



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

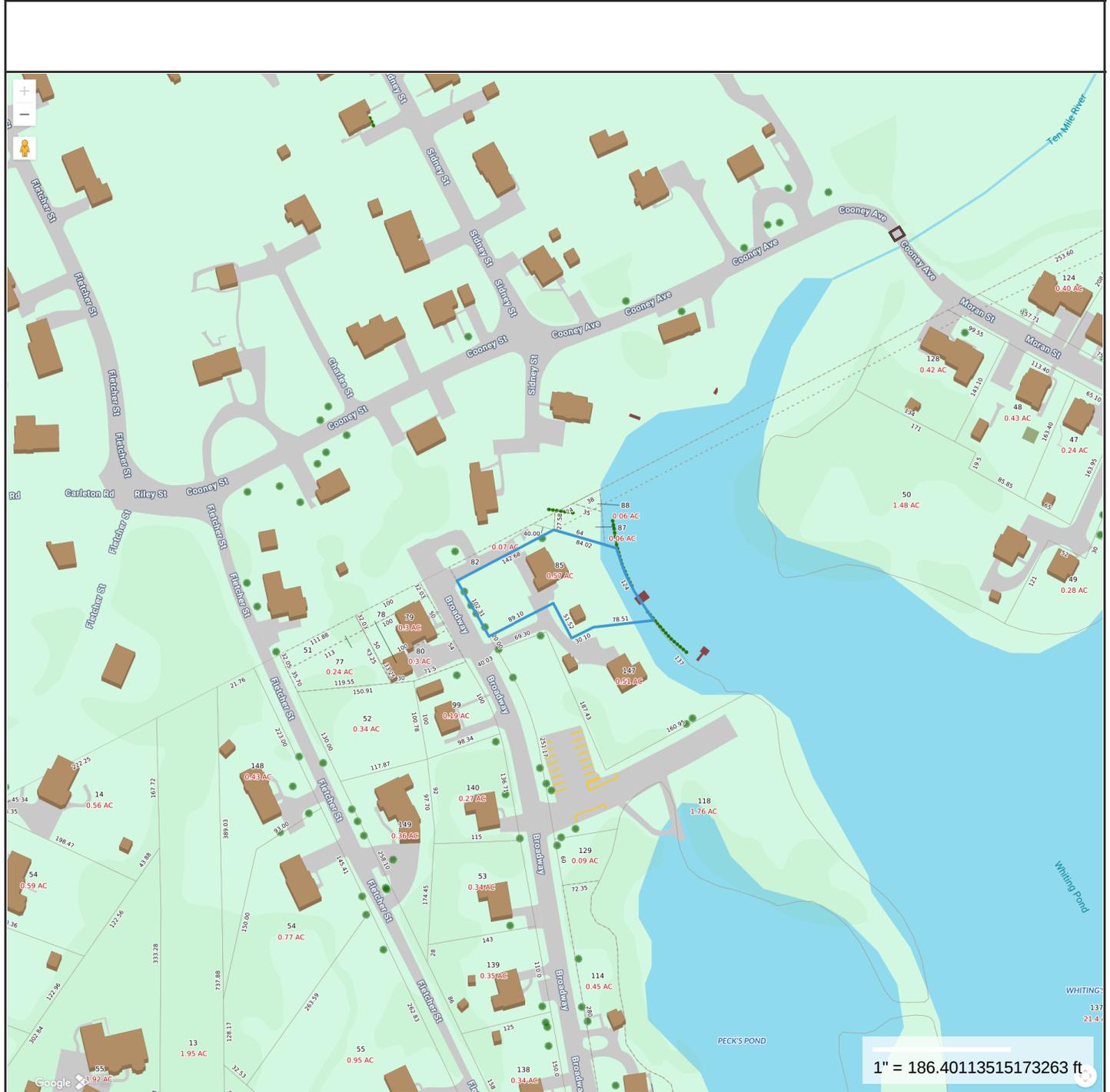
Provision/Regulation Information

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

MGL 40. A 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.

Property Address: 657 Broadway Extension, N. Attleboro, MA

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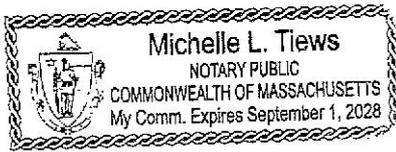
Executed as a sealed instrument this 13th day of October, 2025.

Grace M. Dorr
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.



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

DESCRIPTION KEY

-  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.	Existing: 24,860 sq.ft.
Min. Lot Frontage: 120'	Existing Lot Frontage: 102.31'*
Min. Lot Width: 120'	Existing @ 85.1' back, Width: 102.31'*
	Prop. @ 77.0' back, Width: 102.31'
Min. Lot Depth: 120'	Existing Lot Depth: 190'±
Min. Yard Front: 40'	Prop. Yard Front: 77'
Min. Yard Side: 15'	Prop. Yard Side: 19.3'
Min. Yard Rear: 15'	Prop. Yard Rear: 65+'
Max. Height: 30'	Prop. Height: See Builder's Plan
Max. No. Storie: 2 1/2	Prop. No. Storie: See Builder's Plan
Max. Building Coverage: 25%	Prop. Building Coverage: 9%
Min. Open Space: 60%	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

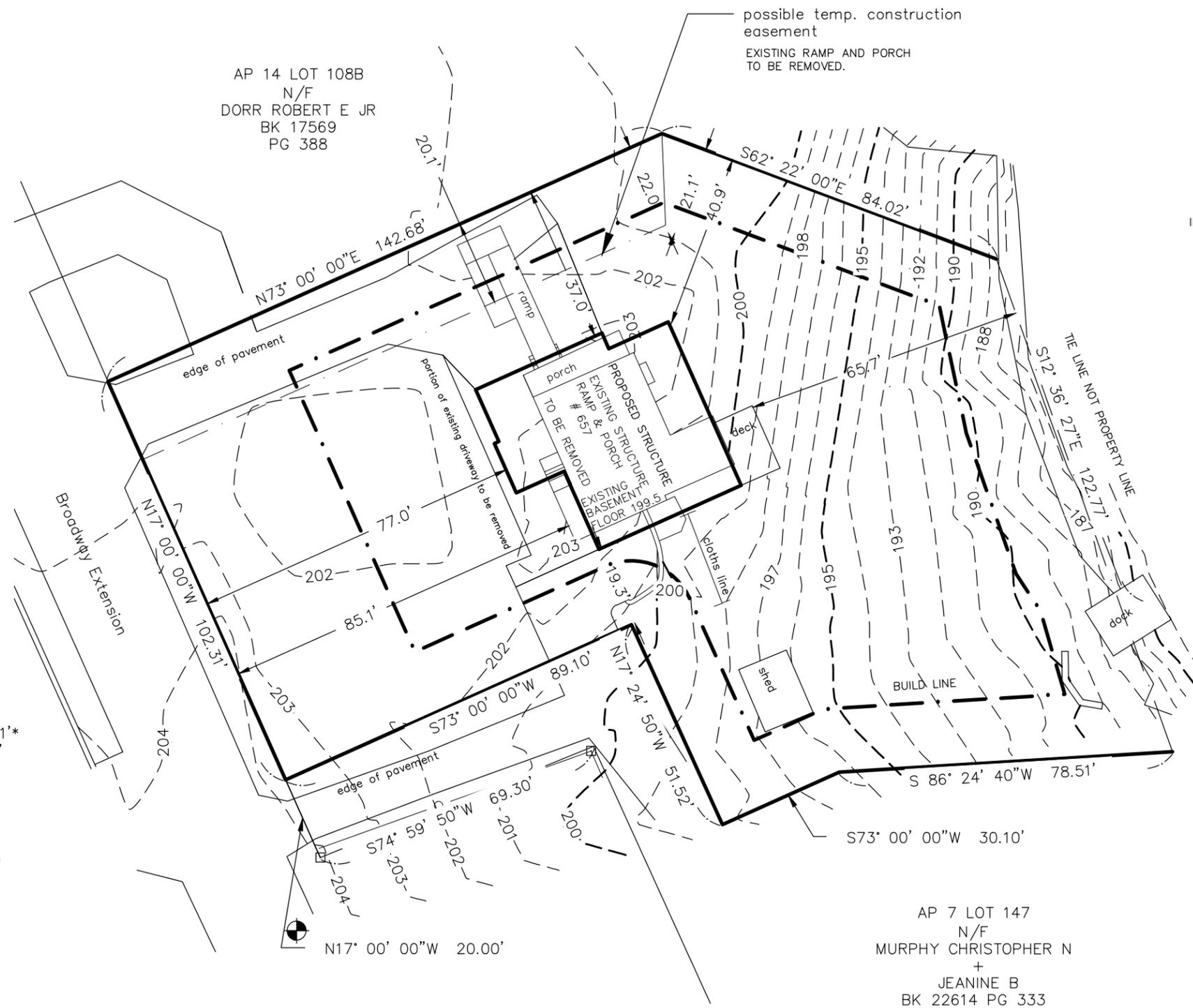
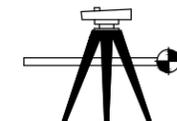
NOTE: This Plan is based on deeds, available plans, office calculations and an actual field survey. Existing evidence i.e. walls, drillholes, bounds etc. are held as shown on this plan; where there was no physical evidence of property lines or corners, angles and distances from available deeds and plans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



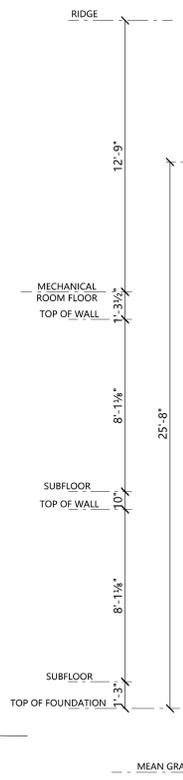
Frank T. Ribelin

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

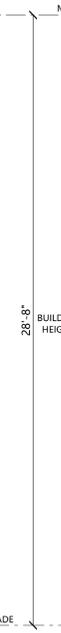
JOB NO.	25-146	PROJ. NO.	25-146	SOURCE DWG.	21-051	FILE REF.	25-146.DWG	Fcrew	MW/NW	Ebook	Date	12/5/25	Calc.	NW	Drwn.	NW	App'd
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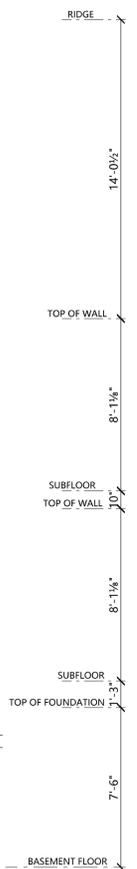
FRONT ELEVATION



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:

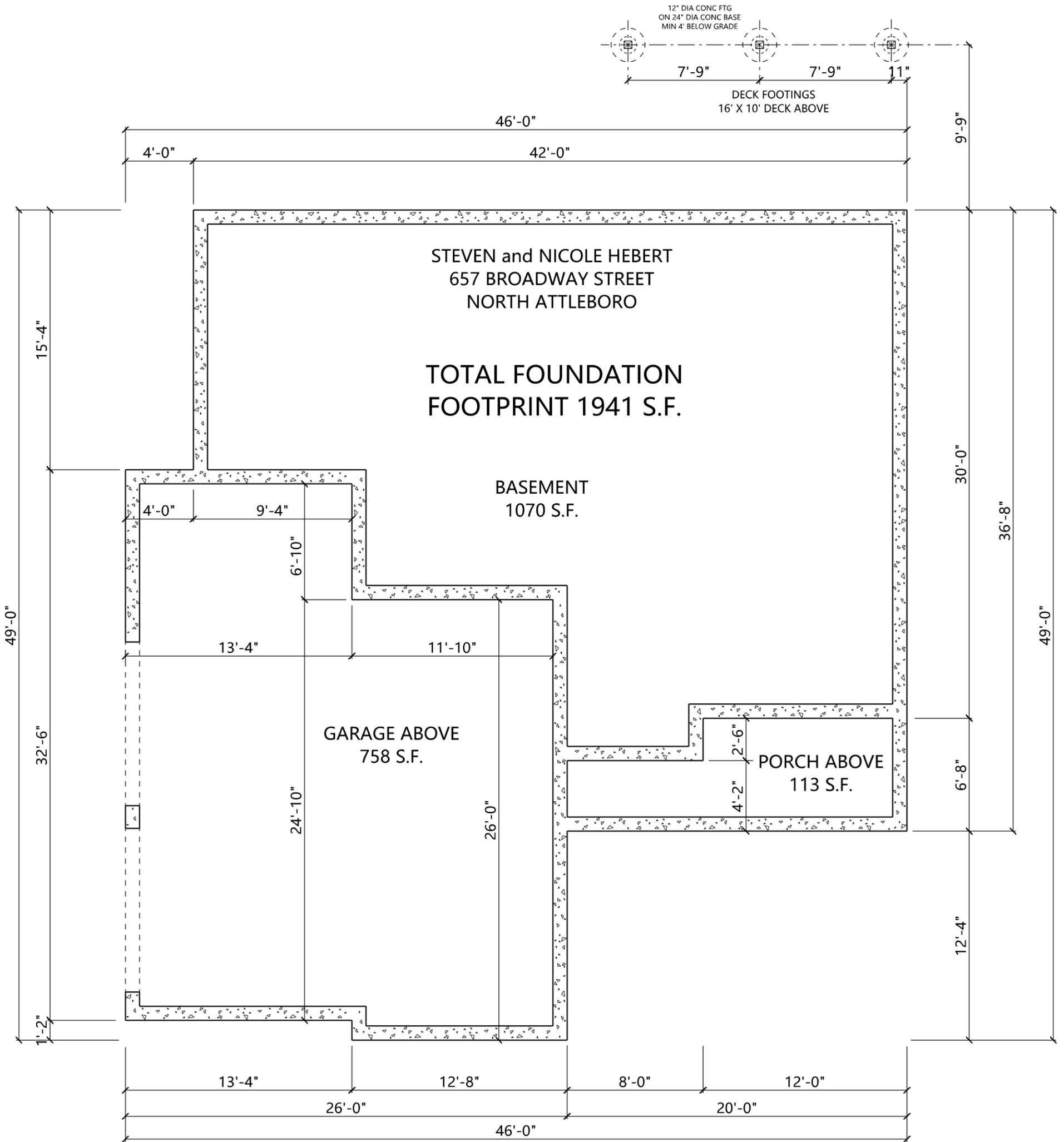
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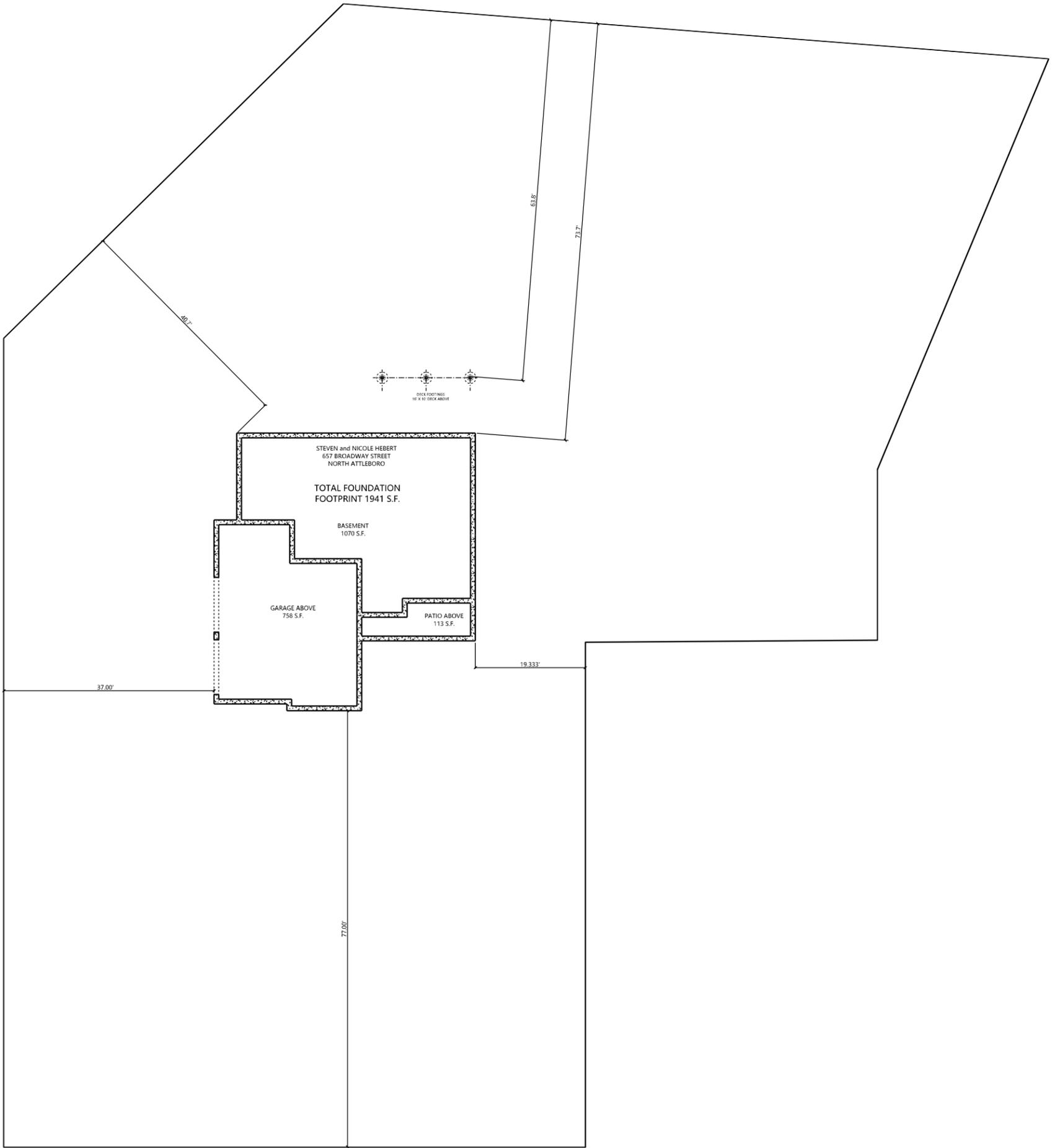
Robert Cole
bob@flairhomesinc.com

ALL CONSTRUCTION TO CONFORM
TO MASS BUILDING CODE, 780 CMR
10th Ed. STRETCH ENERGY CODE

SCALE: 1/4" = 1'-0"

PAGE 1







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:

Requested by: Patrick K. Sullivan, Esq. Phone:

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

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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

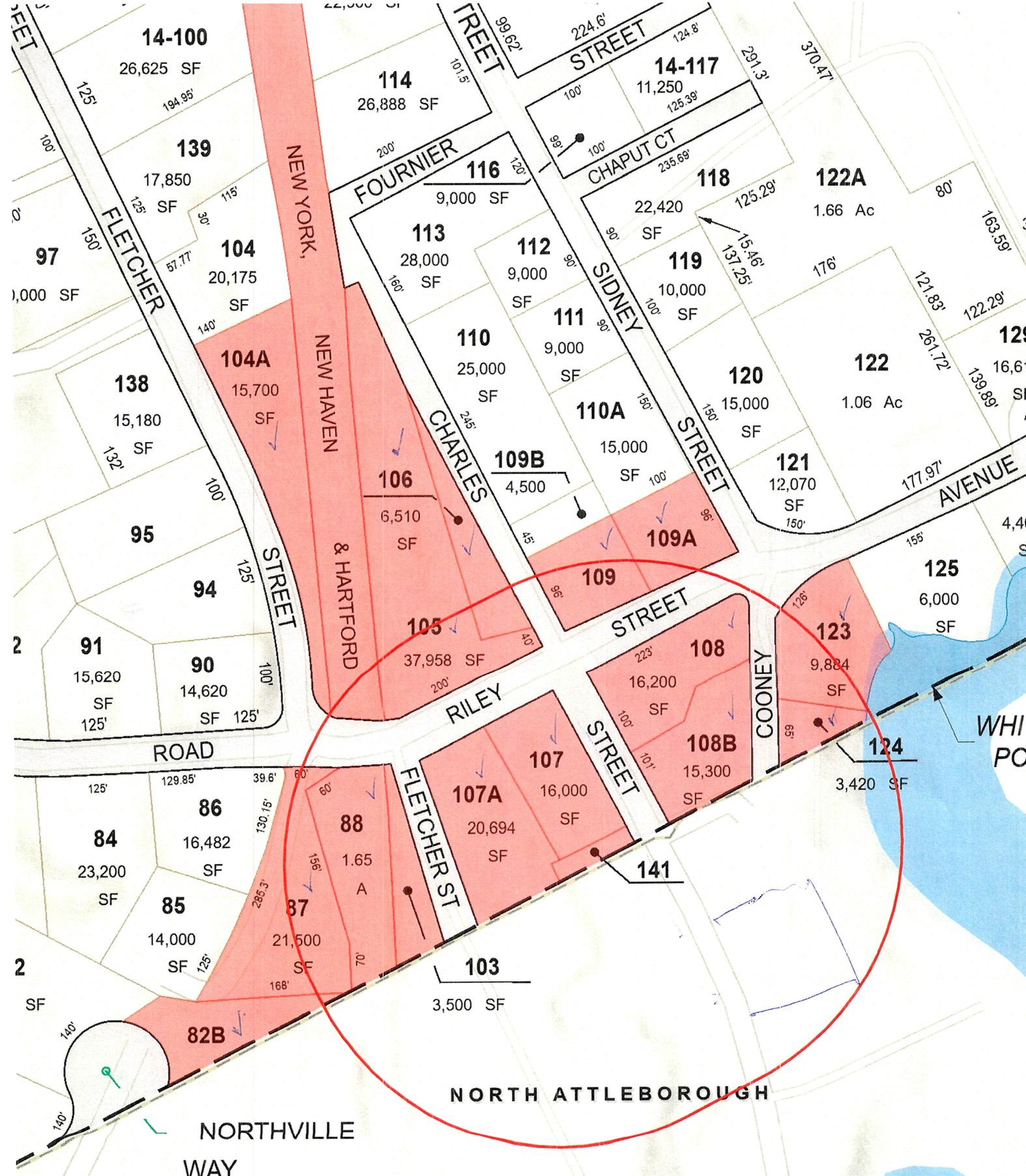


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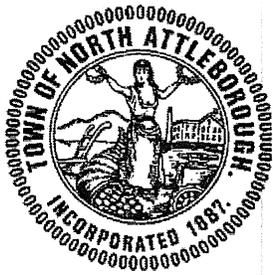
1/14/2026

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

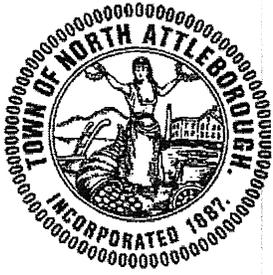
Cheryl Smith
Assistant Assessor

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

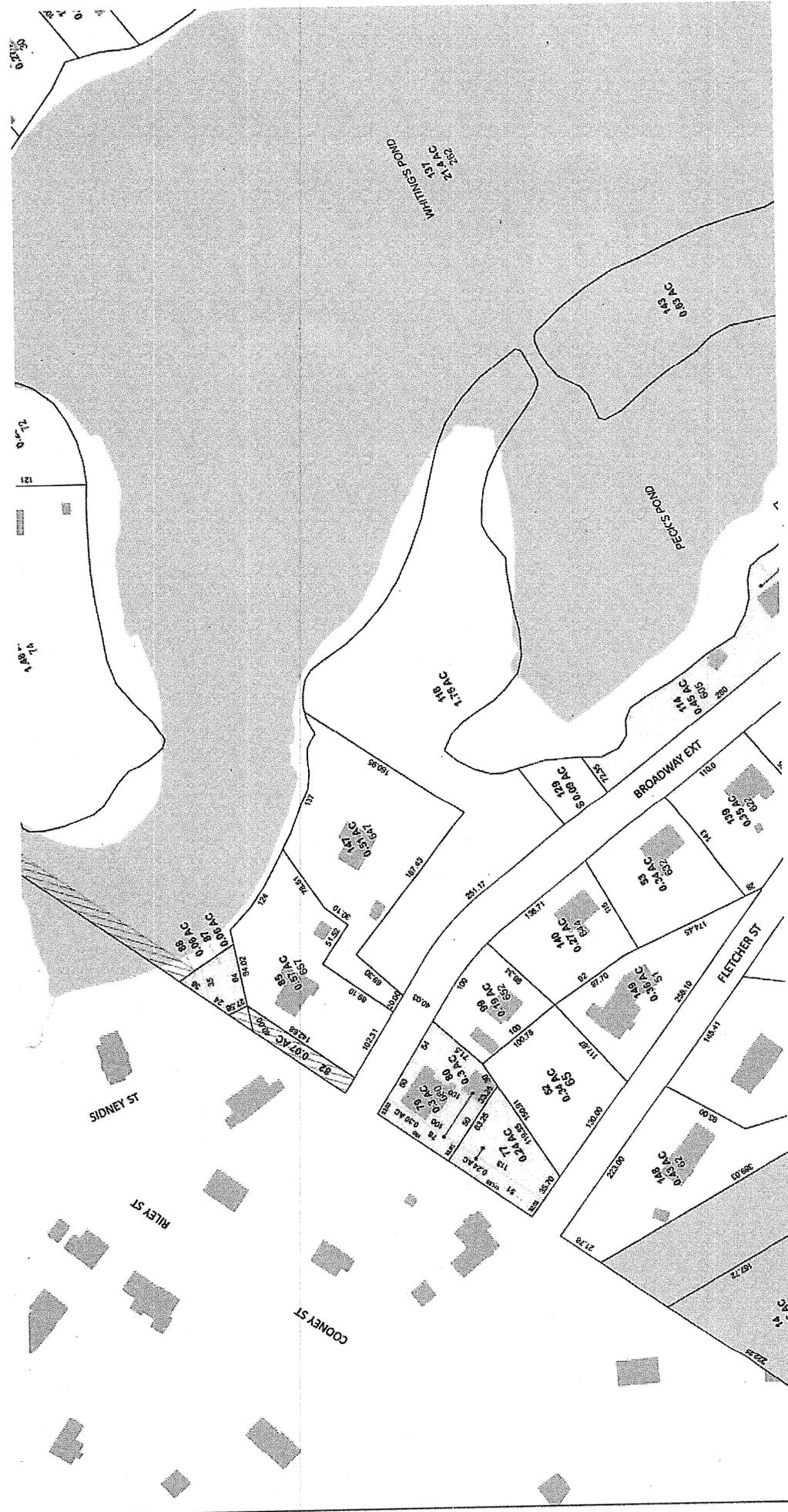
ABUTTERS LISTING
ZONING
1/21/2026

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