



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

JUNE 7, 2021

6:30 P.M.

- | | | |
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| 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: LINK* | <u>DEADLINE</u> |
| | a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan | 6/30/21 |
| | b. Pike Avenue Acquisitions, LLC, Robert Heroux, & Erin Pilling – “PIKE ESTATES” Definitive Subdivision Plan | 6/30/21 |
| 3A. | SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. | SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 4. | PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| | a. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan | 6/30/21 |
| 5. | FORM A PLANS: NONE SCHEDULED | <u>DEADLINE</u> |
| 6. | APPOINTMENTS TO SPEAK: | |
| | a. John Case, III – “HILLCREST AVE EXTENSIONS I & II”, “RHODES STREET EXTENSION”, & “BRADFORD ESTATES” | |
| 7. | STAFF REPORT: NO WRITTEN REPORT | |
| 8. | CORRESPONDENCE: LINK* | |
| | a. Letter from attorney James M. Cassidy on behalf of Kevin Murphy of KJM Construction, Inc., dated May 12, 2021 (received May 17, 2021), to the Planning Board, regarding the water main loop at the “RIVER’S EDGE” subdivision. | |
| | b. Letter from Senior Land Use Planner Stephanie Davies, dated May 25, 2021, to attorney James M. Cassidy, relative to the completion status of the “RIVER’S EDGE” subdivision. | |
| | c. Letter from Scott Rolfe and James Borrebach of OHI Engineering, Inc., received April 30, 2021 via e-mail, to Mr. Steven Gietz, providing a status update relative to the punch list items remaining in the construction of the “STONE HAVEN” subdivision. | |
| | d. Email from Steven J. Gietz of Gietz Management, Inc., received June 3, 2021, to Planning Board Clerk Lauren Stamatis, requesting the Planning Board waive the fire alarm box for the “STONE HAVEN” subdivision. | |
| | e. Email from John Case of County St Realty Corp, dated May 31, 2021, to the Planning and Public Works Staff, providing a status update on construction of “HILLCREST AVE EXTENSION I”, “HILLCREST AVE EXTENSION II”, “RHODES STREET EXTENSION”, & “BRADFORD ESTATES”. | |

- f. Response email from Director of Planning and Development Gary Ayrassian, dated June 1, 2021, to John Case of County St Realty Corp, regarding the construction status of "HILLCREST AVE EXTENSION I", "HILLCREST AVE EXTENSION II", "RHODES STREET EXTENSION", & "BRADFORD ESTATES".
- g. Memorandum from Wastewater Superintendent Thomas Hayes, dated June 1, 2021, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of Forty-One/9, LLC for 41 Summer Street. (See Agenda item #16a)

9. **PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)**

- a. Letter from Planning Board Clerk Lauren Stamatis, dated April 26, 2021, to Public Works Superintendent Mike Tyler, requesting a recommendation regarding a **FINAL** release of funds relative to the "STONE FIELD ESTATES II" subdivision.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated May 21, 2021, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **PARTIAL** release of funds request submitted for the "COOPER FARM" subdivision.
- c. Letter from John J. Cloud of Attleboro Realty Development, LLC, dated May 26, 2021, to the Planning Board, requesting a **FINAL** release of funds relative to the "COLMAN ESTATES" subdivision.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated May 27, 2021, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **FINAL** release of funds request submitted for the "COLMAN ESTATES" subdivision.

10. **MISCELLANEOUS PENDING CORRESPONDENCE: [LINK*](#)**

- a. 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.
 - Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 13, 2019, to City Clerk Stephen Withers, regarding the Board's decision to perform on the security for the "BURGESS ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated January 15, 2021, to Kathleen Lyons of CFDC Trust regarding the notice of default and demand to complete work at the "BURGESS ESTATES" subdivision.
 - **Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 19, 2021, to City Clerk Stephen Withers, regarding the Board's action to perform on the subdivision security held by the City for the "BURGESS ESTATES" subdivision.**
- b. 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.
- c. 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).
 - Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated January 15, 2021, 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.
 - **Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 19, 2021, to City Clerk Stephen Withers, regarding the Board's action to perform on the subdivision security held by the City for the "HIGHLAND ESTATES" subdivision.**

- d. 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.
 - Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated January 15, 2021, to Trustee David M. Wetterhahn of Milosh Realty Trust regarding the notice of default and demand to complete work at the "MILOSH ACRES" subdivision.
 - **Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 19, 2021, to City Clerk Stephen Withers, regarding the Board's action to perform on the subdivision security held by the City for the "MILOSH ACRES" subdivision.**
- e. 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.
 - Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated January 15, 2021, to Kevin J. Murphy of KJM Construction, Inc. regarding the notice of default and demand to complete work at the "RIVER'S EDGE" subdivision.
 - **Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 19, 2021, to City Clerk Stephen Withers, regarding the Board's action to perform on the subdivision security held by the City for the "RIVER'S EDGE" subdivision.**
- f. **Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 5, 2021, to City Clerk Stephen Withers, regarding the vote to perform on the subdivision security for the "DALE COURT EXTENSION" subdivision.**

11. PLANNING BOARD COMMITTEES:

11A. COMPREHENSIVE PLAN COMMITTEE:

- a. Executive Summary: Sustainable Growth RFI

11B. ORDINANCE COMMITTEE:

- a. Discuss mechanism for amending approved Site Plan Review decisions
- b. Discuss Act Enabling Partnerships for Growth – new state zoning legislation
- c. Executive Summary: Trees

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Discuss Sidewalk fund

12. PENDING MINUTES:

- a. May 24, 2021

13. SRPEDD DELEGATE'S REPORT:

14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
 - a. Executive Summary: Stormwater Techniques - RFI

15. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
 - a. Meeting Date: June 21, 2021 in the Council Chambers
 - b. Meeting Date: July 12, 2021 in the Council Chambers

16. **RECENTLY FILED APPLICATIONS/OTHER:**
 - a. Forty-One/9, LLC – 41 Summer Street – Major Site Plan Review
 - b. Fire Alarm Box Waiver Deposits

*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 or stopping by the Office of Planning and Development during normal business hours.