



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
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2022 JUL 14 PM 2:56

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AGENDA JULY 18, 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: NONE SCHEDULED** DEADLINE
- 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: [LINK*](#)** DEADLINE
 - a. Rhino Capital Advisors, LLC – 1275 Commerce Way, Major Site Plan Review Deadline to close → 8/8/22
- 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK*](#)** DEADLINE
 - a. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 8/31/22
- 4. **PENDING APPLICATIONS/MATTERS: [LINK*](#)** DEADLINE
 - a. Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision Plan 7/31/22
 - b. Laurel Knoll Land Trust – “LAUREL KNOLL” Preliminary Subdivision Plan 7/25/22
- 5. **FORM A PLANS: NONE FILED** DEADLINE
- 6. **APPOINTMENTS TO SPEAK:**
 - a. Mike Zavalia, Commonwealth Engineers – “VIRIDIAN MEADOWS, PHASE II”
- 7. **STAFF REPORT: TO BE EMAILED**
- 8. **CORRESPONDENCE: [LINK*](#)**
 - a. Memorandum from Public Works Superintendent Michael Tyler, dated July 6, 2022, relative to the Major Site Plan Review application of Rhino Capital Advisors, LLC for 1275 Commerce Way. (see Agenda #3Aa)
 - b. Memorandum from Wastewater Superintendent Thomas Hayes, dated July 11, 2022, relative to the Major Site Plan Review application of Rhino Capital Advisors, LLC for 1275 Commerce Way. (see Agenda #3Aa)
 - c. Memorandum from Water Superintendent Kourtney Allen, dated July 12, 2022, relative to the Major Site Plan Review application of Rhino Capital Advisors, LLC for 1275 Commerce Way. (see Agenda #3Aa)
 - d. Traffic peer review #3 by Rebecca Brown, P.E. of Greenman-Pederson, Inc., dated July 8, 2022, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (see Agenda #3Ba)
 - e. *Reconnaissance and Intensive Archeological Surveys* prepared by the Public Archeology Laboratory, Inc., of Pawtucket, RI, received June 29, 2022 by email from Renee Codega of VHB, to Senior Land Use Planner Stephanie Davies relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba)
 - f. Letter and preliminary plan submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated July 8, 2022, relative to the subdivision of 754 Newport Avenue. (see Agenda #3Ba) (copies for distribution)

- g. Perspective images of and from the proposed development at 754 Newport Avenue submitted by attorney John F. D. Jacobi, III of Coogan Smith, LLP, received July 8, 2022, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for said property. (see **Agenda #3Ba**) (copies for distribution)
 - h. Cover letter and building elevations submitted by attorney Jack F. D. Jacobi, III of Coogan Smith, LLP, received July 12, 2022, relative to the commercial buildings associated with the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (see **Agenda #3Ba**) (copies for distribution)
 - i. Letter from Michael Zavalía, P.E. of Commonwealth Engineers & Consultants, Inc., dated July 12, 2022, to Planning Board Chairwoman Shannon Bénay, regarding the access driveway material leading to the infiltration basin in the “VIRIDIAN MEADOWS, PHASE II” subdivision. (See **Agenda #6a**)

 - j. 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.
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)**
- a. Email from Senior Land Use Planner Stephanie Davies, dated July 1, 2022, to John Case, outlining the outstanding items for completion of “RHODES STREET EXTENSION,” “HILLCREST EXTENSION,” “HILLCREST EXTENSION II,” and “BRADFORD ESTATES.”
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
 - c. Draft proposed In-Law Apartment (Accessory Dwelling Unit) amendment to ZONING ORDINANCE
- 11C. SITE PLAN REVIEW COMMITTEE:**
- 11D. SUBDIVISION COMMITTEE:**
- a. Laurel Knoll Trust – “LAUREL KNOLL” Preliminary Subdivision Plan
 - b. Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision Plan
12. **PENDING MINUTES:**
- a. February 28, 2022
 - b. March 7, 2022
 - c. March 21, 2022
 - d. April 4, 2022
 - e. April 25, 2022
 - f. May 16, 2022
 - g. June 6, 2022
 - h. June 27, 2022
- *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.
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. Regular meeting: August 22, 2022 at 6:30 p.m.
 - b. Regular meeting: September 12, 2022 at 6:30 p.m.
16. **RECENTLY FILED APPLICATIONS/OTHER: NONE SCHEDULED**