



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

MARCH 21, 2022

6:30 P.M.

- 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: DEADLINE
 - a. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan 5/18/22
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: DEADLINE
 - a. Bishop Feehan High School – Major Site Plan Review – 70 Holcott Drive Deadline to close → 3/21/22
 - b. JS Fuller TIC, LLC & et. al. – 50 Fuller Avenue, Major Site Plan Review Deadline to close → 4/7/22
 - c. NeighborWorks Housing Solutions – 150 Pleasant Street, Major Site Plan Review Deadline to close → 3/21/22
 - d. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 3/31/22
- 4. PENDING APPLICATIONS/MATTERS: DEADLINE
 - a. Morin Realty, LLC – 95 Frank Mossberg Drive, Major Site Plan Review 3/25/22
 - b. Bristol Place Investments LP – “BRISTOL PLACE” Preliminary Subdivision 4/2/22
 - c. 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: NO WRITTEN REPORT
- 8. CORRESPONDENCE:
 - a. Form P1 – Request to Continue a public hearing to April 25, 2022, submitted by Jacqueline Bart of GFI Partners on behalf of JS Fuller TIC, LLC & Etal, received March 16, 2022, relative to the Major Site Plan Review application for 50 Fuller Avenue. (See Agenda #3Bb)
 - b. Form P2 – Request for an Extension of Time to April 30, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Anthony Properties, relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Bd)
 - c. Form P1 – Request to Continue a public hearing to April 4, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Anthony Properties, relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Bd)
 - d. Email from Senior Land Use Planner Stephanie Davies, dated February 10, 2022, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding a notice of violation relative to the “STONE FIELD ESTATES III” subdivision.

- e. Letter from Daniel Campbell, P.E., of Level Design Group, LLC, dated January 21, 2022 and revised February 18, 2022, to the Planning Board, providing a phasing plan relative to the “PIKE ESTATES” subdivision

9. PERFORMANCE BOND CORRESPONDENCE:

- a. 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.
- b. 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.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “HILLCREST AVENUE EXTENSION” street extension.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “HILLCREST AVENUE EXTENSION II” street extension.
- e. Memorandum from Public Works Superintendent Michael Tyler, dated March 14, 2022, to the Planning Board, recommending denial of the **FINAL** release of funds request for both the “HILLCREST AVENUE EXTENSION” and “HILLCREST AVENUE EXTENSION II” street extensions.
- f. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “BRADFORD ESTATES” subdivision.
- g. Memorandum from Public Works Superintendent Michael Tyler, dated March 16, 2022, to the Planning Board, recommending denial of the **FINAL** release of funds request for the “BRADFORD ESTATES” subdivision.
- h. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “RHODES STREET EXTENSION” street extension.
- i. Memorandum from Public Works Superintendent Michael Tyler, dated March 10, 2022, to the Planning Board, recommending denial of the **FINAL** release of funds request for the “RHODES STREET EXTENSION” street extension.

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 Act Enabling Partnerships for Growth – new state zoning enabling legislation
- b. Executive Summary: Trees

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Bristol Place Investments LP – “BRISTOL PLACE” Preliminary Subdivision

12. PENDING MINUTES:

- a. December 16, 2021
- b. January 3, 2022
- c. January 24, 2022
- d. February 7, 2022
- e. February 28, 2022
- f. March 7, 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. Subdivision Committee meeting: March 21, 2022 at 5:30 p.m.
 - b. Regular meeting: April 4, 2022 at 6:30 p.m.
 - c. Regular meeting: April 25, 2022 at 6:30 p.m.
- 16. RECENTLY FILED APPLICATIONS/OTHER:**
 - a. Schedule elections for Chairman, Vice-Chairman, Secretary, SRPEDD delegate, and Clerk in April