



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

## AGENDA

FEBRUARY 27, 2023

6:30 P.M.

BLM

2023 FEB 22 AM 11:43

CITY PLANNING

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
- 2A. PUBLIC HEARINGS: [LINK\\*](#) DEADLINE
  - a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension 6/22/23
  - b. Ch. 228 of the Acts of September 2022 for the layout out and acceptance of ways by the City
- 2B. PUBLIC HEARINGS HELD OPEN: [LINK\\*](#) DEADLINE
  - c. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan 3/31/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK\\*](#) DEADLINE
  - a. 42 County Street, LLC, 42 County Street – Major Site Plan Review  
Deadline to close public hearing → 3/31/23
4. PENDING APPLICATIONS/MATTERS: [LINK\\*](#) DEADLINE
  - a. W.B. Construction & Development, Inc., 0 County Street – Major Site Plan Review 2/21/23
  - b. Petition of the Municipal Council to amend sections of the ZONING ORDINANCE relative to accessory dwelling units
5. FORM A PLANS: [LINK\\*](#) DEADLINE
  - a. Weber Lyncee - 59 Allen Avenue and Cross Street 3/31/23
  - b. Edwin D. Liston – 15 Sargent Circle & 410 Lindsey Street 2/24/23
6. APPOINTMENTS TO SPEAK:
  - a. Bob Catenacci – STONE FIELD ESTATES II & III
7. STAFF REPORT: REPORT TO BE E-MAILED
8. CORRESPONDENCE: [LINK\\*](#)
  - a. Memorandum from Wastewater Superintendent Thomas Hayes, dated February 22, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the application filed by Kings and Castle Group, Inc. for the “MIDDLE STREET EXTENSION” street extension plan. (See Agenda #2Aa)
  - b. Memorandum from Public Works Superintendent Michael Tyler, dated February 22, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the application filed by Kings and Castle Group, Inc. for the “MIDDLE STREET EXTENSION” street extension plan. (See Agenda #2Aa)
  - c. Form P2 – Request for an extension of time to March 13, 2023, submitted by attorney Edward Casey of Coogan Smith, LLP on behalf of W.B. Construction and Development, Inc. relative to the Major Site Plan Review application for 0 County Street. (See Agenda #4a)

- d. Letter and architectural plans submitted by Joseph Caponigro, received February 14, 2023, to Council President Todd Kobus, relative to the proposed amendments to the ZONING ORDINANCE regarding accessory dwelling units. (See Agenda #4b)
  - e. Form P2 – Request for an extension of time to February 28, 2023, submitted by Edwin Liston, received February 8, 2023, relative to the Form A application for 410 Lindsey Street and 15 Sargent Circle. (See Agenda #5b)
  - f. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 24, 2023, to Senior Land Use Planner Stephanie Davies, regarding the flooding issues at the “STONE FIELD ESTATES II” and “STONE FIELD ESTATES III” subdivisions.
  - g. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 27, 2023, to Senior Land Use Planner Stephanie Davies, regarding the construction status of stormwater improvements at the “STONE FIELD ESTATES III” subdivision.
  - h. Email from Senior Land Use Planner Stephanie Davies dated January 27, 2023, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding the emergency overflow swale at the “STONE FIELD ESTATES III” subdivision.
  - i. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated February 10, 2023, to Senior Land Use Planner Stephanie Davies, providing an update on the construction status of the emergency overflow swale at the “STONE FIELD ESTATES III” subdivision.
  - j. Letter from attorney Eliot T. Brais, dated February 7, 2023, to Senior Land Use Planner Stephanie Davies, requesting waivers for the fire alarm box and planting of trees relative to the “CAMERON WOODS” subdivision.
  - k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated February 14, 2023, to the Municipal Council recommending rejection of the proposed amendments to the ZONING ORDINANCE, relative to the regulation of Marijuana Businesses.
  - l. Legal notice submitted by Canna-Farm, LLC, received via email February 8, 2023, regarding the Community Outreach Meeting relative to the marijuana establishment proposed for 1 Turner Street.
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK\\*](#)**
- a. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **PARTIAL** release relative to work completed at the “BRIGHAM HILL ESTATES” subdivision.
  - b. Letter from Planning Board Clerk Lauren Stamatis, dated February 8, 2023, to Bristol Place Investments, L.P, providing an initial bond amount of \$44,275.00 relative to the “BRISTOL PLACE” subdivision.
10. **MISCELLANEOUS PENDING CORRESPONDENCE:**
- a. see separate Delinquent Subdivisions Correspondence Tracking Report
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
    - a. Funding request for sustainable growth primer
  - 11B. **ORDINANCE COMMITTEE:**
    - a. Minimum lot width dimensional requirement
  - 11C. **SITE PLAN REVIEW COMMITTEE:**
    - a. 42 County Street, LLC, 42 County Street – Major Site Plan Review
  - 11D. **SUBDIVISION COMMITTEE:**
    - a. “LAUREL KNOLL” Definitive Subdivision Plan
12. **PENDING MINUTES:**
- a. February 7, 2023 (pending)
13. **SRPEDD DELEGATE’S REPORT:**

14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
  - a. Trees
  - b. Inclusionary Housing
  - c. Site Plan Review amendments related to design/architectural standards by overlay district
  - d. Discuss Act Enabling Partnerships for Growth (new state zoning enabling legislation)
  - e. Community Preservation Act
  
15. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
  - a. Site Plan Review Committee meeting March 2, 2023 at 6:15 p.m.
  - b. Ordinance Committee meeting March 2, 2023 at 7:15 p.m.
  - c. Regular meeting March 6, 2023 at 6:30 p.m.
  - d. Regular meeting March 20, 2023 at 6:30 p.m.
  
16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. NPDES General Permit Update
    - Mandatory Revisions to Local Stormwater Management Ordinance (Municipal Council)
    - Modifications relating to stormwater management requirements in the Planning Board Rules & Regulations
    - Green Code Audit

\*Digital access links are taken down as soon as the day after the meeting. For access after that time, please make a request by emailing [planning@cityofattleboro.us](mailto:planning@cityofattleboro.us) or stopping by the Office of Planning and Development during normal business hours.