



# City Of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET  
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## MINUTES

MARCH 20, 2023

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Monday, March 20, 2023 at 6:30 p.m. in the Council Chambers on the first floor of City Hall, 77 Park Street, Attleboro, MA , relative to the following :

Planning Board Members Present: Chairwoman Shannon Bénay, Vice Chairwoman Heather Whitehead, Bill Beardwood, Tiffany Foster, and Jim Lewis

Planning Board Members Absent: Fred Uriot

The Board heard the application of Kings and Castle Group, Inc. to extend Middle Street a distance of 140± feet, as shown on the definitive street extension plan entitled “GRADING, UTILITY & SEDIMENTATION CONTROL PLAN, ROADWAY EXTENSION OF MIDDLE STREET” to construct a one-family detached dwelling, drawn and engineered by Gregory W. Driscoll, R.P.E. of JDE Civil, 50 Oliver Street, North Easton, MA 02356, dated February 6, 2023. The subject premises are located on Assessor’s plat #97, along lots #138 -#142 in the Single Residence -C zoning district.

The Board reviewed the email from Joshua White of JDE Civil, Inc, received March 20, 2023, to Planning Board Clerk Lauren Stamatis, requesting to continue the public hearing relative to the street extension application of Kings and Castle Group, Inc. for “MIDDLE STREET EXTENSION”.

There being no one else to speak, the public hearing was continued.

The Board heard the application of Laurel Knoll Land Trust for the proposed two (2) lot residential definitive subdivision plan entitled “LAUREL KNOLL,” located on MacDonald Lane, more specifically Assessor’s plat #101, lot #9, located in the Single Residence-D zoning district, engineered by OHI Engineering, Inc., 44 Wood Avenue, Mansfield, MA 02048.

Speaking in favor of the application was attorney Jack Jacobi who requested an extension of time to May 31, 2023. Jim Lewis made a motion to grant an extension of time to May 31, 2023. Heather Whitehead seconded the motion and all voted in favor.

Attorney Jacobi reminded the Board that the hearing had been previously continued to April 3, 2023.

There being no one else to speak, the public hearing was continued.

The Board heard the application of 42 County Street LLC for Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE , for the construction of an eighty (80) unit, nine (9) story mixed use building with approximately 1,720 square feet of commercial space on the first floor and 31 parking stalls, associated grading, utilities, and stormwater management system; the subject premises being located at 42 County Street, more specifically Assessor’s plat #31, lot #243, located in the Central Business zoning district.

Speaking in favor of the application was attorney Jack Jacobi who requested an extension of time to May 31, 2023. Tiffany Foster made a motion to grant an extension of time to May 31, 2023. Bill Beardwood seconded the motion and all voted in favor.

Attorney Jacobi reminded the Board that the hearing had been previously continued to April 3, 2023.

There being no one else to speak, the public hearing was continued.

**The Board held a business meeting.**

**The Board discussed the Form A submitted by Weber Lyncee for 59 Allen Avenue and Cross Street pending a legal opinion from the City Solicitor .**

Director of Planning and Development Gary Ayrassian stated that he will be submitting a written request for an opinion to the City Solicitor the next day. He distributed the request to the Board for their review.

Attorney Jack Jacobi requested an extension of time to April 30, 2023. Heather Whitehead made a motion to grant an extension of time to April 30, 2023. Tiffany Foster seconded the motion and all voted in favor.

The Board tabled the matter pending an opinion from the City Solicitor.

**The Board reviewed the Form A plan submitted by Attleboro Park Street Realty Trust for Park Street .**

Speaking was attorney Jack Jacobi who explained that the Board had previously approved this Form A, but it failed to be recorded in the requisite six months. He stated that the plan is the same as before, with no changes.

Senior Land Use Planner Stephanie Davies recommended approval of the plan.

Jim Lewis made a motion to approve the Form A plan for Park Street. Heather Whitehead seconded the motion and all voted in favor.

**The Board reviewed the emails from Nicole and Dan MacDonald of 54 Saveena Drive, received March 17, 2023, and Director of Planning and Development Gary Ayrassian, regarding concerns with littering and flooding related to the "STONE FIELD ESTATES, PHASE 2" and "STONE FIELD ESTATES, PHASE 3" subdivisions.**

Speaking was Sanjeev Siwach of Northeast Custom Homes who explained that he purchased some of the lots in Phase 3 from subdivision developer Bob Catenacci and that there have been some clean-up issues during construction of the homes. He noted that he only has control over his lots and is attempting to address things. He submitted photos to the chair of the mess and his clean-up efforts. He explained that trenches were dug along the right-of-way for the electrical and gas services, which prevented his employees from moving their dumpster until that work was completed. He stated that he has since cleaned up the mess on his lots and has spoken with Mr. Catenacci about cleaning up the streets. He stated his understanding that Mr. Catenacci is planning to bring in a sweeping company. He stated that work is ongoing regarding clean-up efforts.

Jim Lewis asked how many lots Mr. Siwach owns.

Mr. Siwach replied 13 lots.

Jim Lewis asked whether any other builders own lots.

Mr. Siwach responded no, that to his knowledge, just he and Mr. Catenacci own all of the lots.

Shannon Bényay stated that she drove through the subdivision today and there was a significant amount of trash and debris in the Phase 1 basin. She asked whether this had blown over from Mr. Siwach's dumpster.

Mr. Siwach stated that the dumpster was completely removed from the site on Friday, once the gas trench was filled.

Mr. Ayrassian asserted that cleaning of the Phase 1 basin is Mr. Catenacci's responsibility. He noted that he had forwarded to the Board several other complaints he had received by 5 p.m. this evening.

Ms. Davies emphasized that the site seems sorely unkempt. She stated that other subdivisions that are under construction do not have this amount of sand and dirt in the roadways.

Mr. Siwach stated that he tends to put stones on the access drives to his lots to help knock debris off vehicle tires before they reach the street. He noted that he was having issues with people locating the new homes and with address assignments. He stated that the Fire Department had been updated with instructions on where they are located.

Mr. Ayrassian directed him to Public Works, who assigns street addresses.

Ms. Davies asked whether the cluster mailbox has been installed.

Mr. Siwach answered no.

Ms. Davies noted that the cluster mailbox needs to be installed for the first occupancy.

The Board agreed to follow-up with Mr. Catenacci regarding the state of the subdivision.

**The Board reviewed the Municipal Council Vote #1 taken March 7, 2023, relative to the proposed loan order in the amount of two million (\$2,000,000.00) dollars for repairs and replacement of the roof and windows at Willett Elementary School.**

Heather Whitehead made a motion to recommend to the Municipal Council that the Loan Order, in the amount of TWO MILLION (\$2,000,000.00) DOLLARS, to remodel, reconstruct, and make extraordinary repairs to the roof and windows at Willett Elementary School is consistent with Section VI.(J) Municipal Facilities, Goal 16, Policy 1 and with Section VI.(K). School Systems, Goal 17, Policy 5 of the City's COMPREHENSIVE PLAN.

**The Board reviewed all other correspondence.**

**The Board reviewed the pending minutes.**

Jim Lewis made a motion to approve the pending minutes of February 27, 2023. Heather Whitehead seconded the motion and all voted in favor.

The Board tabled the pending minutes of March 6, 2023.

**The meeting adjourned at 7:15 p.m.**