



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

OCTOBER 2, 2023

6:30 P.M.

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CITY OF ATTLEBORO
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2023 SEP 28 PM 1:33
BVM

- 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:** DEADLINE
 - a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” Definitive Street Extension Plan 12/1/23
- 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:** DEADLINE
 - a. Sturdy Memorial Hospital, Inc. – 211 Park Street, 59 Gardner Street, & 0 Pearl Street – Major Site Plan Review (deadline to close public hearing) →10/31/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review (deadline to close public hearing) →12/31/23
- 4. **PENDING APPLICATIONS/MATTERS:** DEADLINE
 - a. Kings and Castle Group, LLC – “KINGS AND CASTLE ESTATES” Preliminary Subdivision 10/30/23
 - b. Proposed Amendments to Planning Board’s RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, as amended (§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)
- 5. **FORM A PLANS:** DEADLINE
 - a. Weber Lyncee – Allen Avenue and Cross Street 10/16/23
- 6. **APPOINTMENTS TO SPEAK:**
- 7. **STAFF REPORT: NO WRITTEN REPORT**
- 8. **CORRESPONDENCE:**
 - a. Letter from Jude Jacobs of Kings and Castle Group, dated September 26, 2023, to the Planning Board requesting to withdraw the pending “KINGS AND CASTLE ESTATES” preliminary subdivision application. (see Agenda #4a)
 - b. Legal Opinion from City Solicitor Peter T. McNulty of Murphy Hesse Toomey & Lehane, LLP, dated September 11, 2023, to Director of Planning and Development Gary Ayrassian regarding the pending MGL Ch. 41 §81P application of Weber Lyncee (Allen Avenue and Cross Street). (see Agenda #5a)
 - c. Letter from City Solicitor Peter T. McNulty of Murphy Hesse Toomey & Lehane, LLP, dated September 26, 2023, to Mr. Sean McNamara in response to his Open Meeting Law complaints.

- d. Certificate of Vote from Director of Planning and Development Gary Ayrassian, dated September 26, 2023, to the Municipal Council, providing a recommendation that the loan order for the Water Department's permanent PFAS treatment facility project at the Wading River treatment plan is consistent with the Comprehensive Plan.
9. **PERFORMANCE BOND CORRESPONDENCE:**
 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. Proposed Amendments to Planning Board's RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, as amended (§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)
 - 11C. **SITE PLAN REVIEW COMMITTEE:**
 - a. Sturdy Memorial Hospital, Inc. – 211 Park Street, 59 Gardner Street, & 0 Pearl Street – Major Site Plan Review
 - 11D. **SUBDIVISION COMMITTEE:**
 - a. Kings and Castle Group, Inc. – “KINGS AND CASTLE ESTATES” Preliminary Subdivision
 12. **PENDING MINUTES:**
 - a. September 11, 2023
 - b. September 25, 2023
 13. **SRPEDD DELEGATE'S REPORT:**
 14. **PLANNING BOARD 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
 - e. Comprehensive Plan Update
 - f. Open Space and Recreation Plan Update
 - g. Housing Needs Assessment / Implementation Strategies
 15. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
 - a. Site Plan Review Committee meeting October 2, 2023 at 5:45 p.m.
 - b. Regular meeting October 16, 2023 at 6:30 p.m.
 16. **RECENTLY FILED APPLICATIONS/OTHER:**