



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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2023 MAR 15 AM 11:56  
CITY OF ATTLEBORO  
PLANNING BOARD  
BPH

### AGENDA

MARCH 20, 2023

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: NONE SCHEDULED  | <u>DEADLINE</u>                            |
| 2B. PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a>   | <u>DEADLINE</u>                            |
| a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension   | 6/22/23                                    |
| b. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan  | 3/31/23                                    |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED   | <u>DEADLINE</u>                            |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: <a href="#">LINK*</a>  | <u>DEADLINE</u>                            |
| a. 42 County Street, LLC, 42 County Street – Major Site Plan Review  | Deadline to close public hearing → 3/31/23 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED  | <u>DEADLINE</u>                            |
| 5. FORM A PLANS: <a href="#">LINK*</a>   | <u>DEADLINE</u>                            |
| a. Weber Lyncee - 59 Allen Avenue and Cross Street   | 3/31/23                                    |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED   |  |
| 7. STAFF REPORT: NO WRITTEN REPORT THIS MEETING  |  |
| 8. CORRESPONDENCE: <a href="#">LINK*</a>   |  |
| a. Letter from attorney Eliot T. Brais, dated March 7, 2023, to Director of Planning and Development Gary Ayrassian, submitting funds for waiving the fire alarm box and agreeing to donate trees, relative to the “CAMERON WOODS” subdivision.                  |  |
| b. Memorandum from Water Superintendent Kourtney Allen, dated March 9, 2023, to the Planning Board, providing comment on the definitive subdivision application of Ad Meliora, LLC for “NEWBERRY WOODS.” (Scheduled to open April 3, 2023)                       |  |
| c. Memorandum from Public Works Superintendent Michael R Tyler, dated March 3, 2023, to the Planning Board, providing comment on the definitive subdivision application of Ad Meliora, LLC for “NEWBERRY WOODS.” (Scheduled to open April 3, 2023)               |  |
| d. Memorandum from Director of Planning and Development Gary Ayrassian, dated March 15, 2023, to Mayor Cathleen DeSimone, requesting a public hearing be held relative to the acceptance of Hillcrest Avenue Extension and Hillcrest Avenue Extension, Phase II. |  |
| e. Memorandum from Director of Planning and Development Gary Ayrassian, dated March 15, 2023, to Mayor Cathleen DeSimone, recommending acceptance of the donation of trees relative to the “CAMERON WOODS” subdivision.  |  |

- f. 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.
  - g. Municipal Council Vote #1 taken March 7, 2023 relative to the proposed loan order in the amount of two million (\$2,000,000.00) dollars for repairs and replacement of the roof and windows at Willett Elementary School.
  - h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 7, 2023, to the Municipal Council, recommending mass acceptance of 66 streets as public ways in the City of Attleboro.
  - i. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 7, 2023, to the Municipal Council, recommending proposed amendments to the ZONING ORDINANCE relative to accessory suites.
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK](#)\***
- a. Letter from Fred C. Bottomley, dated March 14, 2023, to Senior Land Use Planner Stephanie Davies, requesting a **FINAL** release of funds relative to completion of the "CAMERON WOODS" subdivision.
  - b. Letter from Planning Board Clerk Lauren Stamatis, dated March 15, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the "CAMERON WOODS" subdivision.
  - c. 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.
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 27, 2023
  - b. March 6, 2023
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. Regular meeting April 3, 2023 at 6:30 p.m.
  - b. Regular meeting April 24, 2023 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER: [LINK\\*](#)

- a. Schedule in April the Election of Chair, Vice-Chair, Secretary, SPREDD Delegate, and Appointment of Clerk
- b. SOWA LLC, Major Project Site Plan Review – 1 Highland Avenue and 5 Route 1A (copies for distribution)

\*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.