



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

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## AGENDA

FEBRUARY 7, 2022

6:30 P.M.

- 1A. **JOINT PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
- 2A. **PUBLIC HEARINGS:** DEADLINE
  - a. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan 5/18/22
- 2B. **PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
- 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:** 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
  - c. NeighborWorks Housing Solutions – 150 Pleasant Street, Major Site Plan Review Deadline to close → 2/28/22
  - d. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 3/31/2022
- 4. **PENDING APPLICATIONS/MATTERS:** DEADLINE
  - a. Petition of the Municipal Council to amend §17-3.3 PROHIBITED USES of the ZONING ORDINANCE relative to commercial vehicles
- 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 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 #2Aa)
  - b. 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 #2Aa)
  - c. Email from Peter Beerman, dated January 30, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the “NICHOLAS DRIVE EXTENSION” street extension application filed by One Thirty-One Pleasant Street, LLC. (see Agenda item #2Aa)

- d. 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 #3Ba)
- e. Memorandum from Wastewater Superintendent Thomas Hayes, dated January 24, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of Morin's Realty, LLC for 95 Frank Mossberg Drive. (see Agenda item #3Ba)
- f. Email from attorney Jack Jacobi of Coogan Smith, LLP, received January 31, 2022, to Director of Planning and Development Gary Ayrassian, requesting to continue the public hearing associated with the Major Site Plan Review application of NeighborWorks Housing Solutions for 150 Pleasant Street to February 28, 2022. (see Agenda item #3Bc)
- g. Response comments and revised plans submitted by Renee Codega of VHB, dated January 31, 2022, to the Planning Board, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (see Agenda item #3Bd) (copies for distribution)
- h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated January 25, 2022, to the Municipal Council, recommending approval of the loan order in the amount of four hundred fifty thousand (\$450,000.00) dollars for purchasing and equipping a new ambulance.

**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. Memorandum from Public Works Superintendent Michael Tyler, dated January 26, 2022, to the Planning Board, recommending a bond amount of **\$1,635,102.66** relative to the "PIKE ESTATES" subdivision.
- c. 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.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated January 26, 2022, to Robert Catenacci of One Thirty One Pleasant Street, LLC, regarding the approved updated bond amount of \$325,655.14 relative to the "STONE FIELD ESTATES III" subdivision.
- e. Letter from Planning Board Clerk Lauren Stamatis, dated January 27, 2022, to Robert Catenacci of One Thirty One Pleasant Street, LLC, regarding approval of the final release of funds in the amount of \$56,987.59 plus interest relative to 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. November 1, 2021
- b. November 15, 2021
- c. December 6, 2021
- d. December 16, 2021

- e. January 3, 2022
- f. January 24, 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. Remote Joint Public Hearing with Municipal Council: February 15, 2022 to amend §17-9.0 SPECIAL PERMITS and §17.15.0 SITE PLAN REVIEW of the ZONING ORDINANCE.
- b. Regular meeting: February 28, 2022 at 6:30 p.m.
- c. Regular meeting: March 7, 2022 at 6:30 p.m.

**16. RECENTLY FILED APPLICATIONS/OTHER:**

- a. Bishop Feehan High School – Major Site Plan Review – 70 Holcott Drive (copies for distribution)