



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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2023 AUG - 8 PM 1:28

CITY OF ATTLEBORO

## AGENDA

AUGUST 14, 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. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” Definitive Street Extension Plan 8/24/23
  - b. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” Definitive Street Extension Plan 9/4/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [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) → 8/31/23
  - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review (deadline to close public hearing) → 8/31/23
4. PENDING APPLICATIONS/MATTERS: [LINK\\*](#) DEADLINE
  - a. Kings and Castle Group, LLC – “KINGS AND CASTLE ESTATES” Preliminary Subdivision (copies for distribution) 9/8/23
  - b. Major Site Plan Review Pre-Application Meeting – Starbucks Coffee Company, 1250 Newport Avenue
5. FORM A PLANS: [LINK\\*](#) DEADLINE
  - a. Weber Lyncee – 59 Allen Avenue and Cross Street 7/31/23
  - b. Pioneer Investments, LLC – 125 West Street 8/14/23
  - c. Sanrose Realty Associates – off of Curtis Avenue 8/28/23
  - d. Bradford S. Germain – Carl Jordan Drive 8/29/23
6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
7. STAFF REPORT: STAFF REPORT TO BE EMAILED
8. CORRESPONDENCE: [LINK\\*](#)
  - a. Response comments and revised materials submitted by Josh White of JDE Civil, Inc. on behalf of Kings and Castle Group, LLC, received August 4, 2023, to Senior Land Use Planner Stephanie Davies, relative to the definitive street extension plan for “MIDDLE STREET EXTENSION”. (See Agenda #2Bb) (copies for distribution)

- b. Form P1 – Request to continue a public hearing to September 2023, submitted by attorney Jack Jacobi of Coogan Smith, LLP, on behalf of 42 County Street, LLC, relative to the Major Site Plan Review application for 42 County Street. (See Agenda #3Bb)
- c. Memorandum from Public Works Superintendent Michael R Tyler, dated August 7, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the “KINGS AND CASTLE ESTATES” preliminary subdivision plan filed by Kings and Castle Group, LLC. (See Agenda #4a)
- d. Letter from Water Superintendent Kourtney Allen, dated August 8, 2023, to the Planning Board, providing comments on the “KINGS AND CASTLE ESTATES” preliminary subdivision plan filed by Kings and Castle Group, LLC. (See Agenda #4a)
- e. Email and photo from Heather Folan of 16 Harvard Street, received July 31, 2023, to the Planning Board, regarding truck traffic to Bishop Feehan High School on Harvard Street.
- f. Community Outreach public notice received August 1, 2023, to the Planning Board, relative to the marijuana dispensary proposed for 266 Washington Street by Maru Wellness, LLC.
- g. 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.
- h. 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.
- i. Demand letter from City Solicitor Peter L. Mello, dated June 23, 2023, to Robert Catenacci of One Thirty-One Pleasant Street, LLC and to Sanjeev Siwach relative to the unacceptable conditions of the “STONEFIELD ESTATES, PHASE III” subdivision.

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

- a. Letter from Bill Ward of W.B. Construction & Development, dated July 24, 2023, to Senior Land Use Planner Stephanie Davies, requesting a **FINAL** release of funds relative to work completed at the “BRIGHAM HILL ESTATES, PHASE I” subdivision.
- b. Letter from Planning Board Clerk Lauren Stamatis dated July 31, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **FINAL** release of funds relative to work completed at the “BRIGHAM HILL ESTATES, PHASE I” subdivision.
- c. Letter from Bill Ward of W.B. Construction & Development, dated July 24, 2023, to Senior Land Use Planner Stephanie Davies, requesting a **FINAL** release of funds relative to work completed at the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- d. Letter from Planning Board Clerk Lauren Stamatis dated July 31, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **FINAL** release of funds relative to work completed at the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- e. Letter from Planning Board Clerk Lauren Stamatis, dated July 21, 2023, to Fred Bottomley, granting the **FINAL** release in the amount of \$31,788.35, relative to completion of the “CAMERON WOODS” 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
- b. Trees

- 11C. **SITE PLAN REVIEW COMMITTEE:**
  - a. 42 County Street, LLC, 42 County Street – Major Site Plan Review
  - b. Starbucks Coffee Company, 1250 Newport Avenue – Major Site Plan Review Pre–Application Meeting
  
- 11D. **SUBDIVISION COMMITTEE:**
  - a. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” Definitive Street Extension Plan
  - b. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” Definitive Street Extension Plan
  
- 12. **PENDING MINUTES:**
  - a. June 5, 2023 (pending)
  - b. June 26, 2023 (pending)
  - c. July 17, 2023
  
- 13. **SRPEDD DELEGATE’S REPORT:**
  
- 14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
  - a. Inclusionary Housing
  - b. Site Plan Review amendments related to design/architectural standards by overlay district
  - c. Discuss Act Enabling Partnerships for Growth (new state zoning enabling legislation)
  - d. Community Preservation Act
  
- 15. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
  - a. Regular meeting September 11, 2023 at 6:30 p.m.
  - b. Regular meeting September 25, 2023 at 6:30 p.m.
  
- 16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. Trees – vote to hold public hearing on amendments to Planning Board Rules and Regulations

\*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.