



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

### AGENDA

FEBRUARY 7, 2023

6:30 P.M.

2023 JAN 31 PM 3:34

CITY RECEIVED

BLH

- 1A. **JOINT PUBLIC HEARINGS:** DEADLINE
  - a. Petition of the Municipal Council to amend sections of the ZONING ORDINANCE relative to accessory dwelling units
  
- 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
  
- 2A. **PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
  
- 2B. **PUBLIC HEARINGS HELD OPEN: [LINK](#)\*** DEADLINE
  - a. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan 3/31/23
  
- 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
  
- 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK](#)\*** DEADLINE
  - a. W.B. Construction & Development, Inc., 0 County Street – Major Site Plan Review  
Deadline to close public hearing → 3/31/23
  - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review  
Deadline to close public hearing → 3/31/23
  
4. **PENDING APPLICATIONS/MATTERS:** DEADLINE
  - a. Petition of the Municipal Council to amend sections of the ZONING ORDINANCE relative to marijuana businesses
  
5. **FORM A PLANS: [LINK](#)\*** DEADLINE
  - a. Pike Ave Land Investments, LLC – 419 & 439 Pike Avenue 2/16/23
  - b. Weber Lyncee - 59 Allen Avenue and Cross Street 2/17/23
  
6. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
  
7. **STAFF REPORT: REPORT TO BE E-MAILED**
  
8. **CORRESPONDENCE: [LINK](#)\***
  - a. Email and pictures submitted by Monique Medeiros of 70 Saveena Drive, received January 23, 2023, to Senior Land Use Planner Stephanie Davies, regarding stormwater basin flooding at the “STONE FIELD ESTATES II” and “STONE FIELD ESTATES III” subdivisions.
  - b. Email from Senior Land Use Planner Stephanie Davies, dated January 23, 2023, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding the flooding issues at the “STONE FIELD ESTATES II” and “STONE FIELD ESTATES III” subdivisions.
  - c. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 24, 2023, to Senior Land Use Planner Stephanie Davies, regarding the flooding issues at the “STONE FIELD ESTATES II” and “STONE FIELD ESTATES III” subdivisions.

- d. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 27, 2023, to Senior Land Use Planner Stephanie Davies, regarding the status of stormwater improvements at the "STONE FIELD ESTATES III" subdivision.
  - e. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated January 18, 2023, to the Municipal Council, recommending that the loan order in the amount of \$475,000.00 for purchasing and equipping an ambulance is consistent with the City's Comprehensive Plan.
9. **PERFORMANCE BOND CORRESPONDENCE:** [LINK](#)\*
- a. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **PARTIAL** release relative to work completed at the "BRIGHAM HILL ESTATES" subdivision.
  - b. Letter from Planning Board Clerk Lauren Stamatis to Public Works Superintendent Michael Tyler, dated January 13, 2023, requesting a bond amount be established for the landscaping at the "BRISTOL PLACE" subdivision.
  - c. Memorandum from Public Works Superintendent Michael R Tyler, dated January 18, 2023, to the Planning Board, recommending an initial bond amount of **\$44,275.00** relative to the "BRISTOL PLACE" subdivision.
  - d. Letter from Planning Board Clerk Lauren Stamatis, dated January 19, 2023, to Bill Ward of W.B. Construction and Development, providing an approved **PARTIAL** release of funds in the amount of \$120,008.99, relative to the "BRIGHAM HILL ESTATES, PHASE II" subdivision.
  - e. Letter from Planning Board Clerk Lauren Stamatis, dated January 19, 2023, to Bill Ward of W.B. Construction and Development, providing an approved **PARTIAL** release of funds in the amount of \$201,530.16, relative to the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
  - f. Letter from Planning Board Clerk Lauren Stamatis, dated January 19, 2023, to Bill Ward of W.B. Construction and Development, providing an approved updated bond amount of \$225,822.09, relative to the "BRIGHAM HILL ESTATES, PHASE IV" subdivision.
10. **MISCELLANEOUS PENDING CORRESPONDENCE:**
- a. see separate Delinquent Subdivisions Correspondence Tracking Report
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
- a. Funding request for sustainable growth primer
- 11B. **ORDINANCE COMMITTEE:**
- a. Minimum lot width dimensional requirement
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- a. 42 County Street, LLC, 42 County Street – Major Site Plan Review
- 11D. **SUBDIVISION COMMITTEE:**
- a. "LAUREL KNOIL" Definitive Subdivision Plan
12. **PENDING MINUTES:**
- a. January 17, 2023
13. **SRPEDD DELEGATE'S REPORT:**
14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
- a. Trees
  - b. Inclusionary Housing
  - c. Site Plan Review amendments related to design/architectural standards by overlay district
  - d. Discuss Act Enabling Partnerships for Growth (new state zoning enabling legislation)
  - e. Community Preservation Act

**15. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**

- a. Regular meeting Tuesday, February 7, 2023 at 6:30 p.m.
- b. Joint Public Hearing with the Municipal Council February 7, 2023 at 7:00 p.m.
- c. Regular meeting February 27, 2023 at 6:30 p.m.
- d. Site Plan Review Committee meeting March 2, 2023 at 6:15 p.m.
- e. Ordinance Committee meeting March 2, 2023 at 7:15 p.m.

**16. RECENTLY FILED APPLICATIONS/OTHER:**

- a. NPDES General Permit Update
  - Mandatory Revisions to Local Stormwater Management Ordinance (Municipal Council)
  - Modifications relating to stormwater management requirements in the Planning Board Rules & Regulations
  - Green Code Audit
- b. En masse Street Acceptance Guidelines

\*Digital access links are taken down as soon as the day after the meeting. For access after that time, please make a request by emailing [planning@cityofattleboro.us](mailto:planning@cityofattleboro.us) or stopping by the Office of Planning and Development during normal business hours.