



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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### AGENDA

JUNE 6, 2022

6:30 P.M.

- |     |  |                             |
|-----|--|-----------------------------|
| 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: <a href="#">LINK*</a>   | <u>DEADLINE</u>             |
| a.  | One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan   | 6/30/22                     |
| 3A. | SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED   | <u>DEADLINE</u>             |
| 3B. | SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a>  | <u>DEADLINE</u>             |
| a.  | Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review   | Deadline to close → 6/30/22 |
| 4.  | PENDING APPLICATIONS/MATTERS: <a href="#">LINK*</a>  | <u>DEADLINE</u>             |
| a.  | Ad Meliora, LLC – “RIDGWOOD ROAD” Preliminary Subdivision  | 6/12/22                     |
| b.  | Petition of the Municipal Council to amend §17-3.3 PROHIBITED USES of the ZONING ORDINANCE relative to commercial vehicles   |                             |
| 5.  | FORM A PLANS: <a href="#">LINK*</a>  | <u>DEADLINE</u>             |
| a.  | Tahoe Investments, Inc. – 47 Oak Hill Avenue   | 6/10/22                     |
| b.  | Hassan Hasaba – 64 Highland Avenue   | 6/10/22                     |
| 6.  | APPOINTMENTS TO SPEAK: NONE SCHEDULED  |                             |
| 7.  | STAFF REPORT: TO BE EMAILED  |                             |
| 8.  | CORRESPONDENCE: <a href="#">LINK*</a>  |                             |
| a.  | Email thread between Linda and Robert D’Agostino of 19 Ellendale Road and Director of Planning and Development Gary Ayrassian, dated May 23, 2022, regarding opposition expressed by households to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba) |                             |
| b.  | Email and photos from Linda and Robert D’Agostino of 19 Ellendale Road, dated May 26, 2022, to Planning Board Clerk Lauren Stamatis expressing their opposition to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba)                                 |                             |
| c.  | Letter and corrected deed reference information submitted by Patrick Connolly of Beals Associates, Inc., dated May 24, 2022, relative to the proposed preliminary subdivision application of Ad Meliora, LLC entitled “RIDGWOOD ROAD”. (See Agenda #4a)  |                             |
| d.  | Email thread between Mohammad Shamsi of 74 Saveena Drive and Director of Planning and Development Gary Ayrassian, dated May 23, 2022, relative to Mr Shamsi’s objections regarding One Thirty One Pleasant St, LLC’s construction of the “STONE FIELD ESTATES II” subdivision.   |                             |
| e.  | Email from John Case, received April 26, 2022, to Public Works Superintendent Michael Tyler and Director of Planning and Development Gary Ayrassian, providing a construction update relative to the subdivisions entitled   |                             |

“HILLCREST AVENUE EXTENSION,” “HILLCREST AVENUE EXTENSION II,” “RHODES STREET EXTENSION,” and “BRADFORD ESTATES.”

- f. 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.

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

- a. Letter from John E Case III of Case Development, LLC, dated June 1, 2022, to Planning Board Chairman Jason Gittle, requesting a **FINAL** release of funds for the “RHODES STREET EXTENSION” street extension.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated June 2, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **FINAL** release of funds request for the “RHODES STREET EXTENSION” street extension.

**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 Act Enabling Partnerships for Growth – new state zoning enabling legislation
- b. Executive Summary: Trees
- c. Discuss draft Accessory Dwelling Unit amendment to Zoning Ordinance

**11C. SITE PLAN REVIEW COMMITTEE:**

**11D. SUBDIVISION COMMITTEE:**

**12. PENDING MINUTES:**

- a. January 24, 2022
- b. February 7, 2022 (previously distributed)
- c. February 15, 2022 (Joint Public Hearing)
- d. February 28, 2022
- e. March 7, 2022
- f. March 21, 2022
- g. April 4, 2022
- h. April 25, 2022
- i. May 16, 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. Site Plan Review Committee Meeting: June 14, 2022 at 5:30 p.m.
- b. Regular meeting: June 27, 2022 at 6:30 p.m.
- c. Schedule July & August meetings

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

- a. Elections for Chair, Vice-Chair, and Secretary
- b. Appoint Planning Board Clerk

\*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.