



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

MAY 15, 2023

6:30 P.M.

RS4

2023 MAY 10 AM 10:

CITY PLANNING BOARD

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
- 2A. PUBLIC HEARINGS: [LINK*](#) DEADLINE
 - a. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” – Street Extension 8/24/23
- 2B. PUBLIC HEARINGS HELD OPEN: [LINK*](#) DEADLINE
 - a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension 6/22/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK*](#) DEADLINE
 - a. SOWA, LLC, 1 Highland Avenue and 5 Route 1A – Major Site Plan Review Amendment
Deadline to close public hearing → 5/31/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review
Deadline to close public hearing → 5/31/23
4. PENDING APPLICATIONS/MATTERS: [LINK*](#) DEADLINE
 - a. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan 5/31/23
5. FORM A PLANS: [LINK*](#) DEADLINE
 - a. Maged Realty Trust – 72 & 80 Pleasant Street 5/19/23
 - b. Thomas Castro – 96 Thacher Street 5/17/23
 - c. Weber Lyncee - 59 Allen Avenue and Cross Street 4/30/23
6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
8. CORRESPONDENCE: [LINK*](#)
 - a. Letter from Water Superintendent Kourtney Allen, dated April 14, 2023, to the Planning Board, providing comment on the street extension application of D&L Design Group, LLC for “BUFFINGTON STREET EXTENSION”. (See Agenda #2Aa)
 - b. Letter from Public Works Superintendent Michael Tyler, dated April 18, 2023, to the Planning Board, providing comment on the street extension application of D&L Design Group, LLC for “BUFFINGTON STREET EXTENSION”. (See Agenda #2Aa)
 - c. Memorandum from Wastewater Superintendent Thomas Hayes, dated April 26, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the street extension application of D&L Design Group, LLC for “BUFFINGTON STREET EXTENSION”. (See Agenda #2Aa)

- d. Peer review report submitted by Senior Ecologist Amy Ball of Horsley Witten Group, Inc., dated April 27, 2023, to the Attleboro Conservation Commission, relative to Notice of Intent application of 42 County Street, LLC for 42 County Street. (See Agenda #3Bb)
 - e. Email from Heather Folan of 16 Harvard Street, received April 28, 2023, to Director of Planning and Development Gary Ayrassian, regarding a violation of the special conditions for Major Site Plan Review decision, issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - f. Response email from Director of Planning and Development Gary Ayrassian, dated April 28, 2023, to Heather Folan, relative to her concerns regarding a violation of the special conditions for Major Site Plan Review decision, issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - g. Email from Director of Planning and Development Gary Ayrassian, dated April 28, 2023, to President Tim Sullivan of Bishop Feehan High School, forwarding the complaint of Heather Folan regarding a violation of the special conditions for Major Site Plan Review decision, issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - h. Email from Director of Planning and Development Gary Ayrassian, dated April 28, 2023, to City Councilor Jay Dilisio, forwarding the complaint of Heather Folan regarding a violation of the special conditions for Major Site Plan Review decision, issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - i. Email from President Tim Sullivan of Bishop Feehan High School, dated May 1, 2023, to Director of Planning and Development Gary Ayrassian and attorney Edward Casey, responding to the violation compliant of the special conditions for Major Site Plan Review decision, issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - j. Email from Heather Folan of 16 Harvard Street, received May 1, 2023, to Director of Planning and Development Gary Ayrassian, regarding further complaints regarding traffic in association with Bishop Feehan High School at 77 Holcott Drive.
 - k. Response email from Director of Planning and Development Gary Ayrassian, dated May 2, 2023, to Heather Folan, regarding her further complaints regarding traffic in association with Bishop Feehan High School at 77 Holcott Drive.
 - l. Email from Heather Folan of 16 Harvard Street, received May 2, 2023, to Director of Planning and Development Gary Ayrassian, detailing instances of trucking violations of the special conditions for the Major Site Plan Review decision issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - m. Email and photos from Heather Folan of 16 Harvard Street, received May 2, 2023, to Director of Planning and Development Gary Ayrassian, Planning Administrator Lauren Stamatis, and Mayor Cathleen DeSimone, detailing trucking violations of the special conditions for the Major Site Plan Review decision issued to Bishop Feehan High School for 77 Holcott Drive, Case #0042.
 - n. 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 III" subdivision.
 - o. Letter from City Solicitor Peter Mello of Murphy Hesse, Toomey & Lehane, LLP, dated April 27, 2023, to Robert Catenacci of One Thirty-One Pleasant St, LLC and Sanjeev Siwach, demanding compliance with the definitive subdivision decision issued for "STONE FIELD ESTATES, PHASE III".
 - p. Email from Bob Catenacci of One Thirty-One Pleasant St, LLC, dated May 9, 2023, to Sanjeev Siwach, regarding maintenance during construction of the "STONE FIELD ESTATES III" subdivision.
 - q. Letter from Director of Planning Gary Ayrassian, dated March 17, 2023, to City Solicitor Peter Mello, requesting a legal opinion regarding use of the Form A process to abandon paper streets.
9. **PERFORMANCE BOND CORRESPONDENCE:** [LINK*](#)
- a. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the "BRADFORD ESTATES" subdivision.

- b. 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:

12. PENDING MINUTES:

- a. April 24, 2023 (pending)

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 June 5, 2023 at 6:30 p.m.
- b. Regular meeting June 26, 2023 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.