



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

DECEMBER 7, 2020

6:30 P.M.

2020 NOV 25 P. 2:28
RECEIVED
CITY OF ATTLEBORO

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
- 2A. PUBLIC HEARINGS: NONE DEADLINE
- 2B. PUBLIC HEARINGS HELD OPEN: DEADLINE
 - a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan 12/11/20
 - b. Pike Avenue Acquisitions, LLC, Robert Heroux, & Erin Pilling – “PIKE ESTATES” Definitive Subdivision Plan 1/6/21
- 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
Deadline to Close Public Hearing → 12/22/20
4. PENDING APPLICATIONS/MATTERS: DEADLINE
 - a. Petition of the City of Attleboro to discontinue a portion of Crown Street as shown on the site plan entitled “Discontinuance Plan for Crown Street”
 - b. Pacifico Energy North America, LLC – Repetitive Petition – 0 Richardson Avenue & 0 Richardson Avenue Rear 12/31/20
 - c. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan 12/18/20
5. FORM A PLANS: NONE DEADLINE
6. APPOINTMENTS TO SPEAK: NONE
7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
8. CORRESPONDENCE:
 - a. Letter from Ashley Glode of Case Corporation, dated November 3, 2020, to the Planning Board, requesting a 60 day extension of time to complete the infrastructure construction at the “SIMPSON AVENUE EXTENSION” street extension.
 - b. Letter from Bill Ward of W.B. Construction & Development, Inc., dated October 24, 2020 (received October 29, 2020), providing an update on the “BRIGHAM HILL ESTATES”, “BRIGHAM HILL ESTATES, PHASE II”, and “BRIGHAM HILL ESTATES, PHASE III” subdivisions.
 - c. Notice from Planning Board Clerk Lauren Stamatis, dated November 23, 2020, to Raymond Loughlin of SR Land Improvement, LLC, regarding the lapsed construction deadline for the “EDWARD SR. ESTATES” subdivision.

- d. 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.
- e. 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.
- f. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated November 17, 2020, to City Clerk Stephen Withers, recommending that the proposed loan order in the amount of three million nine hundred thousand (\$3,900,000.00) dollars for the repairs associated with the Brennan/Wamsutta School roofs and Hyman Fine and Hill Roberts Elementary School gymnasium floors is consistent with the Comprehensive Plan.
- g. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated November 17, 2020, to City Clerk Stephen Withers, recommending that the proposed loan order in the amount of six million, nine hundred thousand (\$6,900,000.00) dollars for the permitting, bidding, construction oversight and construction costs associated with the roof, HVAC, elevator improvements, window and exterior repairs to the Attleboro Public Library is consistent with the Comprehensive Plan.

9. **PERFORMANCE BOND CORRESPONDENCE:**

- a. Letter from Planning Board Clerk Lauren Stamatis, dated November 18, 2020, to Robert Catenacci of One Thirty One Pleasant Street, LLC, approving a **FINAL** release of funds in the amount of \$13,711.49 plus interest relative to the "STONE FIELD ESTATES" subdivision.

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.

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

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Discuss Sidewalk fund
- b. Discuss amendments to Subdivision Regulations (width of right-of-way, etc.)

12. PENDING MINUTES:

- a. November 16, 2020 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:

- a. Subdivision Committee Meeting: December 1, 2020 at 6 p.m. via Zoom
- b. Subdivision Committee Meeting: December 8, 2020 at 6 p.m. via Zoom
- c. Joint Public Hearing with Municipal Council on December 15, 2020 relative to the petition of Atlantic Golf Centers, LTD to rezone 754 Newport Avenue from "Planned Highway Business" and "Single Residence-D" to "General Business" and "General Residence-A" via Zoom
- d. Meeting Date: December 21, 2020 via Zoom

15. RECENTLY FILED APPLICATIONS/OTHER: NONE

- a. WB Construction & Development, Inc., "BRIGHAM HILL ESTATES, PHASE IV" Definitive Subdivision Plan