



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
ATTLEBORO, MASSACHUSETTS 02703
TEL 508.223.2222 FAX 508.222.3046

RECEIVED K6
CITY OF ATTLEBORO
CITY CLERK
2022 FEB 24 PM 1:18

AGENDA

FEBRUARY 28, 2022

6:30 P.M.

-
- 1A. **JOINT PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
 - 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
 - 2A. **PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
 - 2B. **PUBLIC HEARINGS HELD OPEN: [LINK*](#)** DEADLINE
 - a. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan 5/18/22
 - 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: [LINK*](#)** DEADLINE
 - a. Bishop Feehan High School – Major Site Plan Review – 70 Holcott Drive Deadline to close → 3/21/2022
 - 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK*](#)** DEADLINE
 - a. Morin Realty, LLC – 95 Frank Mossberg Drive, Major Site Plan Review Deadline to close → 2/28/22
 - b. JS Fuller TIC, LLC & et. al. – 50 Fuller Avenue, Major Site Plan Review Deadline to close → 3/7/22
 - c. NeighborWorks Housing Solutions – 150 Pleasant Street, Major Site Plan Review Deadline to close → 3/7/22
 - d. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 3/31/22
 - 4. **PENDING APPLICATIONS/MATTERS: [LINK*](#)** DEADLINE
 - a. Bristol Place Investments LP – “BRISTOL PLACE” Preliminary Subdivision 4/2/22
 - b. Petition of the Municipal Council to amend §17-3.3 PROHIBITED USES of the ZONING ORDINANCE relative to commercial vehicles
 - c. Petition of the Municipal Council to amend §17-9.5(A) REQUIRED SITE PLAN and §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE
 - 5. **FORM A PLANS:** DEADLINE
 - a. City of Attleboro – Mechanic Street, Berwick Road, and Rathbun Willard Drive 3/11/22
 - 6. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
 - 7. **STAFF REPORT: REPORT TO BE EMAILED**
 - 8. **CORRESPONDENCE: [LINK*](#)**
 - a. Email from Nicole MacDonald of 54 Saveena Drive, received February 4, 2022, to Councilwoman Laura Dolan, citing opposition to the “NICHOLAS DRIVE EXTENSION” street extension plan. (See Agenda item #2Ba)

- b. Email from Ryan Costello of 70 Meadowsweet Trail, received February 7, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- c. Email from Cristina Corbeil of 91 Richie Road, received February 7, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- d. Email from Kelly Sullivan of 11 Nicholas Drive, received February 8, 2022, to Senior Land Use Planner Stephanie Davies, citing opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- e. Email from Peter Beerman of 16 Red Fox Road, Rehoboth, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, adding his signature to the petition in opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- f. Email from Tom Murphy of 107 Richie Road, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, adding his signature to the petition in opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- g. Email from Jonathan Mack of 38 Nicholas Drive, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, adding his signature to the petition in opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- h. Email from Chris Lipiro of 18 Nicholas Drive, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, adding his signature to the petition in opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- i. Email from Stephanie Caswell of 22 Nicholas Drive, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- j. Email from Dan and Nicole MacDonald of 54 Saveena Drive, received February 15, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the "NICHOLAS DRIVE EXTENSION" street extension plan. (See Agenda item #2Ba)
- ~~k. Memorandum from Public Works Superintendent Michael R Tyler, dated February 4, 2022, to the Planning Board, providing comment on the Major Site Plan Review application of Bishop Feehan High School for 70 Holcott Drive. (see Agenda item #3Aa)~~
- l. Memorandum from Wastewater Superintendent Thomas Hayes, dated February 10, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of Bishop Feehan High School for 70 Holcott Drive. (see Agenda item #3Aa)
- m. Response comments and revised plans submitted by Jacob Lemieux of Hancock Associates, received February 10, 2022, to Director of Planning and Development Gary Ayrassian, relative to the Major Site Plan Review application of Morin's Realty, LLC for 95 Frank Mossberg Drive. (see Agenda item #3Ba) (copies for distribution)
- n. Letter from State Historic Preservation Officer Brona Simon of the Massachusetts Historical Commission, dated February 1, 2022 (received February 7, 2022), to Secretary Kathleen Theoharides of the Executive Office of Energy & Environmental Affairs, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (see Agenda item #3Bd)
- o. Memorandum from Public Works Superintendent Michael Tyler, dated February 23, 2022, to the Planning Board, citing no comments on the preliminary subdivision plan submitted by Bristol Place Investments LP for 1270 Newport Avenue. (see Agenda item #4a)
- p. Email and photos from Monique Medeiros of 70 Saveena Drive, received February 18, 2022, to Senior Land Use Planner Stephanie Davies, documenting water issues in the vicinity of construction associated with the "STONE FIELD ESTATES III" subdivision
- q. Email from Senior Land Use Planner Stephanie Davies, dated February 10, 2022, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding a notice of violation relative to the "STONE FIELD ESTATES III" subdivision.
- r. Email from Director of Planning and Development Gary Ayrassian, dated February 9, 2022, to Nic Reuter of Pike Avenue Acquisitions, Inc, regarding a cease and desist of site work relative to the "PIKE ESTATES" subdivision.
- s. Letter from Daniel Campbell, P.E., of Level Design Group, LLC, dated January 21, 2022 and revised February 18, 2022, to the Planning Board, providing a phasing plan relative to the "PIKE ESTATES" subdivision

- t. Memorandum from Zoning Board Clerk Lauren Stamatis, dated February 9, 2022, to Planning Board Chairman Jason Gittle, soliciting comment on the floodplain special permit application of JS Fuller TTC, LLC & Etal for 50 Fuller Avenue.
- u. Public notice from MassHousing, dated February 17, 2022, to the Planning Board, relative to a release of funds under the FHA Multifamily Housing Finance Agency Risk Sharing Program to rehabilitate 90 dwelling units at Gardner Terrace 1 – Makepeace Apartments.

9. PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)

- a. Letter from attorney Edward Casey of Coogan Smith, LLP, on behalf of Viridian Development, LLC, dated February 9, 2022, to the Planning Board, requesting partial releases of funds for both the “VIRIDIAN MEADOWS” and “VIRIDIAN MEADOWS, PHASE II” subdivisions.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated February 10, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **PARTIAL** release of funds for the “VIRIDIAN MEADOWS” subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated February 10, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **PARTIAL** release of funds for the “VIRIDIAN MEADOWS, PHASE II” subdivision.
- d. Memorandum from Public Works Superintendent Michael Tyler, dated February 14, 2022, to the Planning Board, indicating that the inspections have been delayed due to snow, relative to the **PARTIAL** release of funds requests for “VIRIDIAN MEADOWS” and “VIRIDIAN MEADOWS, PHASE II”.
- e. Memorandum from Public Works Superintendent Michael Tyler, dated January 26, 2022, to the Planning Board, recommending a bond amount of **\$1,635,102.66** relative to the “PIKE ESTATES” subdivision.
- f. Covenant Release Form submitted by Robert Catenacci of One Thirty-One Pleasant Street, LLC, received December 29, 2021, relative to the “STONE FIELD ESTATES III” subdivision.

10. MISCELLANEOUS PENDING CORRESPONDENCE:

- ~~a. See separate Delinquent Subdivisions Correspondence Tracking Report~~

11. PLANNING BOARD COMMITTEES:

11A. COMPREHENSIVE PLAN COMMITTEE:

- a. Executive Summary: Sustainable Growth (Request for Primer)

11B. ORDINANCE COMMITTEE:

- a. Discuss mechanism for amending approved Site Plan Review decisions
- b. Discuss Act Enabling Partnerships for Growth – new state zoning enabling legislation
- c. Executive Summary: Trees

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

12. PENDING MINUTES:

- a. December 16, 2021
- b. January 3, 2022
- c. January 24, 2022
- d. February 7, 2022

13. SRPEDD DELEGATE’S REPORT:

14. PLANNING BOARD STUDY GROUP PROGRESS REPORT:

- a. Executive Summary: Community Preservation Act

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

- a. Regular meeting: March 7, 2022 at 6:30 p.m.
- b. Regular meeting: March 21, 2022 at 6:30 p.m.
- c. Regular meeting: April 4, 2022 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER: NONE

*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 or stopping by the Office of Planning and Development during normal business hours.