://images.vgsi.com/photos2/NorthattleboroPhotos///0030/P1040180>)

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 Layout**

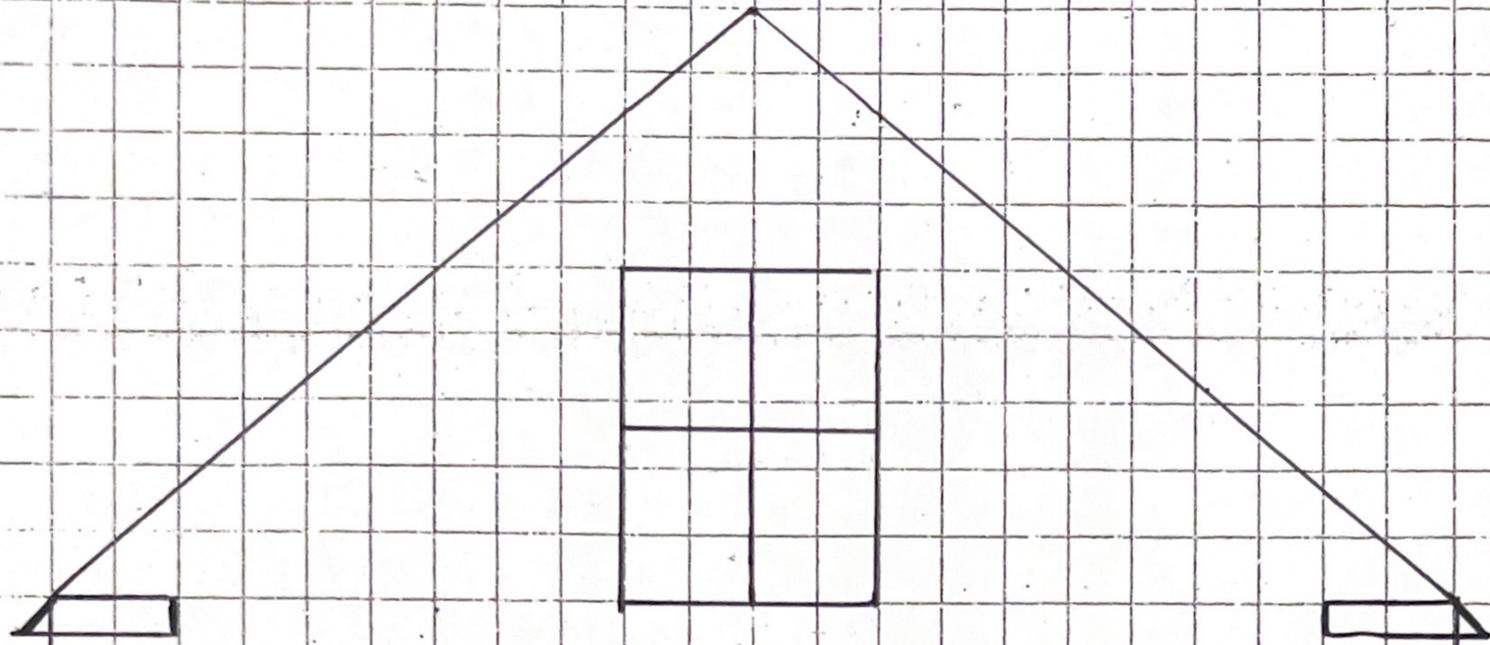
*Install 3 Footings*



(<ParcelSketch.aspx?pid=1179&bid=1150>)

Building Sub-Areas (sq ft)		Legend	
		Gross	Living

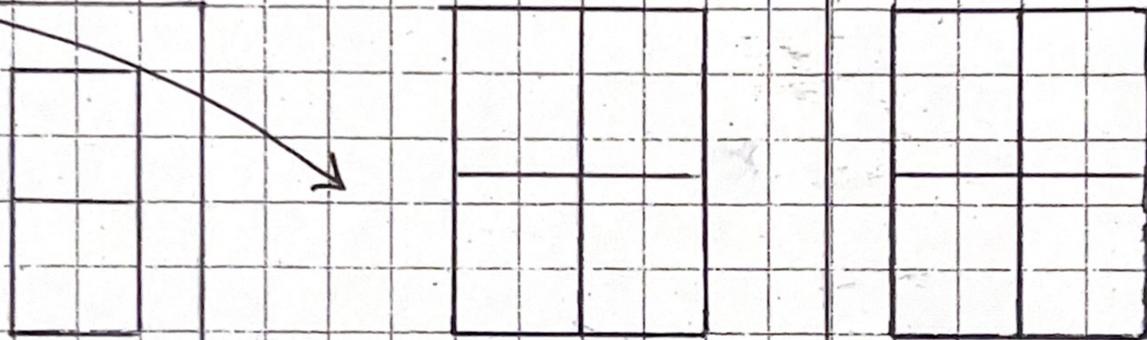
FRONT OF HOUSE  
210 EAST ST



Existing  
Porch Roof

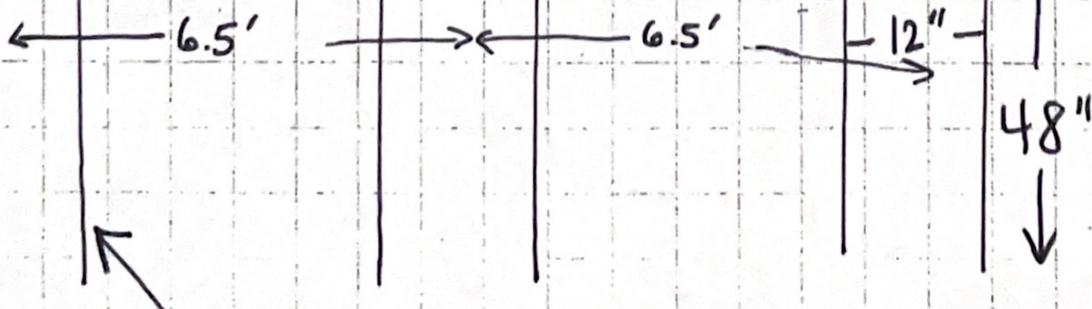
Existing Porch  
Roof to Remain.

Remove  
interior  
wall and  
add beam.

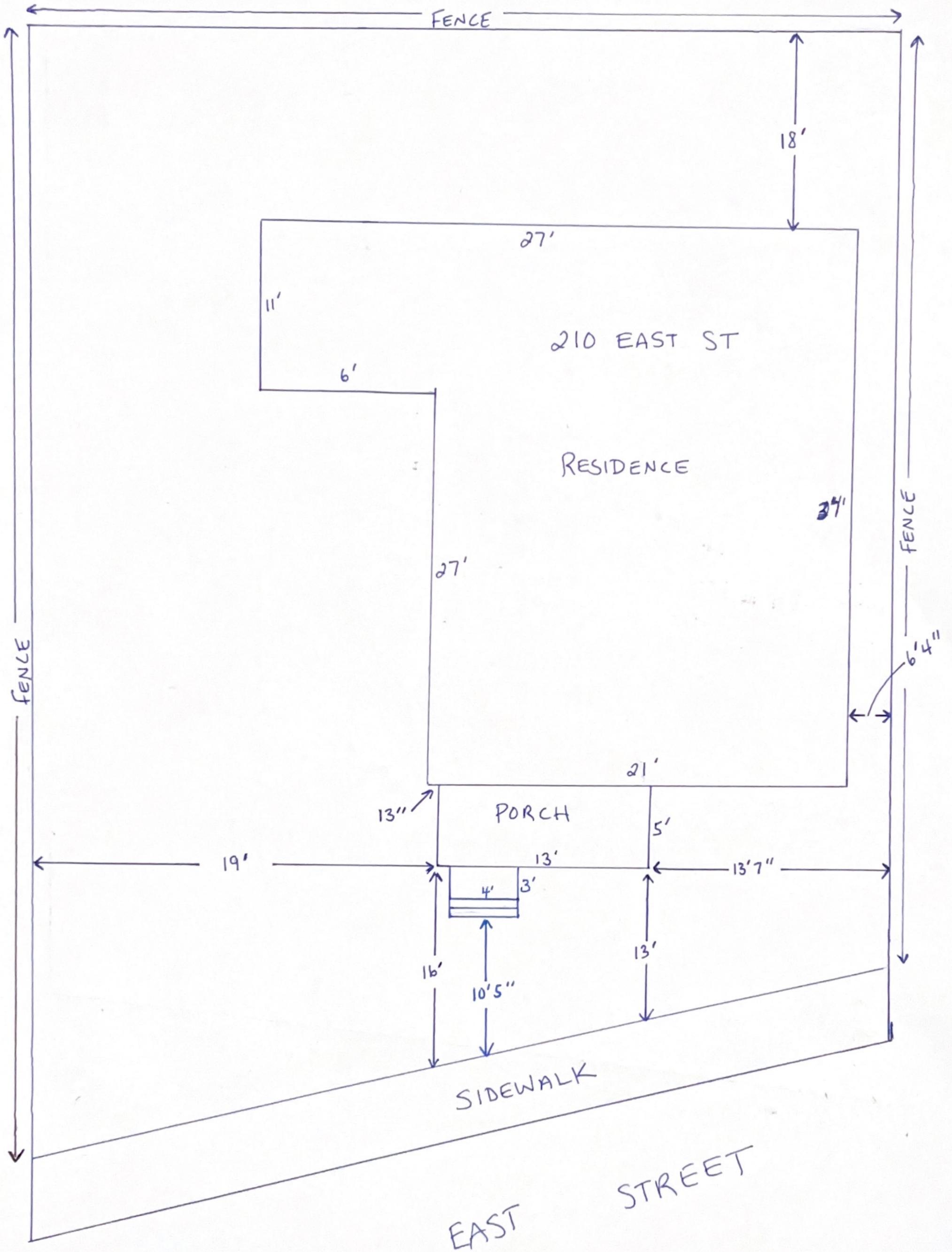


Enclose front porch  
under existing  
roof. Move  
front door  
and window.

Rebuild  
floor frame  
and steps



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





**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

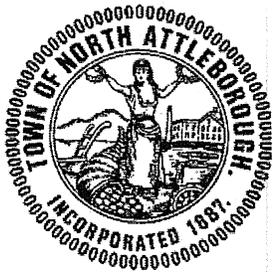
Cheryl Smith  
*Assistant Assessor*

**CERTIFIED ABUTTERS LIST**

**Date:** 1/22/2026  
**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**



**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  
1/22/2026

**SUBJECT PARCEL:** 6/110/

**SUBJECT LOCATION:** 210 EAST ST

LINDSEY ST LLC  
1221 OAKHILL AVE  
N ATTLEBORO, MA 02703

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



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BOARD OF ASSESSORS**

43 South Washington Street  
North Attleborough, Ma 02760

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

**Parcel(s)**  
6/263/

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

**Property Location**  
206 EAST ST



LINDSEY ST LLC  
1221 OAKHILL AVE  
N ATTLEBORO, MA 02703

FABRE EVANTZ  
218 EAST ST  
N ATTLEBORO, MA 02760

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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