



City of Attleboro, Massachusetts  
PLANNING BOARD  
GOVERNMENT CENTER, 77 PARK STREET  
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**AGENDA**  
**JANUARY 24, 2022**  
**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**
- 2B. **PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** **DEADLINE**
- 3A. **SITE PLAN REVIEW PUBLIC HEARINGS:** **DEADLINE**
- a. Morin Realty, LLC – 95 Frank Mossberg Drive, Major Site Plan Review  
Deadline to close → 2/14/2022
- b. JS Fuller TIC, LLC & et. al. – 50 Fuller Avenue, Major Site Plan Review  
Deadline to close → 2/14/2022
- 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:** **DEADLINE**
- a. NeighborWorks Housing Solutions – 150 Pleasant Street, Major Site Plan Review  
Deadline to close → 1/31/2022
- b. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review  
Deadline to close → 3/31/2022
4. **PENDING APPLICATIONS/MATTERS: NONE SCHEDULED** **DEADLINE**
5. **FORM A PLANS: NONE SCHEDULED** **DEADLINE**
6. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
7. **STAFF REPORT: REPORT TO BE EMAILED**
8. **CORRESPONDENCE:**
- a. Memorandum from Public Works Superintendent Michael Tyler, dated January 4, 2022, providing comment on the Major Site Plan Review application of Morin's Realty, LLC for 95 Frank Mossberg Drive. (see Agenda item #3Aa)
- b. Memorandum from Water Superintendent Kourtney Allen, dated January 6, 2022, providing comment on the Major Site Plan Review application of JS Fuller, LLC & et. al. for 50 Fuller Avenue. (see Agenda item #3Ab)
- c. Memorandum from Wastewater Superintendent Thomas Hayes, dated January 10, 2022, to Planning Board Clerk Lauren Stamatis providing comment on the Major Site Plan Review application of JS Fuller, LLC & et. al. for 50 Fuller Avenue. (see Agenda item #3Ab)
- d. Municipal Council Certificate of Vote taken January 11, 2022, relative to the proposed loan order in the amount of four hundred fifty thousand (\$450,000.00) dollars for purchasing and equipping a new ambulance.

- e. Letter from Zoning Board Clerk Lauren Stamatis, dated November 5, 2021, to Planning Board Chairman Jason Gittle soliciting comment on the floodplain special permit application filed by Rust-Oleum Corp. for 113 Olive Street, Zoning Board Case #5575.
  - f. Memorandum from Wastewater Superintendent Thomas Hayes, dated January 10, 2022, to Planning Board Clerk Lauren Stamatis providing comment on the street extension application entitled "NICHOLAS DRIVE EXTENSION" filed by One Thirty-One Pleasant Street, LLC. (see Agenda item #16a)
  - g. Memorandum from Water Superintendent Kourtney Allen, dated January 11, 2022, providing comment on the street extension application entitled "NICHOLAS DRIVE EXTENSION" filed by One Thirty-One Pleasant Street, LLC. (see Agenda item #16a)
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Letter from Planning Board Clerk Lauren Stamatis, dated August 23, 2021, to Public Works Superintendent Michael Tyler requesting that a bond amount be established for the "PIKE ESTATES" subdivision.
  - b. Letter from Planning Board Clerk Lauren Stamatis, dated December 30, 2021, to Public Works Superintendent Michael Tyler soliciting an updated bond amount relative to the work completed under covenant at the "STONE FIELD ESTATES III" subdivision.
  - c. Memorandum from Public Works Superintendent Michael R. Tyler, dated January 6, 2022, recommending a revised bond amount of \$325,655.14 relative to the "STONE FIELD ESTATES III" subdivision.
  - d. Covenant Release Form submitted by Robert Catenacci of One Thirty-One Pleasant Street, LLC, received December 29, 2021, relative to the "STONE FIELD ESTATES III" subdivision.
  - e. Letter from Robert Catenacci of One Thirty-One Pleasant St, LLC, received December 8, 2021, to the Planning Board, requesting a FINAL release of funds relative to the stormwater basins in the "STONE FIELD ESTATES II" subdivision.
10. **MISCELLANEOUS PENDING CORRESPONDENCE:**
- a. See separate Delinquent Subdivisions Correspondence Tracking Report
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
- a. Executive Summary: Sustainable Growth (Request for Primer)
- 11B. **ORDINANCE COMMITTEE:**
- a. Discuss mechanism for amending approved Site Plan Review decisions
  - b. Discuss Act Enabling Partnerships for Growth -- new state zoning enabling legislation
  - c. Executive Summary: Trees
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- 11D. **SUBDIVISION COMMITTEE:**
12. **PENDING MINUTES:**
- a. August 17, 2021 (previously distributed)
  - b. September 13, 2021 (previously distributed)
  - c. September 27, 2021 (previously distributed)
  - d. October 18, 2021 (previously distributed)
  - e. November 1, 2021
  - f. November 15, 2021
  - g. December 6, 2021
  - h. December 16, 2021
  - i. January 3, 2022
13. **SRPEDD DELEGATE'S REPORT:**

14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
  - a. Executive Summary: Community Preservation Act
  
15. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
  - a. Regular meeting: February 7, 2022 at 6:30 p.m.
  - b. Regular meeting: February 28, 2022 at 6:30 p.m.
  
16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. One Thirty-One Pleasant Street, LLC's street extension plan and application entitled "NICHOLAS DRIVE EXTENSION" (copies for distribution – this is off the "Stonefield Estates" subdivision)
  - b. Vote to hold a joint public hearing with Municipal Council on February 15, 2022 relative to the petition of the Planning Board to amend §17-9.0 SPECIAL PERMITS and §17.15.0 SITE PLAN REVIEW of the ZONING ORDINANCE.