

**NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS
PUBLIC MEETING**

Notice is hereby given that in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and all amendments thereto a public hearing will be held on **TUESDAY, May 27, 2025, AT 6:00 PM** in the Public Meeting Room at 49 Whiting Street, North Attleborough, MA. All corresponding documents can be found on the Zoning Board of Appeals Website at: www.nattleboro.com/zoningagenda. Please check with the zoning office and the meeting agenda for any updates. The Board will be discussing the following app

BRIAN STANEK for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for front yard Setback requirements of the North Attleboro Zoning By-Laws to Construct an addition/porch at the front of the property located at **295 RESERVOIR STREET** as described in the application. The property is further described as Lot 290 on Assessors Plat 23 and located in an R-20 Residential district with 20,000+/- square feet of land.

MOHAMAD OKAR for a Special Permit pursuant to Ch 290, Article V Use Regulations, Schedule B, Agriculture #5 of the North Attleboro Zoning By-laws to allow a cattery business in the building as described in the application at the property located at **11 EAST STREET**. The property is further described as Lot Number 103 on Assessors Plat Number 4 and located within an IC-30 Special Industrial District and contains 6,969+/- SF of Land.

CHRISTINE GAGIELO for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for rear yard Setback requirements of the North Attleboro Zoning By-Laws to Construct a 12 foot by 24 foot shed at the property located at **3 ROGERS WAY** as described in the application. The property is further described as Lot 183 on Assessors Plat 40 and located in an R-10 Residential district with 11,325+/- square feet of land.

THOMAS MEHRTENS for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for front yard Setback requirements of the North Attleboro Zoning By-Laws to Construct an addition at the property located at **4 PUBLIC STREET** as described in the application. The property is further described as Lot 138, 139, 140 and 141 on Assessors Plat 19 and located in an R-15 Residential district with 22,000+/- square feet of land.

JILL DRINAN for a for Variances pursuant to Ch 290, Article IV, Intensity Regulations, Schedule A, rear yard Setback and Article V, Use Regulations, Schedule B (In-law apartment) requirements of the North Attleboro Zoning By-Laws to Construct an in-law apartment at the property located at **31 NORTON ROAD** as described in the application. The property is further described as Lot 351 on Assessors Plat 26 and located in an R-40 Residential district with 30,193+/- square feet of land.

JENNIFER HOWE for a Special Permit pursuant to Ch290, Article V Use Regulations, Schedule B, Accessory Use # 1 Home Occupation of the North Attleboro Zoning By-laws to allow a small home bakery, farm stand and office for her bartending business in the building as described in the application at the property located at **30 S. BULFINCH STREET**. The property is further described as Lot Number 90 on Assessors Plat Number 14 and located within a R-10 Residential District and contains 12,632+/- SF of Land.

NEW ENGLAND PUBLIC THEATRE for a Special Permit pursuant to Ch290, Article V, Use Regulations, §290-14 of the North Attleboro Zoning By-Laws to change the use of the existing unit to a live performing arts center at the property located at **999 S. WASHINGTON STREET UNIT 301A** as described in the application. The property is further described as Lot 250 on Assessors Plat 26 and located in a C-60 Commercial district with 27.75 +/- AC of Land.

ORACLE REAL ESTATE INVESTMENTS LLC for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for front yard Setback requirements of the North Attleboro Zoning By-Laws to Construct an addition at the property located at **149 DEPOT STREET** as described in the application. The property is further described as Lot 45 on Assessors Plat 28 and located in an R-20 Residential district and Aquifer Protection district with 20,037+/- square feet of land.

RYAN SHEEHAN for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for lot area and front yard Setback requirements of the North Attleboro Zoning By-Laws to Construct an addition and deck extension at the property located at **62 SPRUCE STREET** as described in the application. The property is further described as Lot 11 on Assessors Plat 6 and located in a R-15 Residential district with 11,388+/- square feet of land.

TOM THRASHER for a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A for front yard Setback requirements of the North Attleboro Zoning By-Laws to Construct a second-floor addition at the property located at **89 CRESCENT AVENUE** as described in the application. The property is further described as Lot 75 on Assessors Plat 43 and located in an R-15 Residential district with 10,454+/- square feet of land.