



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

RECEIVED
CITY OF ATTLEBORO
CITY CLERK

2021 JAN -6 A 11: 12

AGENDA

JANUARY 11, 2021

6:30 P.M.

- | | |
|---|--|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 2B. PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES, PHASE IV”
Definitive Subdivision Plan LINK* | 4/8/21 |
| b. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan LINK* | 1/31/21 |
| c. Pike Avenue Acquisitions, LLC, Robert Heroux, & Erin Pilling – “PIKE ESTATES”
Definitive Subdivision Plan (see Agenda items #8a, 8b) LINK* | 2/28/21 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Attleboro Park Street Realty Trust – 0 Park Street – Major Site Plan Review LINK* | Deadline to Close Public Hearing → 1/11/21 |
| 4. PENDING APPLICATIONS/MATTERS: | <u>DEADLINE</u> |
| a. Petition of Atlantic Golf Centers, LTD to rezone 754 Newport Avenue from
“Planned Highway Business” and “Single Residence-D” to “General Business” and “General Residence-A” LINK* | |
| b. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan LINK* | 1/31/21 |
| 5. FORM A PLANS: NONE | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: NO UPDATED STAFF REPORT THIS MEETING | |
| 8. CORRESPONDENCE: | |
| a. Report from Janet Bernardo of Horsley Witten Group, Inc., received December 23, 2020, to Planning Board
Chairman Paul Danesi, providing a first review of the stormwater management system for the proposed
“BRIGHAM HILL ESTATES, PHASE IV” subdivision. (See Agenda item #2Ba) LINK* | |
| b. Letter via email from Robert Catenacci of One Thirty One Pleasant St, LLC, received January 5, 2021, to the
Planning Board, requesting an extension of time to March 5, 2021, relative to the proposed “STONE FIELD
ESTATES III” subdivision. (See Agenda item #2Bb) LINK* | |
| c. Report from Janet Bernardo of Horsley Witten Group, Inc. received December 31, 2020, to Planning Board
Chairman Paul Danesi, providing a fifth review of the stormwater management system for the proposed “PIKE
ESTATES” subdivision. (See Agenda item #2Bc) LINK* | |

- d. Email from Lester Dwyer of 442 Pike Avenue, received December 28, 2020, to the Planning Board, providing comment on the traffic concerns associated with the proposed “PIKE ESTATES” subdivision. (See **Agenda item #2Bc**) [LINK*](#)
 - e. Letter from Ashley Glode of Case Corporation, dated November 3, 2020, to the Planning Board, requesting a 60 day extension of time to complete the infrastructure construction at the “SIMPSON AVENUE EXTENSION” street extension. [LINK*](#)
 - f. Notice from Planning Board Clerk Lauren Stamatis, dated October 14, 2020, to Mark Rioux of Marette & Sons, Inc., regarding the lapsed construction deadline for the “ROLLING HILLS, PHASE VI” 81-W subdivision. [LINK*](#)
 - g. Letter from Brian Cave of Cave Corp., received December 4, 2020, to the Planning Board, requesting an extension of time to April 30, 2021 to complete the subdivision infrastructure at “DALE COURT EXTENSION”. [LINK*](#)
 - h. Email from Brian Cave of Cave Corp., received December 21, 2021, to Planning Board Clerk Lauren Stamatis, providing an update on the construction status at the “DALE COURT EXTENSION” subdivision. [LINK*](#)
 - i. Email from Planning Board Clerk Lauren Stamatis, dated December 23, 2020, to Brian Cave of Cave Corp., regarding the construction materials for completion of the “DALE COURT EXTENSION” subdivision. [LINK*](#)
 - j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 22, 2020, to City Clerk Stephen Withers, approving an extension of time to June 30, 2021 relative to infrastructure construction at the “EDWARD SR. ESTATES” subdivision. [LINK*](#)
 - k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 23, 2020, to City Clerk Stephen Withers, regarding acceptance of a tree donation relative to the “HARDT ESTATES” subdivision. [LINK*](#)
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Letter from Planning Board Clerk Lauren Stamatis, dated December 4, 2020, to Public Works Superintendent Mike Tyler, soliciting a recommendation relative to the **FINAL** release of funds request for the “STONE FIELD ESTATES II” subdivision. [LINK*](#)
 - b. Letter from attorney Edward Casey of Coogan Smith, LLP, dated December 16, 2020, to Planning Board Chairman Paul Danesi, requesting a **FINAL** release of funds relative to the “HARDT ESTATES” subdivision. [LINK*](#)
 - c. Letter from Planning Board Clerk Lauren Stamatis, dated December 22, 2020, to Robert Perry for the Walsh Perry Partnership, approving a **FINAL** release of funds in the amount of \$100,739.94 from the subdivision bond on file for the “HARDT ESTATES” subdivision. [LINK*](#)
 - d. Letter from Planning Board Clerk Lauren Stamatis, dated December 9, 2020, to Public Works Superintendent Mike Tyler, soliciting a recommendation relative to the **FINAL** release of funds request for the “COLMAN ESTATES” subdivision. [LINK*](#)
 - e. Letter from Public Works Superintendent Michael Tyler, recommending a **PARTIAL** release of funds in the amount of \$87,919.92, relative to the “COLMAN ESTATES” subdivision. [LINK*](#)
 - f. Letter via email from Raymond Loughlin of SR Land Improvement, LLC, dated December 21, 2020, to the Planning Board, requesting a **PARTIAL** release of funds relative to the “EDWARD SR. ESTATES” subdivision. [LINK*](#)
 - g. Letter from Planning Board Clerk Lauren Stamatis, dated December 22, 2020, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **PARTIAL** release of funds request for the “EDWARD SR. ESTATES” subdivision. [LINK*](#)
 - h. Letter from John E. Case III of County Street Realty Corp, dated December 15, 2020 (received December 22, 2020) requesting a **FINAL** release of funds relative to the “SIMPSON AVENUE EXTENSION” street extension. [LINK*](#)
 - i. Letter from Planning Board Clerk Lauren Stamatis, dated December 22, 2020, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **FINAL** release of funds request for the “SIMPSON AVENUE EXTENSION” street extension. [LINK*](#)
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 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).
- d. 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.
- e. 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.

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

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Discuss Sidewalk fund
- b. Discuss amendments to Subdivision Regulations (width of right-of-way, etc.)
- c. Mike Davis – New Business [LINK*](#)
- d. Mike Davis – Underground Utilities, Memo 2 [LINK*](#)

12. PENDING MINUTES:

- a. November 17, 2020 (Joint Hearing) **(previously distributed)**
- b. December 1, 2020 (Joint Hearing)
- c. December 7, 2020 **(previously distributed)**
- d. December 15, 2020 (Joint Hearing)
- e. December 21, 2020

13. SRPEDD DELEGATE'S REPORT:

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

- a. Meeting Date: January 25, 2021 via Zoom
- b. Meeting Date: February 8, 2021 via Zoom

15. RECENTLY FILED APPLICATIONS/OTHER: NONE

*Digital access links are taken down 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.