



City Of Attleboro, Massachusetts

PLANNING BOARD

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MINUTES

MAY 24, 2021

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, May 24, 2021 at 6:30 p.m. remotely via Zoom, relative to the following :

Planning Board Members Present: Chairman Paul Danesi, Vice Chairman Jason Gittle Shannon Bénay, Jim Lewis, Sean McNamara, and Thom Morin

Planning Board Members Absent: Fred Uriot

The Board heard the application of One Thirty One Pleasant St, LLC for the proposed twenty (20) lot definitive subdivision plan entitled “STONE FIELD ESTATES III,” located at 553 Oak Hill Avenue, more specifically Assessor’s plat #170, lot #1A, located in the Single Residence-D zoning district, engineered by John C. Spink, R.P.E. of Spink Design, 59 Clay Street, Middleborough, MA 02346.

The Board reviewed the Form P2 - Request for an Extension of Time to June 30, 2021, filed by One Thirty One Pleasant Street, LLC, received May 24, 2021, relative to the proposed “STONE FIELD ESTATES III” definitive subdivision.

Jason Gittle made a motion to grant an extension of time to June 30, 2021 for the proposed “STONE FIELD ESTATES III” subdivision. Sean McNamara seconded the motion and all voted in favor via roll call.

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

The Board heard the application of Pike Avenue Acquisitions, LLC, Robert Heroux, and Erin Pilling for the proposed forty-nine (49) lot definitive subdivision plan entitled “PIKE ESTATES,” located at 419 & 439 Pike Avenue, more specifically Assessor’s plat #130, lot #81, and plat #123, lot #23, located in the Single Residence-D zoning district, engineered by Daniel R. Campbell, R.P.E. of Level Design Group, 249 South Street, Unit 1, Plainville, MA 02762.

Subdivision Committee Chairman Jim Lewis stated that he feels that the remaining issues with the subdivision will be addressed with the submissions requested at the meeting. He stated that they discussed how the daylily stormwater basins will function and a bit of reengineering in regards to the rain garden in the shed view. He stated that the developer anticipates breaking construction of the subdivision into three phases, the first of which will be 20 house lots, followed by the development of the two other cul-de-sacs roadways. He noted that clearing of the site would tie into each phase, as well and that tree removal along lot lines is planned to be minimized. He stated that they will be revising the conveyance plan to have solid lines in lieu of dotted lines for drawing the deeds and consolidating them on one plan sheet. He stated that he also suggested the implementation of temporary construction easements that stay in place until the City accepts the roadways. He stated that in the event that house lots are conveyed before all of the infrastructure is complete, street trees and the like could still be installed without issue.

Chairman Danesi asked whether a homeowner's association had been discussed.

Jim Lewis stated that the developer is receptive to a homeowner's association to maintain the boulevard entrance, and even portions of the stormwater management system. He stated that the Board can't require one, however, as it is not included in the Planning Board's Rules and Regulations. He explained that it was just requested that the developer present his intentions on maintenance of the boulevard to the Board for review.

Ms. Davies noted that the private easement for the Donovan property that allows utilities to be accessed from the end of Rambler Road has been forwarded to the City Solicitor for comment.

Mr. Ayrassian stated that several points will be included as conditions of approval, including some language adjustments in the variable width easement, adding of a detail for the boulevard landscaping and irrigation system, and that the curb cuts for the driveways on the lots abutting the median be locked in place to align with the breaks created for access.

Jim Lewis noted that the homeowner's association would also impose other restrictions relative to the construction of homes and use of the properties, which can be beneficial to subdivision aesthetics.

Jason Gittle made a motion to grant an extension of time to June 30, 2021. Jim Lewis seconded the motion and all voted in favor via roll call.

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

The Board held a business meeting.

The Board discussed the application of John J. & Mary F. Donovan to extend Rambler Road 2-5 feet, as shown on the street extension plan entitled "RAMBLER ROAD EXTENSION," engineered by Daniel R. Campbell, R.P.E. of Level Design Group, 249 South Street, Unit 1, Plainville, MA 02762, dated March 1, 2018, revised through October 28, 2019. The subject premises are located on Assessor's plat #123, Lot #8 in the Single Residence-D zoning district.

Jim Lewis made a motion to grant an extension of time to June 30, 2021. Shannon Bénay seconded the motion and all voted in favor via roll call.

The Board tabled the matter.

The Board reviewed the Form A plan submitted by Teddy Properties, LLC for 48 & 50 John Street.

Ms. Davies informed the Board that this property had been granted relief from the Zoning Board several months prior to divide the property into two lots. She stated that the conforming lot will contain an existing 3-family dwelling, while the new lot will be undersized by 6,000 square feet, but buildable with the variance.

Mr. Ayrassian stated that staff recommend approval of the plan.

Sean McNamara made a motion to approve the Form A plan for 48 & 50 John Street. Jason Gittle seconded the motion and all voted in favor via roll call, save Jim Lewis, who abstained.

The Board reviewed the letter from attorney James M. Cassidy on behalf of Kevin Murphy of KJM Construction, Inc., dated May 12, 2021 (received May 17, 2021), to the Planning Board, regarding the water main loop at the "RIVER'S EDGE" subdivision.

Mr. Ayrassian noted that the Water Department and whoever Public Works had perform the inspections of the subdivision do not speak for the Planning Board and only they can decide if the obligation can be terminated. He asked that the Board table the matter so it could be discussed with the Water

Superintendent. He asserted that the other work remaining to complete the subdivision, however, does not need to be on hold and should continue.

Jim Lewis stated that he didn't care for the tenor of the letter and the implication that the work won't be completed unless the City agrees to the elimination of the water loop obligation. He noted that it's possible that there is not a water main within the street in question and just a bunch of copper pipes feeding individual houses, so the City may have to install or extend a main to create the capability for a loop. He stated that someone at the City must be able to confirm whether there's a water main out there and if so, it's precise location. He advised that we should confirm what the City still holds in terms of a bond, as if there isn't sufficient funds, it may make more sense to work with Mr. Murphy.

The Board tabled the matter.

The Board tabled the letter from Scott Rolfe and James Borrebach of OHI Engineering, Inc., received April 30, 2021 via e-mail, to Mr. Steven Gietz, providing a status update relative to the punch list items remaining in the construction of the "Stone Haven" subdivision.

Ms. Davies noted the developer's intent to appear as appointment to speak before the Board the next meeting.

The Board tabled the letters from Planning Board Clerk Lauren Stamatis, dated April 26, 2021 and May 21, 2021, respectively, to Public Works Superintendent Mike Tyler, requesting a recommendation regarding a FINAL release of funds relative to the "STONE FIELD ESTATES II" subdivision and a PARTIAL release of funds relative to the "COOPER FARM" subdivision.

The Board reviewed all other correspondence.

The Board approved the pending minutes of April 6, 2021 (Joint Hearing) and May 10, 2021.

The Board received a progress report from the Planning Board Study Group.

Jim Lewis stated that they discussed amendments to the standards for Site Plan Review projects. He stated that he is still in the process of drafting an executive summary for presentation to the full Board.

The Board tabled discussion on the Fire Alarm Box Waiver Deposits.

The meeting adjourned at 7:19 p.m.