



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

JANUARY 6, 2020

6:30 P.M.

- | | |
|---|---|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. John J. & Mary F. Donovan -- "RAMBLER ROAD" Street Extension Plan | 3/27/20 |
| 2B. PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Pike Avenue Acquisitions, LLC -- "PIKE ESTATES" Definitive Subdivision Plan | 2/28/20 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. SOWA, LLC -- 1 Highland Avenue/5 Route 1A -- Major Site Plan Review | |
| | Deadline to Close Public Hearing → 1/6/20 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED | <u>DEADLINE</u> |
| 5. FORM A PLANS: NONE | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: REPORT TO BE EMAILED | |
| 8. CORRESPONDENCE: | |
| a. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 19, 2019, to City Clerk Stephen Withers, regarding the denial of the Form A application submitted by Nodnem Development, LLC for 0 Mendon Road. | |
| b. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 20, 2019, to City Clerk Stephen Withers, regarding the extension of time granted to August 31, 2020 for the "ROLLING HILLS, PHASE VI" subdivision infrastructure construction. | |
| c. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 20, 2019, to City Clerk Stephen Withers, regarding the extension of time granted to December 31, 2020 for the "BRIGHAM HILL ESTATES, PHASE III" subdivision infrastructure construction. | |
| 9. PERFORMANCE BOND CORRESPONDENCE: | |
| a. Letter from John Cloud of Attleboro Realty Development, LLC, dated December 23, 2019, to the Planning Board, requesting a PARTIAL release of funds for the "COLMAN ESTATES" subdivision. | |

- b. Letter from Planning Board Clerk Lauren Stamatis dated December 23, 2019, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **PARTIAL** release of funds for the "COLMAN ESTATES" subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis dated December 12, 2019, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **PARTIAL** release of funds for the "DEER RUN ESTATES" subdivision.

10. MISCELLANEOUS PENDING CORRESPONDENCE:

- a. Email from Public Works Superintendent Michael Tyler, dated January 28, 2019, to Planning Board Chairman Paul Danesi addressing questions from the Board relative to bond releases in lieu of his presence at the meeting.
- b. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Thomas Fitzgerald regarding the notice of default and demand to complete work at the "BEECH TREE ESTATES" subdivision.
 - Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 9, 2019, to City Clerk Stephen Withers, regarding the Board's decision to perform on the security for the "BEECH TREE ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse Toomey & Lehane, LLP (City Solicitor's Office), dated August 13, 2019, to Thomas Fitzgerald, relative to the agreement to release funds to complete work at the "BEECH TREE ESTATES" subdivision.
- c. 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.
- d. 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.
- e. 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.
- f. 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).
- g. 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.
- h. 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.
- i. 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.

- j. 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.)
- d. Letter from Director of Planning and Development Gary G. Ayrassian, dated October 8, 2019, to Planning Board Chairman Paul Danesi and Zoning Board of Appeals Chairwoman Catherine Merkle, regarding proposed to changes to processes relative to public hearing legal advertisements.

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Subdivision bond release procedures

12. PENDING MINUTES:

- a. November 18, 2019 (previously distributed)
- b. December 2, 2019 (previously distributed)
- c. December 16, 2019 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

- a. Report/update from Scott Jones

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

- a. Regular meeting scheduled for Monday, January 27, 2020 in the Council Chambers
- b. Regular meeting scheduled for Monday, February 10, 2020 in the Council Chambers

15. RECENTLY FILED APPLICATIONS/OTHER: NONE