



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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2023 JUL 12 PM 3:13
CITY OF ATTLEBORO
MS

AGENDA

JULY 17, 2023

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: [LINK*](#) DEADLINE
 - a. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” Definitive Street Extension Plan 8/24/23
 - b. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” Definitive Street Extension Plan 9/4/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK*](#) DEADLINE
 - a. Sturdy Memorial Hospital, Inc. – 211 Park Street, 59 Gardner Street, & 0 Pearl Street –Major Site Plan Review (deadline to close public hearing) →7/17/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review (deadline to close public hearing) → 8/31/23
- 4. PENDING APPLICATIONS/MATTERS: [LINK*](#) DEADLINE
 - a. Major Site Plan Review Pre-Application Meeting – Starbucks Coffee Company, 1250 Newport Avenue (copies to be distributed)
- 5. FORM A PLANS: [LINK*](#) DEADLINE
 - a. Weber Lyncee – 59 Allen Avenue and Cross Street 7/31/23
 - b. WB Construction & Development, Inc. – Teaberry Lane 7/28/23
 - c. Paula J. Haskell – southwest corner of West Street and Thacher Street 8/1/23
- 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
- 7. STAFF REPORT: STAFF REPORT EMAILED
- 8. CORRESPONDENCE: [LINK*](#)
 - a. Email from Senior Land Use Planner Stephanie Davies, dated June 29, 2023, to the Planning Board containing pictures of storm runoff at the intersection of Buffington Street and Slocum Street relative to the proposed “BUFFINGTON STREET EXTENSION” application, as provided by Paul Benjamin of 3 Slocum Street. (see Agenda #2Ba)

- b. Memorandum from Public Works Superintendent Michael Tyler, dated June 27, 2023, to Planning Board Clerk Lauren Stamatis containing comments on the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (see **Agenda #3Ba**)
- c. Letter from Fire Department District Chief David Charest, dated July 10, 2023, to Director of Planning and Development Gary Ayrassian containing comments (oxygen tank) on the Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See **Agenda #3Ba**)
- d. Letter from Fire Department District Chief David Charest, dated July 10, 2023, to Director of Planning and Development Gary Ayrassian containing comments on the (underground diesel storage tank) Major Site Plan Review application of Sturdy Memorial Hospital, Inc. for 211 Park Street, 59 Gardner Street, and 0 Pearl Street. (See **Agenda #3Ba**)
- e. Form P1 – Request to Continue a Public Hearing to August 14, 2023, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of 42 County Street, LLC, received July 10, 2023, relative to the Major Site Plan Review application for 42 County Street. (See **Agenda #3Bb**)
- f. Letter and supporting materials from Project Manager Jenna Shea of DiPrete Engineering, dated May 17, 2023 (received May 26, 2023), to the Planning Board, providing an update on the status of the “MILOSH ACRES” subdivision.
- g. Letter from Director of Planning Gary Ayrassian, dated March 17, 2023, to City Solicitor Peter Mello, requesting a legal opinion regarding use of the Form A process to abandon paper streets.
- h. Demand letter from City Solicitor Peter L. Mello, dated June 23, 2023, to Robert Catenacci of One Thirty-One Pleasant Street, LLC and to Sanjeev Siwach relative to the unacceptable conditions of the “STONEFIELD ESTATES, PHASE III” subdivision.
- i. Email from Senior Land Use Planner Stephanie Davies, dated July 5, 2023, to the Planning Board containing pictures of flooding at the “STONEFIELD ESTATES, PHASE III” subdivision, as provided by Jason Aufiero of 8 Windsor Drive.

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

- a. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the “BRADFORD ESTATES” subdivision.
- b. 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.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated June 21, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation regarding the **FINAL** release request for the “CAMERON WOODS” subdivision.
- d. Letter from Public Works Superintendent Michael R. Tyler, dated June 22, 2023, dated June 22, 2023 (received June 28, 2023), to the Planning Board, recommending a **FINAL** release in the amount of \$31,788.35 relative to the “CAMERON WOODS” 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
- b. Trees

11C. SITE PLAN REVIEW COMMITTEE:

- a. 42 County Street, LLC, 42 County Street – Major Site Plan Review

11D. SUBDIVISION COMMITTEE:

- a. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” Definitive Street Extension Plan
- b. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” Definitive Street Extension Plan

12. PENDING MINUTES:

- a. June 5, 2023 (pending)
- b. June 26, 2023

13. SRPEDD DELEGATE’S REPORT:

14. PLANNING BOARD STUDY GROUP PROGRESS REPORT:

- a. Inclusionary Housing
- b. Site Plan Review amendments related to design/architectural standards by overlay district
- c. Discuss Act Enabling Partnerships for Growth (new state zoning enabling legislation)
- d. Community Preservation Act

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

- a. Subdivision Committee meeting July 17, 2023 at 5:45 p.m.
- b. Regular meeting August 14, 2023 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER:

- a. Trees – vote to hold public hearing on amendments to Planning Board Rules and Regulations
- b. Trees – staff to convene public meeting to solicit feedback on proposed amendments to Planning Board Rules and Regulations

*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.