



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

SEPTEMBER 25, 2023

6:30 P.M.

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- 1A. **JOINT PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
- 2A. **PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- a. 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)
- 2B. **PUBLIC HEARINGS HELD OPEN:** 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:** 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:** DEADLINE
- a. Kings and Castle Group, LLC – “KINGS AND CASTLE ESTATES” Preliminary Subdivision 10/30/23
5. **FORM A PLANS:** DEADLINE
- a. Weber Lyncee – Allen Avenue and Cross Street 10/16/23
- b. North Farms, LLC – 494 Lindsey Street 10/3/23
- c. Shawn A. Jorde – Merigold Circle 10/3/23
6. **APPOINTMENTS TO SPEAK:**
- a. Peter Mello, City Solicitor
- b. Robert Catenacci, One Thirty One Pleasant Street, LLC - “STONE FIELD ESTATES III”
7. **STAFF REPORT: NO WRITTEN REPORT**
8. **CORRESPONDENCE:**
- a. Stormwater management peer review report submitted by Horsley Witten Group, dated September 12, 2023, to the Planning Board relative to the proposed definitive street extension application/plan entitled “MIDDLE STREET EXTENSION” filed by Kings and Castle Group, Inc. (see Agenda #2Ba)

- b. Form P2 – Request for an Extension of Time to October 31, 2023, submitted by William E. Murray of Places Associates on behalf of Sturdy Memorial Hospital, Inc., received September 14, 2023, relative to the Major Site Plan Review application for property located at 211 Park Street, 59 Gardner Street, & 0 Pearl Street. (See Agenda #3Ba)
- c. Form P1 – Request to Continue a Public Hearing, submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP on behalf of 42 County Street, LLC, received September 18, 2023, relative to the Major Site Plan Review application for property located at 42 County Street. (see Agenda #3Bb)
- d. Letter from Jude Jacobs of Kings and Castle Group, Inc., dated September 13, 2023, to the Planning Board requesting to waive the stormwater peer review requirement relative to the proposed preliminary plan application/plan entitled “KINGS AND CASTLE ESTATES” filed by Kings and Castle Group, Inc. (see Agenda #4a)
- e. Letter from Robert Catenacci of One Thirty-One Pleasant Street, LLC, dated September 11, 2023, to the Planning Board requesting an extension of time to October 23, 2023 to complete construction of the “STONE FIELD ESTATES III” subdivision.
- f. Letter from Robert Catenacci of One Thirty-One Pleasant Street, LLC, dated September 18, 2023, to the Planning Board withdrawing his letter dated September 11, 2023 letter requesting an extension of time to October 23, 2023 to complete construction of the “STONE FIELD ESTATES III” subdivision and further noting a corrected construction completion deadline of December 29, 2023.
- g. Covenant Release Form for 24 lot associated with the “Pike Estates” subdivision, specifically for lot #1-#3, #12-#22, #23A, #24-#28, and #45-#48. (NOTE: insurance bond in place)
- h. 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)
- i. Executive Session pursuant to MGL Chapter 30A, §21(a)(1) to discuss three Open Meeting Law complaints brought by Mr. Sean McNamara on September 12, 2023 against the Attleboro Planning Board and responses thereto.
- j. Municipal Council Vote #1, dated September 5, 2023, referred to the Planning Board for study and recommendation regarding compliance with the Comprehensive Plan of the proposed Loan Order in the amount of One Million Five Hundred and Eighty Thousand (\$1,580,000.00) dollars for the design, permitting, and bidding for the permanent PFAS treatment facility to be located at the Wading River Plant, located at 250 Balcolm Street, Mansfield.
- k. 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.

9. **PERFORMANCE BOND CORRESPONDENCE:**

- a. Letter from Planning Board Clerk Lauren Stamatis, dated September 12, 2023, to Bill Ward of W.B. Construction & Development, Inc., reflecting the Planning Board’s approval of a **FINAL** release of funds from the bond in the amount of **\$81,663.33** relative to completion of the “BRIGHAM HILL ESTATES, PHASE I” subdivision.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated September 12, 2023, to Bill Ward of W.B. Construction & Development, Inc., reflecting the Planning Board’s approval of a **FINAL** release of funds from the from the bond in the amount of **\$138,803.42** relative to completion of the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated September 12, 2023, to Pike Avenue Acquisitions, LLC, reflecting the Planning Board’s approval of a new (updated) bond amount of **\$610,091.37** to complete the remaining work 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
 - 11C. **SITE PLAN REVIEW COMMITTEE:**
 - 11D. **SUBDIVISION COMMITTEE:**
 - a. Kings and Castle Group, Inc. – “KINGS AND CASTLE ESTATES” Preliminary Subdivision
12. **PENDING MINUTES:**
 - a. August 14, 2023 (pending)
 - b. September 11, 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. Subdivision Committee meeting September 25, 2023 at 5:45 p.m.
 - b. Regular meeting October 2, 2023 at 6:30 p.m.
 - c. Regular meeting October 16, 2023 at 6:30 p.m.
16. **RECENTLY FILED APPLICATIONS/OTHER:**