



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL. 508.223.2222 FAX 508.222.3046

2020 JUN 10 P 12:35

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CITY OF ATTLEBORO

### AGENDA

JUNE 15, 2020

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:  | <u>DEADLINE</u>  |
| a. Petition of the Planning Board to amend <u>§5.10 PERFORMANCE GUARANTEES</u> and <u>§7.1 TIME REQUIREMENT</u> of the Planning Board's <u>RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND</u>                        |                  |
| b. Shawn Jorde – WRPD Special Permit - 0 Lathrop Road, Lot 1  |                  |
| c. Shawn Jorde – WRPD Special Permit - 0 Lathrop Road, Lot 2  |                  |
| d. Flair Homes, Inc. – WRPD Special Permit – 84 Ashden Court  |                  |
| 2B. PUBLIC HEARINGS HELD OPEN:  | <u>DEADLINE*</u> |
| a. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan   |                  |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED  | <u>DEADLINE</u>  |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:   | <u>DEADLINE*</u> |
| a. Tian Ann Jih Der Shen Daw Yuan Temple – 61 Thurber Avenue – Major Site Plan Review   |                  |
| 4. PENDING APPLICATIONS/MATTERS:  | <u>DEADLINE*</u> |
| a. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan   |                  |
| 5. FORM A PLANS:  | <u>DEADLINE*</u> |
| a. Jason & Brigit Steely – 712 South Main Street  |                  |
| b. William H. Swift – Cypress Road  |                  |
| c. John E. & Pearl D. Case Realty Trust – Lockwood Avenue   |                  |
| 6. APPOINTMENTS TO SPEAK: NONE  |                  |
| 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED  |                  |
| 8. CORRESPONDENCE:  |                  |
| a. Letter from Tim Caponigro of Woodlark Development Corp., received March 13, 2020, providing comment on the proposed amendments to the Zoning Ordinance relative to performance guarantee. (see Agenda item #2Aa)           |                  |
| b. E-mail from Steve Kohm of Prime Engineering, received June 10, 2020, requesting to continue the public hearing for the Major Site Plan Review application of Tian Ann Jih Der Shen Daw Yuan Temple. (see Agenda item #3Ba) |                  |

- c. Letter from Mark Rioux of Marette & Sons, Inc., received June 4, 2020, to the Planning Board, requesting to waive the need for sidewalks on the westerly side of Colts Way in the "DEER RUN ESTATES" definitive subdivision. **(previously distributed via email)**
- d. Letter from Mark Rioux of Marette & Sons, Inc., received April 7, 2020, requesting a 24-month extension of time relative to the "DEER RUN ESTATES" definitive subdivision.
- e. Letter from Amanda N. Finelli of TranSystems, received May 27, 2020, to Director of Planning and Development Gary Ayrassian, regarding resurfacing of Route I in Attleboro and North Attleboro. **(previously distributed via email)**
- f. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 18, 2020, to City Clerk Stephen Withers, granting the request of SOWA, LLC to withdraw without prejudice their Major Site Plan Review application for 1 Highland Avenue and 5 Route 1A.
- g. Certificate of Vote from Director of Planning and Development, dated May 14, 2020, to the Municipal Council, recommending the loan order in the amount of nine hundred and forty-six thousand (\$946,000.00) dollars for the Water Department's Deanville Road Watermain Replacement Project is consistent with the Comprehensive Plan.

9. **PERFORMANCE BOND CORRESPONDENCE: NONE**

10. **MISCELLANEOUS PENDING CORRESPONDENCE:**

- 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.
- 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 attorney Edward J. Casey of Casey Law Offices, P.C. on behalf of the Walsh Perry Partnership, dated June 3, 2019, to Planning Board Chairman Paul Danesi, regarding the status of completing the "HARDT ESTATES" subdivision.
- d. 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).
- e. 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.
- f. 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.
  - g. 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.
  - h. 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. March 2, 2020
  - b. May 13, 2020
- 13. SRPEDD DELEGATE'S REPORT:**
- 14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
- a. Meeting date: July 13, 2020
- 15. RECENTLY FILED APPLICATIONS/OTHER: NONE**