



City Of Attleboro, Massachusetts

PLANNING BOARD

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MINUTES

JANUARY 24, 2022

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Monday, January 24, 2022 at 6:30 p.m. in the Council Chambers on the first floor of City Hall, 77 Park Street, Attleboro, MA , relative to the following :

Planning Board Members Present: Vice Chairwoman Shannon Bénay, Jim Lewis, Thom Morin, and Heather Whitehead

Planning Board Members Absent: Chairman Jason Gittle, Sean McNamara, and Fred Uriot

The Board heard the application of Morin Realty, LLC for Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the construction of two single-story additions, 2,980 s.f. and 1,331 s.f., respectively, widening and restructuring of an existing truck loading dock, and reconfiguring an existing parking lot, with associated grading, and redevelopment of the stormwater management system; the subject premises being located at 95 Frank Mossberg Drive, more specifically Assessor's plat #146, lot #6B, located in the Industrial zoning district.

Jim Lewis and Thom Morin recused themselves from the public hearing and left the Council Chambers.

As there was an insufficient quorum of members present to open the hearing, the matter was continued to the February 7, 2022 meeting.

There being no one else to speak, the public hearing was continued.

Jim Lewis and Thom Morin returned to the Council Chambers.

The Board heard the application of JS Fuller TIC LLC & Etal for Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the construction of a 20,000 s.f. warehouse with associated grading, electrical connection, and stormwater management system; the subject premises being located at 50 Fuller Avenue, more specifically Assessor's plat #21, lots #272 and 273, and Assessor's plat #24, lots #43A and 44A, located in the Industrial zoning district.

Speaking in favor of the application was Stephen Mayer of Allen & Major Associates who stated that the site in question is home to the Robert N. Karpp facility and that they are proposing to construct a three-sided warehouse structure on the site. He explained that the purpose of the structure is to store materials that are presently outside in the elements in a more sheltered location. He stated that they are simply relocating existing supplies on the site, so there will be no change in operations or traffic anticipated. He stated that the building will not be heated and will not have sewer or water connections. He noted that the project will reduce the impervious on the site by about 10,000 square feet, by removing a portion of pavement that is unused. He stated that they are also proposing the installation of a water-quality strip

around the edge of the pavement to improve the water quality of run off. He pointed out that their lighting plan shows no spillage over the property line. He noted that have also filed for a special permit before the Zoning Board of Appeals, and Notice of Intent, Local Wetlands, and Stormwater Management permits before the Conservation Commission.

Director of Planning and Development Gary Ayrassian asked for clarification on the three-sided nature of the structure.

Mr. Mayer showed the elevations for the structure. He stated that the long side of the structure that faces Fuller Avenue will be open. He noted that it is 700 or more feet back from the roadway.

There being no one else to speak, the public hearing was continued.

The Board heard the application of NeighborWorks Housing Solutions for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to construct a 4,680± sf building to accommodate an emergency shelter and supportive housing, 20 off-street parking stalls, and associated landscaping, utilities, grading and stormwater management system; the subject premises being located at 150 Pleasant Street, more specifically Assessor's plat #52, lot #52, located in the General Business zoning district.

Speaking in favor of the application was attorney Jack Jacobi who stated that they received the stormwater peer review report and their engineer is in the process of preparing responses to their comments. He distributed revised architectural plans. He stated that they have revised the planting plan, added a photometric plan, and elevations showing the handicapped ramp, as requested. He stated that there are two telephone poles between our site and O'Reilly's and they provide power to both sites, so must remain. He explained, however, that the large lights added to the poles were placed there by previous tenants of the site and we will be able to remove those in lieu of what is proposed.

Speaking in favor was Michael Joyce of Joyce Consulting Group who stated that the existing conditions have been removed from one plan, to make it more clear, and corrected some typos, as called out in the staff report. He stated that a cigarette butt container and trash barrel have been added to the plan and will be incorporated into the operations and maintenance plan.

Mr. Jacobi stated that Public Works had submitted a letter about the ongoing moratorium on digging up Pleasant Street and that based on their funding and construction timeline, opening up the street can be the last task and it will occur outside of the five year period.

Speaking in favor of the application was Bill Barret of Placetaylor Elton Hampton Design who stated that the handicapped ramp has been added to the elevations, along with the larger plantings along the front of the building requested by the Board. He stated that they have also separated the plans into their various components (lighting, site improvements, etc.). He stated that we have eliminated the fence that was proposed to close off the site. He stated that dark-sky compliant fixtures are proposed around the perimeter of the site.

Senior Land Use Planner Stephanie Davies asked why there is a gap in the fencing adjacent O'Reilly Auto parts.

Mr. Barrett explained that there is about a 5-foot space adjacent the O'Reilly's building that they have installed new landscaping and putting the fence in front of it will be disruptive.

Mr. Joyce noted that O'Reilly's gas and water meter also are located in that spot and we are looking to avoid obstructing access.

Ms. Davies noted that an extension of time is required, as the deadline to close is January 31st.

Mr. Jacobi requested an extension of time to February 28th. Jim Lewis made a motion to grant an extension of time to February 28, 2022. Thom Morin seconded the motion and all voted in favor of the extension of time.

Speaking in favor of the application was Steve Duplessie of 47 Patterson Street in Attleboro who stated that he is a retired pastor for the Good News Bible Chapel on West Street. He stated that they were approached to assist the Interfaith Collaborative to create a cold-weather shelter for the homeless in Attleboro. He stated that during specific winter conditions, they set up cots in the gym to provide that shelter. He stated that there were three volunteers a shift overnight to supervise and were successful housing the homeless until COVID occurred. He stated that at time, assistance shifted primarily to housing in hotels and it accentuated the need for year-round homeless sheltering. He stated that this project is the culmination of their efforts and provides not only emergency sheltering, but also permanent supportive housing for people transitioning out of homelessness. He stated that it is unique as it provides onsite staff, including counsellors and case workers. He stated that it is about time the City of Attleboro have a project like this and he is excited to see it move forward.

Heather Whitehead asked how many people were commonly seen during the prior cold-weather sheltering.

Mr. Duplessie stated that it was usually 15-18 and a mix of women and men. He stated that the volunteers got to know many of them by name and their stories. He stated that the Massachusetts annual homeless point count will be on February 23rd this year.

Mr. Jacobi noted that the proposed project will contain 18 beds, in addition to the permanent housing.

There being no one else to speak, the public hearing was continued.

The Board heard the application of Anthony Properties for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to construct two new retail/restaurant buildings, ±5,100 sf and ±3,000 sf, respectively, retain the existing ±7,300 sf commercial building, build a new ±10,000 sf daycare facility, and construct 135 parking spaces, as well as associated driveways, landscaping, utilities, grading and stormwater management system; the subject premises being located at 754 Newport Avenue, more specifically Assessor's plat #69, lot #26B, located in the General Business and General Residence-A zoning districts.

Ms. Davies noted that the applicant had requested at the last meeting to continue the hearing to February 7th.

There being no one else to speak, the public hearing was continued.

The Board held a business meeting.

The Board reviewed the Municipal Council Certificate of Vote taken January 11, 2022, relative to the proposed loan order in the amount of four hundred fifty thousand (\$450,000.00) dollars for purchasing and equipping a new ambulance.

Jim Lewis made a motion to recommend to the Municipal Council that the Loan Order, in the amount of FOUR HUNDRED FIFY THOUSAND (\$450,000.00) DOLLARS, for the cost of purchasing and equipping an ambulance is consistent with Section VI.(I) Public Safety, Goal 15 Policy 1 and Section VI.(J) Municipal

Facilities, Goal 16, of the City's COMPREHENSIVE PLAN. Heather Whitehead seconded the motion and all voted in favor.

The Board reviewed the letter from Zoning Board Clerk Lauren Stamatis, dated November 5, 2021, to Planning Board Chairman Jason Gittle soliciting comment on the floodplain special permit application filed by Rust-Oleum Corp. for 113 Olive Street, Zoning Board Case #5575.

Ms. Davies explained that a work session had been held with the peer reviewer relative to the stormwater for the project and no issues were outstanding. She stated that there was previously a 10,000 square foot building in the floodway that Rust-Oleum had recently torn down, so overall there will be less in the floodway than previously. She stated that Horsley Witten Group found their proposed compensatory storage to be adequate. She stated that she anticipated the Zoning Board will render a decision at their next meeting.

The Board discussed the letter from Planning Board Clerk Lauren Stamatis, dated August 23, 2021, to Public Works Superintendent Michael Tyler requesting that a bond amount be established for the "PIKE ESTATES" subdivision.

Mr. Ayrassian noted that the engineer for the project had just recently submitted revised plans that met the conditions of the Planning Board decision.

Jim Lewis asked whether Mr. Ayrassian was satisfied with the phasing plan presented.

Mr. Ayrassian stated that he had just received an email from the engineer asking about the status of the review of the phasing plan. He stated that he had received the map from the engineer, but not the accompanying narrative. He explained that the engineer claimed that the applicant's attorney had sent over the narrative. He stated that the only thing presented to the Board was a draft narrative to this point. He asserted that a final narrative needs to be submitted that corresponds with the map with the work in each phase and the time table.

The Board reviewed the memorandum from Public Works Superintendent Michael R. Tyler, dated January 6, 2022, recommending a revised bond amount of \$325,655.14 relative to the "STONE FIELD ESTATES III" subdivision.

Mr. Ayrassian asked whether an inspection report was submitted.

Thom Morin answered yes.

Jim Lewis made a motion to approve a revised bond amount of \$325,655.14 relative to the "STONE FIELD ESTATES III" subdivision. Thom Morin seconded the motion and all voted in favor.

The Board reviewed the letter from Robert Catenacci of One Thirty-One Pleasant St, LLC, received December 8, 2021, to the Planning Board, requesting a FINAL release of funds relative to the stormwater basins in the "STONE FIELD ESTATES II" subdivision.

Ms. Davies reminded the Board that Public Works had already recommended a final release for this subdivision, but the basins had just been completed and the Board had opined they would rather wait 90 days to ensure they were functioning properly, so denied the request. She stated it's been more than 90 days and so Mr. Catenacci is again requesting a final release.

Mr. Ayrassian noted that further input from Public Works was not solicited, as they had already issued a recommendation that the funds should be released at the time of the last request.

Jim Lewis made a motion to grant a **FINAL** release of funds in the amount of \$56,987.59 plus any associated interest relative to the stormwater basins in the "STONE FIELD ESTATES II" subdivision. Thom Morin seconded the motion and all voted in favor.

The Board reviewed all other correspondence.

The Board approved the pending minutes of August 17, 2021, September 13, 2021, September 27, 2021, and October 18, 2021. The Board tabled the pending minutes of November 1, 2021, November 15, 2021, December 6, 2021, December 16, 2021, and January 3, 2022.

Jim Lewis made a motion to hold a Joint Public Hearing with the Municipal Council on February 15, 2022, relative to the petition of the Planning Board to amend §17-9.0 SPECIAL PERMITS and §17.15.0 SITE PLAN REVIEW of the ZONING ORDINANCE. Thom Morin seconded the motion and all voted in favor.

The meeting adjourned at 7:19 p.m.