

**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, SEPTEMBER 17, 2024, 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 applications:

FRANK SNYDER for a Variance pursuant to Ch290, Article IV, §290-13.1 Intensity Schedule A, Front Yard Setbacks requirements of the North Attleboro Zoning By-Laws to allow for a 12 x 16ft shed on the property as shown on the submitted plans on the property located at **63 CRESCENT AVENUE**. The property is further described as Lot Number 53 on Assessors Plat Number 43 and located within an R-15 Residential District and contains 9,147.6 +/- SF of Land.

SILAS MONTROND for a Variance pursuant to Ch290, Article IV, §290-13.1 Intensity Schedule A, Lot Frontage, Side Yard and Height requirements of the North Attleboro Zoning By-Laws to allow for rebuilding of the home as shown on the submitted plans on the property located at **72 HAWTHORNE STREET**. The property is further described as Lot Numbers 164, 174 and 177 on Assessors Plat Number 9 and located within an R-10 Residential District and contains 7840.8 +/- SF of Land.

PAUL STORAGE a Variance pursuant to Ch 290, Article V, Use Regulations, Schedule B (In-law apartment) of the North Attleboro Zoning By-Laws to allow renovations within the home to allocate for an In-Law apartment addition as submitted in the application for the property located at **40 GEORGE R. PAQUETTE ROAD**. The property is further described as Lot Number 619 on Assessors Plat Number 24 and located within an R-15 Residential District and contains 30,056.4 +/- SF of Land.

NORTH ATTLEBORO MARKETPLACE II, LLC. for a Special Permit pursuant to Ch290, Article IV, Intensity Schedule B, Retail and Services #10, requirements of the North Attleboro Zoning By-Laws to allow for a Fitness Center as shown on the submitted plans on the property located at **1360 SOUTH WASHINGTON STREET**. The property is further described as Lot Number 10 on Assessors Plat Number 27 and located within a C-60 Commercial District and contains 67.24 +/- Acres of Land.

PIONEER INVESTMENTS, LLC., for a Special Permit pursuant to Ch 290, Article V, Use Regulations, Schedule B to allow for a three-family residence and a Variance pursuant to Ch 290, Article IV, §290-13.1 Intensity Schedule A, minimum lot area requirements of the North Attleboro Zoning By-Laws to allow for 10,400sqft as submitted in the application for the property located at **75 BROAD STREET**. The property is further described as Lot Number 7 on Assessors Plat Number 3 and located within an R-10 Residential District and contains 6,534 +/- SF of Land.

IVAN AGUINAGA for a Special Permit pursuant to Ch290, Article IV, Intensity Schedule B, Retail and Services #10, requirements of the North Attleboro Zoning By-Laws to allow for an Insurance Agency Office as shown on the submitted plans on the property located at **869 EAST WASHINGTON STREET**. The property is further described as Lot Number 10 on Assessors Plat Number 27 and located within a C-7.5 Commercial District and contains 22,215.6 +/- Acres of Land.

J&G REALTY INVESTMENTS, LLC for a Variance pursuant Ch290, Article VII nonconforming or existing uses, with Article IV §290-13, I. Existing residential uses in the C or I zones and Article VIII, §290-48 D of the North Attleboro Zoning By-laws to convert the building to six residential units in accordance with the architectural and site plans submitted in the application for the property located at **20-22 Orne Street**. The property is further described as Lot Number 28 on the Assessors Plat Number 5 and located within a R-10 Residential District and contains 12,196.8 +/- SF of Land.