

Sandra Cook, Chair

Benjamin Dowling, Vice Chair

Kristen Magas

Landis Hershey



Bruce Wessel

Arsen Hambarzumian

Steffani Pelton

Town of North Attleborough  
**ZONING BOARD OF APPEAL**

43 South Washington St, North Attleborough, MA 02760

Phone: (508) 699-0125

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1/17/2023 - Minutes

**I. Old Business**

**Members Present:**

*Sandra Cook  
Arsen Hambarzumian  
Benjamin Dowling  
Landis Hershey  
Bruce Wessel*

**Members Absent:**

*Kristen Magas  
Steffani Pelton*

**Staff and Residents Present:**

*Sandra McCrory, Admin asst/ ZBA Clerk  
Thomas Morin Esq., 12 Church Street  
Kaitlynd & Danielle Jones, 30 Linwood Road, Cumberland RI  
Emily & Luis Espaillat, 32 Ralph Street  
Pamela Cole, 23 Brandon Street*

- a. Claudia Crozier D4015 – Richard K Stevens Dr. #15

*At the January 17th meeting Mrs. Crozier had emailed and requested a continuance to the next meeting in February. Bruce Wessel made a motion to continue the application until the February 21st, meeting.*

*Second: Ben Dowling*

*Motion carried 5-0*

**II. New Business**

- a. Kaitlynd Jones D4030 – North Washington Street #326

*Pursuant to the advertisement and notice, the Board held a public hearing on said application January 17, 2023. Prior to the hearing, members of the Board reviewed all documents submitted with the application. All supporting documents and plans being discussed were available for public viewing on the North Attleboro's Website at the Zoning Board of Appeals Meeting Agenda and Packets. It was further explained that the legal notice would be read into the record, the Board would ask questions and any member of the audience who would like to be heard on the matter would have a chance to speak. At the hearing, the legal notice was read into record. Thomas Morin, representing the applicants Danielle and Kaitlynd Jones explained the goal to open an advanced cosmetic tattooing studio in North Attleboro. Mr. Morin briefly explained the property's history and the proximity to a variety of goods and services. The property itself has a unique shape and the building was recently renovated. It was formerly a restaurant and to Mr. Morin's understanding a gas station at one time. Danielle Jones explained that Kaitlynd has 7 years of experience in advance cosmetic tattooing and offers a wonderful solution to people that struggle with hair loss due to conditions such as alopecia or cancer. The Board questions the number of clients seen daily and the length of time per appointment? Danielle Jones explained there are about two to three clients in a rotation and never at the same exact time. An appointment is approximately 90 minutes or up to two hours per person and at maximum there could be three clients in and out at the same time. Mrs. Jones added the appointments book out about three months in advance on average, allowing them to know exactly how many people will be coming and at what time, some clients do come from Maine or New York. The Board discussed the parking on the property as the site plan was not submitted. Mr. Morin added the parking area has been striped for seven cars with an addition spot on the side of the building for an eighth car and will furnish a copy of the site plan to the zoning board. There were no additional attendees who wished to speak in favor or in opposition to this application.*

*Bruce Wessel made a motion in favor of granting a Special Permit to allow for a change of use from restaurant to personal retail services business with the following conditions:*

- 1. A copy of the site plan submitted to the planning board be submitted to the Zoning Board*
- 2. The applicant shall meet all town and state certifications and licensing requirements.*

*Second: Ben Dowling*

*Motion carried 5-0*

b. Emily Espaillat D4033 – Ralph Street #32

*Pursuant to the advertisement and notice, the Board held a public hearing on said application January 17, 2023. Prior to the hearing, members of the Board reviewed all documents submitted with the application. All supporting documents and plans being discussed were available for public viewing on the North Attleboro's Website at the Zoning Board of Appeals Meeting Agenda and Packets. It was further explained that the legal notice would be read into the record, the Board would ask questions and then any member of the audience who would like to be heard on the matter would have a chance to speak. At the hearing, the legal notice was read into record. Emily Espaillat explained her plans to begin a baked goods business out of her home to sell sweets and breads at local farmers markets and directly to customers during holiday seasons. All the products will be made in her in my kitchen and sold off premises at various markets or events in the area or delivered to the customers. The Board questioned if Ms. Espaillat was familiar with the regulations for bakery products by the Board of Health. Ms. Espaillat is aware of all the health regulations with regards to bake goods. Pamela Cole, 23 Brandon St. is in favor of the application and added it sounded good. There were no additional attendees who wished to speak in favor or in opposition to this application.*

*Ben Dowling made a motion in favor of granting a Special Permit pursuant Section V, Use Regulations, Schedule B (home occupation) and in accordance with Section VI.K to allow*

*the home occupation of a bakery with the following condition:*

*1. Once the business expands beyond one employee or circumstances change with regards to the volume of business applicants will need to return to the board.*

*Second: Bruce Wessel*

*Motion carried 5-0*

### **III. Approval Of Minutes And Other Business**

- a. Approve minutes from 12.13.2022

*Benjamin Dowling made a motion to approve the minutes of December 13, 2022.*

*Second: Sandra Cook*

*Motion carried 5-0*

- b. ZBA Updates

*The Board discussed the Kennel Amendment proposal, the change would be to the Schedule B # 5 adding in the word 'Commercial in front of kennel and then adding an addition line label #5A for Private/Personal kennel and the zones that would require a special permit or allowed by right. The additions to the definitions for the zoning bylaws.*

*The document will be reviewed by the Town's Council and then once again reviewed by the Board before going to the by-law committee. Quick update on the short-term rentals, and the possible regulations needed. Research and a draft document are in process. Research is in progress with regards to in-law regulations with the thought to update the regulations in the zoning by-laws.*

### **IV. Adjournment**

*Landis Hershey made a motion to adjourn the public meeting at 7:20 pm.*

*Second: Benjamin Dowling*

*Motion carried 5-0*