



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

SEPTEMBER 11, 2023

6:30 P.M.

BLH

2023 SEP -6 PM 2:10

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CITY OF ATTLEBORO

- 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” Definitive Street Extension Plan 9/30/23
- 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) → 10/2/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review (deadline to close public hearing) → 10/2/23
4. PENDING APPLICATIONS/MATTERS: [LINK*](#) DEADLINE
 - a. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” Definitive Street Extension Plan 9/12/23
 - b. Kings and Castle Group, LLC – “KINGS AND CASTLE ESTATES” Preliminary Subdivision 9/8/23
5. FORM A PLANS: [LINK*](#) DEADLINE
 - a. Weber Lyncee – 59 Allen Avenue and Cross Street 10/2/23
 - b. TRSS, LLC – 400 O’Neil Boulevard 9/19/23
6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
7. STAFF REPORT: NO WRITTEN REPORT
8. CORRESPONDENCE: [LINK*](#)
 - a. Response comments and snow storage plan submitted by William Murray of Place Associates, Inc. on behalf of Sturdy Memorial Hospital, Inc., dated August 9, 2023, to the Zoning Board, relative to the Major Site Plan Review application for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See Agenda #3Ba)
 - b. Plan detail submitted by William Murray of Places Associates, dated August 24, 2023, to Senior Land Use Planner Stephanie Davies, for the proposed refuge island on O’Neil Boulevard, relative to the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See Agenda #3Ba)

- c. Letter and plan submitted by William Murray of Places Associates, dated September 5, 2023, to Senior Land Use Planner Stephanie Davies, relative to the parking counts for the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See Agenda #3Ba)
- d. 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 #4b)
- e. 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 #4b)
- f. Memorandum from Wastewater Superintendent Thomas Hayes, dated August 9, 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 #4b)
- g. Memorandum from District Fire Chief David Charest, dated August 10, 2023, to the Planning Board, providing comment on “KINGS AND CASTLE ESTATES” preliminary subdivision plan filed by Kings and Castle Group, LLC. (See Agenda #4b)
- h. 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.
- 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. 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.
- k. Letter from State Historic Preservation Officer Brona Simon of the Massachusetts Historical Commission, dated August 8, 2023, to Robert Koditek of 61 Union Street, relative to the nomination of the Robinson Building to the National Register of Historic Places.
- l. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 15, 2023, to City Clerk Kathleen Jackson, approving the elimination of the fire alarm box in the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- m. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 15, 2023, to City Clerk Kathleen Jackson, denying the request for an extension of time to complete the “STONE FIELD ESTATES III” subdivision.
- n. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 15, 2023, to City Clerk Kathleen Jackson, dismissing the Major Site Plan Review pre-application meeting petition of Starbucks Coffee Company for 1250 Newport Avenue.

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

- a. 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.
- b. Memorandum from Public Works Superintendent Michael R Tyler, dated August 8, 2023 (received August 22, 2023), to the Planning Board, recommending a **FINAL** release of **\$81,663.33** plus interest relative to completion of the “BRIGHAM HILL ESTATES, PHASE I” subdivision.
- c. 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.
- d. Memorandum from Public Works Superintendent Michael R Tyler, dated August 17, 2023, to the Planning Board, recommending a **FINAL** release of **\$138,803.42** plus interest relative to completion of the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- e. Letter from Planning Board Clerk Lauren Stamatis to Public Works Superintendent Michael Tyler, dated August 14, 2023, soliciting an updated bond amount for work completed under covenant at Phase 1 of the “PIKE ESTATES” subdivision.

- f. Letter from Public Works Superintendent Michael R. Tyler, dated August 16, 2023, to the Planning Board, recommending an updated bond amount of **\$610,091.37** relative to work completed under covenant at Phase 1 of the “PIKE 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
 - b. Trees
 - 11C. **SITE PLAN REVIEW COMMITTEE:**
 - a. 42 County Street, LLC, 42 County Street – Major Site Plan Review
 - 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. July 17, 2023 (**pending**)
 - b. August 14, 2023 (**pending**)
 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 25, 2023 at 6:30 p.m.
 - b. Public hearing September 25, 2023 at 6:30 p.m. to amend §2.0 DEFINITIONS, §4.4 PLAN REQUIREMENTS, §5.4 REQUIREMENTS FOR DEFINITIVE PLANS, §6.1 STREET LOCATION AND ALIGNMENT, §7.2 CLEARING, AND §7.8 TREES of the Planning Board’s RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND. [LINK*](#)
 - c. Regular meeting October 2, 2023 at 6:30 p.m.
 16. **RECENTLY FILED APPLICATIONS/OTHER:**

*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.