



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

OCTOBER 7, 2019

6:30 P.M.

2019 OCT -3 AM 11:06
RECEIVED
CITY OF ATTLEBORO
PLANNING BOARD

-
- 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: DEADLINE
 - a. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan 10/31/19
 - 3A. SITE PLAN REVIEW PUBLIC HEARINGS: DEADLINE
 - 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: DEADLINE
 - a. Abbott Action, Inc. – 3 Venus Way – Major Site Plan Review Deadline to Close Public Hearing → 10/14/19
 - b. Sturdy Memorial Foundation, Inc. – O’Neil Boulevard – Major Site Plan Review Deadline to Close Public Hearing → 10/7/19
 - c. SOWA, LLC – 1 Highland Avenue/5 Route 1A – Major Site Plan Review Deadline to Close Public Hearing → 10/21/19
 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED DEADLINE
 5. FORM A PLANS: DEADLINE
 - a. Nodnem Development, LLC – 0 Mendon Road 10/31/19
 - b. John DesVergnes – Tiffany Street, Guild Street, Perez Street, Totten Road 10/7/19
 6. APPOINTMENTS TO SPEAK:
 - a. Stasia Sweeney – “PIKE ESTATES” Definitive Subdivision Plan (See Agenda items #2Ba, 8a)
 7. STAFF REPORT: NO WRITTEN REPORT THIS MEETING
 8. CORRESPONDENCE:
 - a. Letter from Stasia Sweeney of 41 Rambler Road, dated September 25, 2019, to Planning Board Chairman Paul Danesi, in opposition to the definitive subdivision application for “PIKE ESTATES.” (previously distributed via email) (See Agenda items #2Ba, 8a)
 - b. Form P1 – Request to continue a public hearing to October 21, 2019, submitted by Matthew Yanuskiewicz of R A Cataldo & Associates, Inc. on behalf of Abbott Action, Inc., relative to the Major Site Plan Review application for 3 Venus Way. (See Agenda item #3Ba)
 - c. Letter and timeline from Mark Rioux of Murette & Sons, Inc., dated June 28, 2019, to the Planning Board, requesting an extension of time to May 31, 2020, relative to the “DEER RUN ESTATES” 81-W subdivision. (previously distributed via email)

- d. Notice from Planning Board Clerk Lauren Stamatis, dated September 30, 2019, to Edward Casey of Viridian Development, LLC, regarding the infrastructure deadline of September 30, 2019 relative to the "VIRIDIAN MEADOWS" subdivision.
- e. Notice from Planning Board Clerk Lauren Stamatis, dated September 30, 2019, to Edward Casey of Viridian Development, LLC, regarding the infrastructure deadline of October 3, 2019 relative to the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- f. Notice from Planning Board Clerk Lauren Stamatis, dated September 30, 2019, to Edward Casey of Viridian Development, LLC, regarding the infrastructure deadline of November 6, 2019 relative to the "COLMAN ESTATES" subdivision.
- g. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated September 24, 2019, to City Clerk Stephen Withers, granting an extension of time to September 30, 2020, relative to completion of the infrastructure construction at the "STONE HAVEN" subdivision.

9. PERFORMANCE BOND CORRESPONDENCE: NONE

10. MISCELLANEOUS PENDING CORRESPONDENCE:

- a. Email from Public Works Superintendent Michael Tyler, dated January 28, 2019, to Planning Board Chairman Paul Danesi addressing questions from the Board relative to bond releases in lieu of his presence at the meeting.
- b. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Thomas Fitzgerald regarding the notice of default and demand to complete work at the "BEECH TREE ESTATES" subdivision.
 - Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 9, 2019, to City Clerk Stephen Withers, regarding the Board's decision to perform on the security for the "BEECH TREE ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse Toomey & Lehane, LLP (City Solicitor's Office), dated August 13, 2019, to Thomas Fitzgerald, relative to the agreement to release funds to complete work at the "BEECH TREE ESTATES" subdivision.
- c. 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.
- d. 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.
- e. 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.
- f. 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).
- g. 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.
- h. 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.
- i. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor’s Office), dated February 8, 2019, to Shawn A. Jorde, regarding the notice of default and demand to complete work at the “WINDWOOD ESTATES” subdivision.
 - Email received from Shawn Jorde of Dezotell Excavating, received February 16, 2019, to Senior Land Use Planner Stephanie Davies, responding to the demand letter regarding completion of the “WINDWOOD ESTATES” subdivision.
 - Email received from Shawn Jorde of Dezotell Excavating, received April 8, 2019, to Senior Land Use Planner Stephanie Davies, regarding completion status of the “WINDWOOD ESTATES” subdivision.
 - j. 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.
 - k. 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. July 16, 2019
- b. August 19, 2019
- c. September 9, 2019
- d. September 23, 2019

13. SRPEDD DELEGATE’S REPORT:

- a. Report/update from Scott Jones

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

- a. Subdivision Committee scheduled for Monday, October 7, 2019 at 6:00 p.m. in the Council Meeting Room
- b. Regular meeting scheduled for Monday, October 21, 2019 at 6:30 p.m. in the Council Chambers
- c. Regular meeting scheduled for Monday, November 4, 2019 in the Council Chambers

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. Eric Doherty – 28 Ashden Court - Water Resource Protection District Special Permit (**copies for distribution**)