



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

Tel. 508.223.2222 FAX 508.222.3046

2019 APR 18 AM 9:16
CITY OF ATTLEBORO
CITY CLERK
EC

AGENDA APRIL 22, 2019 6:00 P.M.

- | | |
|---|-----------------|
| 1A. JOINT PUBLIC HEARINGS: | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. Jessica Realty Trust – WRPD Special Permit – 30 Lathrop Road | |
| b. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan | 6/18/19 |
| 2B. PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| c. W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES”
MGL Ch. 41 §81–W Definitive Subdivision Plan | 5/22/19 |
| d. W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES, PHASE II”
MGL Ch. 41 §81–W Definitive Subdivision Plan | 5/22/19 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. Major Site Plan Review application of the City of Attleboro, Berwick Road
Deadline to Close Public Hearing | 5/13/19 |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Major Site Plan Review application of UHS of Fuller, Inc., 200 May Street
Deadline to Close Public Hearing | 4/22/19 |
| b. Major Site Plan Review application of City of Attleboro, 100 Rathbun Willard Drive
Deadline to Close Public Hearing | 4/22/19 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED | <u>DEADLINE</u> |
| 5. FORM A PLANS: NONE | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: | |
| a. Mayor Paul Heroux – Citywide Development | |
| b. Jennifer Cooke – “BRIGHAM HILL ESTATES, PHASE II” | |
| 7. STAFF REPORT: REPORT TO BE E-MAILED | |
| 8. CORRESPONDENCE: | |
| a. Memorandum from Wastewater Superintendent Thomas Hayes, dated April 8, 2019, to Planning Board Clerk Lauren Stamatis, providing comment on the definitive subdivision plan for “PIKE ESTATES.” (previously distributed via email) (See Agenda item #2Ab) | |

- b. Memorandum from Director of Planning and Development, dated April 12, 2019, to Traffic Study Commission Chair, Joseph Caponigro, soliciting feedback on the locations of street and traffic control signs/devices in the "PIKE ESTATES" definitive subdivision plan. **(previously distributed via email) (See Agenda item #2Ab)**
- c. Email from Jennifer Cooke of 128 Smith Street, received April 3, 2019, to Senior Land Use Planner Stephanie Davies, regarding flooding at her property in relation to the "BRIGHAM HILL ESTATES, PHASE II" subdivision. **(previously distributed via email) (See Agenda item #2Bd, 6b)**
- d. Memorandum from Wastewater Superintendent Thomas Hayes, dated April 11, 2019, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application submitted by the City of Attleboro for Berwick Road. **(previously distributed via email) (See Agenda item #3Aa)**
- e. Memorandum from Water Superintendent Kourtney J. Wunschel, dated April 11, 2019, to the Planning Board, providing comment on the Major Site Plan Review application submitted by the City of Attleboro for Berwick Road. **(previously distributed via email) (See Agenda item #3Aa)**
- f. Letter and revised site plan from Daniel R. DeCesaris of Joe Casali Engineering, Inc., dated April 9, 2019, to Senior Land Use Planner Stephanie Davies, relative to the Major Site Plan Review application submitted by UHS of Fuller, Inc. for 200 May Street. **(previously distributed via email) (See Agenda item #3Ba)**
- g. Letter from Public Works Superintendent Michael Tyler, dated April 12, 2019, to Senior Land Use Planner Stephanie Davies, regarding proposed changes to the drainage structure at Connor Court. **(previously distributed via email)**
- h. Email thread between Water Superintendent Kourtney Wunschel and Director of Planning and Development Gary Ayrassian, dated April 8, 2019, regarding hydrants in the "VIRIDIAN MEADOWS" and "AVALON ESTATES" subdivisions. **(previously distributed via email)**
- i. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated April 2, 2019, to the Municipal Council, providing a recommendation that the \$2,700,000.00 loan order for water main upgrades on Read Street is consistent with the City's Comprehensive Plan.
- j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated April 2, 2019, to the Municipal Council, providing a recommendation that the \$1,500,000.00 loan order for upgrades to the Wastewater Treatment plan is consistent with the City's Comprehensive Plan.

9. **PERFORMANCE BOND CORRESPONDENCE:** NONE

10. **MISCELLANEOUS PENDING CORRESPONDENCE:**

- a. Email from Public Works Superintendent Michael Tyler, dated January 28, 2019, to Planning Board Chairman Paul Danesi addressing questions from the Board relative to bond releases in lieu of his presence at the meeting.
- b. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Thomas Fitzgerald regarding the notice of default and demand to complete work at the "BEECH TREE ESTATES" subdivision.
- c. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee Kathleen Lyons of CFDC Trust regarding the notice of default and demand to complete work at the "BURGESS ESTATES" subdivision.
- d. Notice of Default from Kevin Freytag of Murphy Hesse Toomey & Lehane, LLC (City Solicitor's Office), dated August 6, 2018, to Fred Bottomley relative to the "CAMERON WOODS" subdivision.
- e. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to President Peter J. Deibel and Treasurer Kevin M. Joyce of Cedar Ridge Developers, Inc. regarding the notice of default and demand to complete work at the "HIGHLAND ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to Peter Deibel of Deibel Builders, Inc regarding the notice of default and demand to complete work at the "Highland Estates" subdivision (letter re-sent to updated address).

- f. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee David M. Wetterhahn of Milosh Realty Trust regarding the notice of default and demand to complete work at the "MILOSH ACRES" subdivision.
- g. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Kevin J. Murphy of KJM Construction, Inc. regarding the notice of default and demand to complete work at the "RIVER'S EDGE" subdivision.
 - Letter received from President Kevin J. Murphy of KJM Construction, Inc., dated February 19, 2019 (received February 25, 2019), to the Planning Board, responding to the demand letter regarding completion of the "RIVER'S EDGE" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to President Kevin J. Murphy of KJM Construction, Inc. seeking an updated response relative to the construction status for the "RIVER'S EDGE" subdivision.
- h. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Shawn A. Jorde, regarding the notice of default and demand to complete work at the "WINDWOOD ESTATES" subdivision.
 - Email received from Shawn Jorde of Dezotell Excavating, received February 16, 2019, to Senior Land Use Planner Stephanie Davies, responding to the demand letter regarding completion of the "WINDWOOD ESTATES" subdivision.
 - Email received from Shawn Jorde of Dezotell Excavating, received April 8, 2019, to Senior Land Use Planner Stephanie Davies, regarding completion status of the "WINDWOOD ESTATES" subdivision.
- i. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Scott Brown, calling for the request for a **FINAL** release of funds to be submitted relative to the "SHARPE PLAT" subdivision.
- j. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Scott Brown, calling for the request for a **FINAL** release of funds to be submitted relative to the "ST. DON (AKA HILLCREST) & WOODSIDE STREET EXTENSION" street extension.
- k. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Theodore Trowbridge, calling for the request for a **FINAL** release of funds to be submitted relative to the "HITCHCOCK LANE" subdivision.

11. PLANNING BOARD COMMITTEES:

11A. COMPREHENSIVE PLAN COMMITTEE:

11B. ORDINANCE COMMITTEE:

- a. §17-13.0 WATER RESOURCES PROTECTION DISTRICT
- b. Discuss mechanism for amending approved Site Plan Review decisions
- c. Discuss amendments to Subdivision Regulations (width of right-of-way, etc.)

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

12. PENDING MINUTES:

- a. April 2, 2019 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

- a. Report/update from Scott Jones

14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:

- a. Regular meeting scheduled for Monday, May 6, 2019 at 6:30 p.m. in the Council Chambers
- b. Regular meeting scheduled for Monday, May 20, 2019 at 6:30 p.m. in the Council Chambers

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. Elections for Chairperson, Vice-Chairperson, Secretary, SRPEDD Delegate, and Clerk
- b. Capital Improvements Program letter of support