



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTEBORO, MASSACHUSETTS 02703

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2023 MAR -2 PM 1:43

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CITY OF ATTEBORO
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AGENDA

MARCH 6, 2023

6:30 P.M.

- | | |
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| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 2B. PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension | 6/22/23 |
| b. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan | 3/31/23 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. 42 County Street, LLC, 42 County Street – Major Site Plan Review | |
| | Deadline to close public hearing → 3/31/23 |
| 4. PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| a. Ch. 228 of the Acts of September 2022 for the layout out and acceptance of ways by the City | |
| b. Petition of the Municipal Council to amend sections of the <u>ZONING ORDINANCE</u> relative to accessory dwelling units | |
| 5. FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. Weber Lyncee - 59 Allen Avenue and Cross Street | 3/31/23 |
| b. 80 Ridgewood Road, LLC & Newberry Wood, LLC – 80 Ridgewood Road | 3/21/23 |
| 6. APPOINTMENTS TO SPEAK: | |
| a. Bob Catenacci – STONE FIELD ESTATES II & III | |
| 7. STAFF REPORT: NO WRITTEN REPORT THIS MEETING | |
| 8. CORRESPONDENCE: LINK* | |
| a. Revised site plan, stormwater report, and Operations and Maintenance plan submitted by Bill Blais of OHI Engineering, received March 1, 2023, to the Planning Board, relative to the application of Laurel Knoll Land Trust for the “LAUREL KNOLL” definitive subdivision plan. (See Agenda #2Bb) (copies for distribution) | |
| b. 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. | |
| c. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 27, 2023, to Senior Land Use Planner Stephanie Davies, regarding the construction status of stormwater improvements at the “STONE FIELD ESTATES III” subdivision. | |
| d. Email from Senior Land Use Planner Stephanie Davies dated January 27, 2023, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding the emergency overflow swale at the “STONE FIELD ESTATES III” subdivision. | |

- e. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated February 10, 2023, to Senior Land Use Planner Stephanie Davies, providing an update on the construction status of the emergency overflow swale at the “STONE FIELD ESTATES IIP” subdivision.
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.
 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 KNOLL” Definitive Subdivision Plan
 12. **PENDING MINUTES:**
 - a. February 27, 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 March 20, 2023 at 6:30 p.m.
 - b. Regular meeting April 3, 2023 at 6:30 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. “NEWBERRY WOODS” definitive subdivision plan (public hearing scheduled for April 3, 2023 (**copies for distribution**) [LINK*](#))

*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.