



City of Attleboro, Massachusetts

PLANNING BOARD

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AGENDA

SEPTEMBER 14, 2020

6:30 P.M.

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
 - 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
 - 2A. PUBLIC HEARINGS: DEADLINE*
 - a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan
 - 2B. PUBLIC HEARINGS HELD OPEN: DEADLINE*
 - a. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan
 - 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
 - 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: DEADLINE*
 - a. Tian Ann Jih Der Shen Daw Yuan Temple – 61 Thurber Avenue – Major Site Plan Review
 4. PENDING APPLICATIONS/MATTERS: DEADLINE*
 - a. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan
 5. FORM A PLANS: DEADLINE*
 - a. North Development, LLC – Westerly side of Lathrop Road
- *Pursuant to Ch. 53a of the Acts of 2020
6. APPOINTMENTS TO SPEAK: NONE
 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
 8. CORRESPONDENCE:
 - a. Letter from Water Superintendent Kourtney J. Wunschel, received August 10, 2020, to the Planning Board, providing comment on the proposed definitive subdivision plan, “STONE FIELD ESTATES III”. (See Agenda item #15a)
 - b. Memo from Wastewater Superintendent Thomas Hayes, received August 11, 2020, to the Planning Board, providing comment on the proposed definitive subdivision plan, “STONE FIELD ESTATES III”. (See Agenda item #15a)
 - c. Email from Robert W. Catenacci of Stone Field Realty, received June 10, 2020, to Planning Board Clerk Lauren Stamatis, requesting to donate to the City \$8,500.00 in lieu of installing the fire alarm box in the Stone Field Estates subdivision. (carried over from June 15, 2020 agenda)
 - d. Letter from Planning Board Clerk Lauren Stamatis, dated July 21, 2020, to Kelly Coates of SOWA, LLC, regarding the unsightly state of the “Shops on Washington” commercial plaza.

- e. Email from Director of Planning and Development Gary Ayrassian, dated August 18, 2020, to attorney Jack Jacobi of Coogan Smith, LLP, following up on the Board's request regarding clean-up of the "Shops on Washington" plaza.
- f. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 19, 2020, to City Clerk Stephen Withers, regarding the elimination of sidewalk along the western side of the Colts Way right-of-way in the "DEER RUN ESTATES" subdivision.

9. **PERFORMANCE BOND CORRESPONDENCE:**

- a. Letter from Planning Board Clerk Lauren Stamatis, dated August 19, 2020, to Raymond C. Loughlin of SR Land Improvement, LLC, approving a **PARTIAL** release of funds relative to the "EDWARD SR. ESTATES" subdivision.

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. August 17, 2020 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

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

- a. Meeting date: September 28, 2020
- b. Tentative Meeting Date: October 5, 2020

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. Attleboro Park Street Realty Trust -- Park Street -- Major Site Plan Review