



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

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MINUTES

JULY 17, 2023

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, July 17, 2023 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: Chairwoman Shannon Bénay, Bill Beardwood, John Davis, Peter Fellini, Tiffany Foster, Melinda Kwart, and Jim Lewis

Planning Board Members Absent: Vice Chairwoman Heather Whitehead, and Fred Uriot

The Board heard the application of Peter Lavoie of D&L Design Group, Inc. to extend Buffington Street a distance of 10± feet, as shown on the definitive street extension plan entitled “BUFFINGTON STREET EXTENSION, MAP 19, LOT 365-369, 0 BUFFINGTON STREET IN ATTLEBORO, MASSACHUSETTS” to construct a one-family detached dwelling, drawn and engineered by Michael Dean, R.P.E. of D&L Design Group, Inc., 115 Water Street, Milford, MA 01757, dated March 28, 2023. The subject premises are located on Assessor’s plat #19, along lots #365-369 in the Single Residence -A zoning district.

Director of Planning and Development Gary Ayrassian noted that engineers cannot serve as applicants, so the application must be amended accordingly.

Speaking in favor of the application was Peter Lavoie of D&L Design Group, Inc. who agreed.

Mr. Ayrassian stated that staff will review the stormwater response comments and make a recommendation to the Board as to whether they are sufficient.

Shannon Bénay noted that the public right-of-way needed to be labeled on the plans.

Mr. Ayrassian noted that guidance needed to be obtained relative to performing work within the public right-of-way from Public Works and the City Solicitor, but that the details could be conditioned in the certificate of vote.

Speaking neither for nor against was Paul Benjamin of 3 Slocum Street who wanted to ensure that the Planning Board was provided with the photos and video he submitted documenting the water issues that occur when it rains in the area.

Shannon Bénay confirmed.

Jim Lewis asked whether there are any storm drains at the intersection of Buffington Street and Slocum Street.

Mr. Benjamin replied not to his knowledge.

Jim Lewis asked from where the water appears to be coming.

Mr. Benjamin speculated from the north and flows south down towards the proposed project.

Jim Lewis asked whether the water goes on Mr. Benjamin's property.

Mr. Benjamin answered no. He stated that the years of plowing at that corner have raised the grade of his yard, creating a barrier.

Jim Lewis asked whether there is still water after the recent rain.

Mr. Benjamin replied that there was still water flowing down Slocum Street as of this morning.

Jim Lewis sought to confirm that it is flowing away from Buffington Street then.

Mr. Benjamin stated that the water seems to go both ways. He stated that he has also seen almost a current flowing down Buffington Street, behind Wendy's.

Jim Lewis asked whether Mr. Benjamin has reached out to Public Works.

Mr. Benjamin answered no.

Senior Land Use Planner Stephanie Davies sought to confirm whether flooding with standing water in the road is occurring.

Mr. Benjamin said several inches of water collects during heavy storm events as it flows.

Ms. Davies noted that the whole intersection didn't appear underwater in the provided media.

Mr. Benjamin stated that there are some puddles here and there, but there is just a lot of water flowing during storm events. He stated that he had additional video from early July that may be helpful for the Board to see. He stated that he doesn't want his neighborhood to have water issues in the future, so wanted to ensure this project is done right.

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

The Board heard the application of Kings and Castle Group, Inc. to extend Middle Street a distance of 140± feet, as shown on the definitive street extension plan entitled "GRADING, UTILITY & SEDIMENTATION CONTROL PLAN, ROADWAY EXTENSION OF MIDDLE STREET" to construct a one-family detached dwelling, drawn and engineered by Gregory W. Driscoll, R.P.E. of JDE Civil, 50 Oliver Street, North Easton, MA 02356, dated February 6, 2023. The subject premises are located on Assessor's plat #97, along lots #138 -#142 in the Single Residence -C zoning district.

The Board reviewed the Form P1 - request to continue a public hearing to August 14, 2023, submitted by Josh White of JDE Civil, Inc., on behalf of Kings and Castle Group, LLC, relative to the street extension plan application for Middle Street.

Ms. Davies noted that the applicant has filed a Zoning Board application with a hearing scheduled for the August meeting.

Tiffany Foster made a motion to approve the request for a continuance. Melinda Kwart seconded the motion and all voted in favor.

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

The Board heard the application of Sturdy Memorial Hospital, Inc. for Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to accommodate the modernization and expansion of the existing hospital campus, consisting of the

construction of a 63,600 sf three-story medical office building with 120 associated parking stalls and a 122,068 sf three-story addition to the Emergency Department with 62 garage parking stalls; also included to support this expansion is the demolition of a building to create a parking lot with 143 stalls on Gardner Street; demolition of a building to create a parking lot with 248 stalls on Pearl Street, as well as associated grading, utilities, and stormwater management systems; the subject premises being located at 211 Park Street, 59 Gardner Street, and 0 Pearl Street, more specifically Assessor's plat #42, lots #138, 138A, 139, 160-163, 179-204, 350, 350A-C (Park Street); Assessor's Plat 42, lots # 222-228, 236-242 (Gardner Street), and Assessor's plat #42, lots 150-152, 158-159, 164-178 (Pearl Street), located in the General Residence-A and Industrial zoning districts.

Speaking in favor of the application was William Murray of Places Associates who stated that they have their first public hearing before the Conservation Commission for a stormwater permit on Wednesday. He stated that they are working on a detailed phasing plan that incorporates the parking, as requested by the Zoning Board. He stated that the construction of a 3 story, 60,000 square foot medical office building on the main campus will roughly occur at the same time as the redevelopment of the Metalor site across the street into a parking lot. He stated that an additional lot on Pearl Street will be redeveloped into parking for the main campus. He explained that lastly, they will be constructing a 3 story, 70,000 square foot emergency department and in-patient expansion. He stated that they are currently before the Zoning Board for a special permit for relocating the existing oxygen tank, as it is within the foot print of the proposed medical office building, so prioritizing that, as it must occur first.

Jim Lewis sought to confirm how patrons will access the site from the satellite parking lots.

Mr. Murray reviewed via the plan.

Mr. Ayrassian noted that Public Works recommended against the refuge island on the original plans. He stated that the Police Department was ambivalent about the feature and that the Fire Department has yet to respond.

Jim Lewis asked why Public Works is in opposition. He asked how wide O'Neil Boulevard is in that area.

Mr. Murray stated that the paved portion is approximately 42-feet wide.

Ms. Davies stated that they are also proposing push button flashing pedestrian signs and that none of the departments appear to have commented on those.

Mr. Murray pointed out that they were proposing a granite curbed island, but that the crosswalk is level across to facilitate handicapped access.

Jim Lewis asked where the crosswalk leads to on the campus side.

Mr. Murray stated that it leads to the new main driveway, into the heart of the campus. He pointed out on the plan the walking paths from the other proposed parking lot to the campus. He stated that Pearl Street is a brownfield, so they are limited on what they can do. He stated that their goal for both lots is to increase the greenspace along O'Neil Boulevard. He noted that a traffic report had been submitted with the application and only one intersection would be mildly affected.

Mr. Ayrassian noted that the phasing and parking information should also be submitted to the Planning Board, in addition to the Zoning Board. He asked when they anticipate filing with the Municipal Council relative to the helicopter pad.

Mr. Murray estimated likely next spring, as it will be part of the last phase of development.

Melinda Kwart stated that she imagined that this project intends to provide more services and speculated that it was likely to generate more traffic, as a result.

Mr. Murray stated that due to the number of entrances and driveways, the traffic impacts will be marginal.

Melinda Kwart asked whether he had an estimate of the anticipated increase in traffic as a result of the site renovation.

Mr. Murray stated that he was unsure.

Tiffany Foster speculated that with current conditions, emergency room patients are ending up in the hallway, so some of these upgrades are simply to accommodate existing use.

Mr. Murray stated that the emergency room is going from 20 to 50 beds. He noted that although the medical office building is all new construction, it's simply relocating existing specialties. He stated that in many cases they will be just spreading out practices that currently overlap. He stated that in a few instances, satellite offices will be aggregated on the campus. He offered to submit the detail on that and a percentage on the change in traffic. He requested an extension of time to August 31, 2023.

Melinda Kwart made a motion to grant an extension of time. Bill Beardwood seconded the motion and all voted in favor.

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

The Board heard the application of 42 County Street 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 an eighty (80) unit, nine (9) story mixed use building with approximately 1,720 square feet of commercial space on the first floor and 31 parking stalls, associated grading, utilities, and stormwater management system; the subject premises being located at 42 County Street, more specifically Assessor's plat #31, lot #243, located in the Central Business zoning district.

The Board reviewed 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.

Peter Fellini made a motion to grant a continuance. Tiffany Foster seconded the motion and all voted in favor.

The Board held a business meeting.

The Board reviewed the Major Site Plan Review Pre-Application Meeting relative to Starbucks Coffee Company for 1250 Newport Avenue.

Speaking was Caroline Armstrong of Kimley-Horn and Associates, who stated that the proposed project is to renovate an existing McDonald's restaurant to create a Starbucks coffee shop. She stated that most of the facilities will remain the same, such as the drive through, patio and trash enclosure, except that they will be increasing the stacking in the drive through lane to 20 cars. She stated that parking will be kept above the minimum requirement for the site.

Mr. Ayrassian asked how many lanes are proposed for the drive through.

Ms. Armstrong replied a single lane will be maintained.

Mr. Ayrassian asked how the drive through stacking will be increased.

Ms. Armstrong stated that unlike now, the lane is proposed to be wrapped around the whole building. She stated that she was unsure how many cars can stack there now, but that it will be an increase of that number. She estimated that presently, the drive through appears to only be able to accommodate about 7 cars, before those in the queue are blocking other parking spaces in.

Jim Lewis sought to confirm that they are proposing to use the existing building.

Ms. Armstrong answered yes, and stated that their architect will just make modifications so that the building meets the Starbucks corporate aesthetics.

Jim Lewis questioned the siding for the building facade.

Ms. Armstrong stated that she was unsure and she would find out.

Jim Lewis stated that he prefers a Cape Cod style.

Mr. Ayrassian noted that the property line cuts through the existing parking lot and asked whether a guard rail or other feature is proposed to delineate the property lines.

Ms. Armstrong answered no, and explained that the parking is shared with other uses in the plaza.

Ms. Davies stated her concern with the proposed drive through stacking not being sufficient. She proposed that the driveway closest to the drive through entrance be closed and a new curb cut be provided further south, to provide more queueing that could be maintained within the parking lot, without the chance of it backing up on to the street.

Tiffany Foster asked for the current average queueing observed at the existing Starbucks location in South Attleboro.

Ms. Davies offered to look at the plans for the location on Angeline Street for comparison.

Ms. Armstrong pointed out that the road by the entrance is a private road on the outskirts of the plaza and not direct access to a busy public road or highway.

Ms. Davies countered that the traffic generated by the plaza is very significant and that cars travel at relatively high rates of speed on it.

Mr. Ayrassian agreed with the shifting of the curb cuts, but advised caution due to its proximity to the surrounding intersections. He suggested that doing so will provide stacking for potentially five or six more cars.

Jim Lewis asked that the application forms make clear who is the applicant, who is the owner, along with their titles.

Melinda Kwart asked whether there are plans to elevate the existing sign so it can be better seen from the highway.

Ms. Davies noted that the application indicates the intent to utilize the existing pylon sign, so she imagined the intent is simply to reface it.

The Board tabled the matter.

The Board reviewed the Form A submitted by Weber Lyncee for 59 Allen Avenue and Cross Street .

Mr. Ayrassian stated his understanding that attorney Casey has submitted the information requested, but that the City Solicitor is on vacation this week and he has not yet submitted an opinion.

The Board tabled the matter.

The Board reviewed the Form A submitted by WB Construction & Development, Inc. for Teaberry Lane.

Jim Lewis recused himself from the matter.

Ms. Davies stated the plan's intent to carve out lot 24R from lot 25R.

Mr. Ayrassian stated that this plan was approved previously this year, but corrects some dimensional errors on the prior plan. He recommended approval of the plan.

Bill Beardwood made a motion to approve the Form A for Teaberry Lane. Melinda Kwart seconded the motion and all voted in favor, save Jim Lewis, who abstained.

The Board reviewed the Form A submitted by Paula J. Haskell for the southwest corner of West Street and Thacher Street.

Jim Lewis recused himself from the matter.

Speaking was Kyle Risser of Risser Engineering who stated that the intent to combine the existing lot at 847 Thacher Street with the lot that abuts Interstate 95 for tax purposes.

Mr. Ayrassian confirmed that both lots are held in common ownership and recommended approval.

Bill Beardwood made a motion to approve the Form A for West Street and Thacher Street. Tiffany Foster seconded the motion and all voted in favor, save Jim Lewis, who abstained.

The Board discussed the 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.

Mr. Ayrassian stated that the Board is awaiting a letter from him verifying that stormwater system deviations from the approved plan will not result in negative impacts on the surrounding area during storm events. He stated that upon submission, the Board will be able to accept the discrepancies presented and street acceptance can be pursued for the subdivision.

The Board tabled the letter pending the staff letter.

The Board reviewed the 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.

Bill Beardwood made a motion to approve the FINAL release of \$31,788.35 for the "CAMERON WOODS" subdivision. Jim Lewis seconded the motion and all voted in favor.

The Board reviewed all other correspondence.

The Board reviewed the pending minutes.

Jim Lewis made a motion to approve the pending minutes of June 5, 2023. Bill Beardwood seconded the motion and all voted in favor, save John Davis, who abstained.

The Board tabled the pending minutes of June 26, 2023.

The Board discussed the Planning Board Study Group progress on Trees.

Mr. Ayrassian stated that he is in the process of arranging the charrette with community stakeholders and suggested the public hearing be scheduled for September.

The Board discussed the En Mass Street Acceptance proposal.

Mr. Ayrassian explained that the Municipal Council did not hold their public hearing within the specified timeline for the special act of the Legislature. He stated that upon consulting with Senator Hawkins and the Legislature, it was determined it would make the most sense for the Council to hold a public meeting and vote now, then send the package to the Legislature for an additional ratification vote. He explained this approach would avoid having to start the whole process over again.

The meeting adjourned at 8:00 p.m.