



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

OCTOBER 19, 2020

6:30 P.M.

RECEIVED
CITY OF ATTLEBORO
2020 OCT 15 PM 1:14

- | | |
|--|-----------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | DEADLINE |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | DEADLINE |
| 2A. PUBLIC HEARINGS: | DEADLINE* |
| a. Shawn Jorde – WRPD Special Permit – Lathrop Road, Builder’s Lot #1 | |
| b. Shawn Jorde – WRPD Special Permit – Lathrop Road, Builder’s Lot #2 | |
| 2B. PUBLIC HEARINGS HELD OPEN: | DEADLINE* |
| a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan | |
| b. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan | |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | DEADLINE |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | DEADLINE* |
| a. Attleboro Park Street Realty Trust – 0 Park Street – Major Site Plan Review | |
| b. Tian Ann Jih Der Shen Daw Yuan Temple – 61 Thurber Avenue – Major Site Plan Review | |
| 4. PENDING APPLICATIONS/MATTERS: | DEADLINE* |
| a. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan | |
| 5. FORM A PLANS: NONE | DEADLINE* |
- *Pursuant to Ch. 53a of the Acts of 2020
- | | |
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| 6. APPOINTMENTS TO SPEAK: NONE | |
| 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED | |
| 8. CORRESPONDENCE: | |
| a. Email from Director of Planning and Development Gary Ayrassian, dated August 18, 2020, to attorney Jack Jacobi of Coogan Smith, LLP, following up on the Board’s request regarding clean-up of the “Shops on Washington” plaza. | |
| b. Letter via email submitted by Water Department Superintendent Kourtney J. Wunschel, dated October 8, 2020, to the Planning Board, providing comment on the revised design for the proposed “PIKE ESTATES” subdivision. | |
| c. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Edward Casey of Viridian Development, LLC, regarding the lapsed construction deadline for the “VIRIDIAN MEADOWS” subdivision. | |
| d. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Edward Casey of Viridian Development, LLC, regarding the lapsed construction deadline for the “VIRIDIAN MEADOWS, PHASE II” subdivision. | |

- e. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to John Case, III of County Street Realty Corp., regarding the lapsed construction deadline for the "SIMPSON AVENUE EXTENSION" street extension.
- f. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Mark Rioux of Marette & Sons, Inc., regarding the lapsed construction deadline for the "ROLLING HILLS, PHASE VI" 81-W subdivision.
- g. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Brian Cave of Cave Corp, regarding the lapsed construction deadline for the "DALE COURT EXTENSION" subdivision.
- h. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Dan Grinnell of Attleboro Realty Development, Co., regarding the lapsed construction deadline for the "COLMAN ESTATES" subdivision.
- i. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Bill Ward of W.B. Construction & Development, Inc., regarding the impending construction deadline for the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- j. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Robert Catenacci of One Thirty One Pleasant St, LLC, regarding the impending construction deadline for the "STONE FIELD ESTATES II" subdivision.
- k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated October 8, 2020, to City Clerk Stephen Withers, approving the elimination of the fire alarm box in the "STONE FIELD ESTATES" subdivision.

9. **PERFORMANCE BOND CORRESPONDENCE: NONE**

10. **MISCELLANEOUS PENDING CORRESPONDENCE:**

- a. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee Kathleen Lyons of CFDC Trust regarding the notice of default and demand to complete work at the "BURGESS ESTATES" subdivision.
 - Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 13, 2019, to City Clerk Stephen Withers, regarding the Board's decision to perform on the security for the "BURGESS ESTATES" subdivision.
- b. Notice of Default from Kevin Freytag of Murphy Hesse Toomey & Lehane, LLC (City Solicitor's Office), dated August 6, 2018, to Fred Bottomley relative to the "CAMERON WOODS" subdivision.
- c. Letter from attorney Edward J. Casey of Casey Law Offices, P.C. on behalf of the Walsh Perry Partnership, dated June 3, 2019, to Planning Board Chairman Paul Danesi, regarding the status of completing the "HARDT ESTATES" subdivision.
- d. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to President Peter J. Deibel and Treasurer Kevin M. Joyce of Cedar Ridge Developers, Inc. regarding the notice of default and demand to complete work at the "HIGHLAND ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to Peter Deibel of Deibel Builders, Inc regarding the notice of default and demand to complete work at the "HIGHLAND ESTATES" subdivision (letter re-sent to updated address).
- e. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee David M. Wetterhahn of Milosh Realty Trust regarding the notice of default and demand to complete work at the "MILOSH ACRES" subdivision.
- f. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Kevin J. Murphy of KJM Construction, Inc. regarding the notice of default and demand to complete work at the "RIVER'S EDGE" subdivision.
 - Letter received from President Kevin J Murphy of KJM Construction, Inc., dated February 19, 2019 (received February 25, 2019), to the Planning Board, responding to the demand letter regarding completion of the "RIVER'S EDGE" subdivision.

- Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to President Kevin J. Murphy of KJM Construction, Inc. seeking an updated response relative to the construction status for the "RIVER'S EDGE" subdivision.
 - g. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Scott Brown, calling for the request for a FINAL release of funds to be submitted relative to the "SHARPE PLAT" subdivision.
 - h. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Theodore Trowbridge, calling for the request for a FINAL release of funds to be submitted relative to the "HITCHCOCK LANE" subdivision.
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
- 11B. **ORDINANCE COMMITTEE:**
- a. §17-13.0 WATER RESOURCES PROTECTION DISTRICT
 - b. Discuss mechanism for amending approved Site Plan Review decisions
 - c. Discuss amendments to Subdivision Regulations (width of right-of-way, etc.)
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- 11D. **SUBDIVISION COMMITTEE:**
- a. Discuss Sidewalk fund
12. **PENDING MINUTES:**
- a. September 28, 2020 (previously distributed)
 - b. October 5, 2020
13. **SRPEDD DELEGATE'S REPORT:**
14. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
- a. Meeting Date: November 2, 2020
 - b. Meeting Date: December 7, 2020
15. **RECENTLY FILED APPLICATIONS/OTHER:**
- a. Revised "PIKE ESTATES" definitive subdivision plan