



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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BLN

2023 JUN 21 PM 2:21

CITY

AGENDA JUNE 26, 2023 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. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension 6/22/23
 - b. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” – Street Extension 8/24/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: [LINK*](#) DEADLINE
 - a. Sturdy Memorial Hospital, Inc. – 211 Park Street, 59 Gardner Street, & 0 Pearl Street – Major Site Plan Review
Deadline to close public hearing → 7/17/23
- 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 → 6/30/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review
Deadline to close public hearing → 6/30/23
4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED DEADLINE
5. FORM A PLANS: [LINK*](#) DEADLINE
 - a. Weber Lyncee - 59 Allen Avenue and Cross Street 6/30/23
6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
8. CORRESPONDENCE: [LINK*](#)
 - a. Form P2 – Request for an Extension of Time to September 4, 2023, submitted by Josh White of JDE Civil, Inc., received June 7, 2023, relative to the application of Kings and Castle Group, Inc. for “MIDDLE STREET EXTENSION”. (See Agenda #2Ba)
 - b. Response comments, waiver requests, and revised plans submitted by Peter Lavoie of D&L Design Group, received June 20, 2023, to Senior Land Use Planner Stephanie Davies, relative to the street extension application for “BUFFINGTON STREET EXTENSION”. (See Agenda #2Bb) (copies for distribution)
 - c. Letter from Assistant Water Superintendent Greg O’Brien, dated June 21, 2023, to the Planning Board, providing comment on the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See Agenda #3Aa)
 - d. Cover letter and revised site plan submitted by Joey Fonseca of Bohler Engineering, dated June 8, 2023, to the Planning Board, relative to the major site plan review application of SOWA, LLC for 1 Highland Avenue and 5 Route 1A. (See Agenda #3Ba)

- e. Letter and supporting materials from Project Manager Jenna Shea of DiPrete Engineering, dated May 17, 2023 (received May 26, 2023), to the Planning Board, providing an update on the status of the “MILOSH ACRES” subdivision. (See Agenda #6b)
 - f. Email from Nicholas Catenacci, dated May 22, 2023, to Director of Planning and Development Gary Ayrassian, providing an update on the cleaning and maintenance of the “STONE FIELD ESTATES III” subdivision.
 - g. Pictures taken on May 22, 2023, by Senior Land Use Planner Stephanie Davies, documenting the status of the “STONE FIELD ESTATES III” subdivision.
 - h. Email and pictures from Senior Land Use Planner Stephanie Davies, dated June 12, 2023, to the Planning Board, regarding flooding at the “STONE FIELD ESTATES III” subdivision.
 - i. 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.
 - j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated June 6, 2023, to the Municipal Council, recommending that the loan order in the amount of \$3,500,000.00 for the design, permitting, bidding, construction and construction oversight costs associated with the temporary PFAS treatment facility located at Wading River Treatment Plant is consistent with the City’s Comprehensive Plan.
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
 - b. SOWA, LLC, 1 Highland Avenue and 5 Route 1A – Major Site Plan Review Amendment
- 11D. **SUBDIVISION COMMITTEE:**
12. **PENDING MINUTES:**
- a. May 15, 2023 (pending)
 - b. June 5, 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 July 17, 2023 at 6:30 p.m.
- b. Regular meeting August 14, 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.