

(CITY SEAL)  
ATTLEBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
JANUARY 17, 2017

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In accordance with the provisions of the General Laws of Massachusetts, Chapter 41, as amended, a public hearing will be held on Tuesday, January 17, 2017 at 6:30 p.m. in the Mayor's Conference Room located in City Hall, 77 Park Street, Attleboro, MA 02703, relative to the following:

The application of Betty Hebert for the proposed street extension plan to extend Calvin Street approximately 38 feet, as shown on the plan entitled "CALVIN STREET EXTENSION," engineered by Elizabeth A. Mainini, P.E. of Guerriere & Halnon, Inc., 333 West Street, Milford, MA 01757, dated November 1, 2016, scale 1"=10', said premises being located on Assessor's plat #103, Lot #74.

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**Paul Danesi**  
**Chairman**

PLEASE BILL THE CITY OF ATTLEBORO MAYORS OFFICE (508) 223-2222  
PLEASE PRINT UNDERLINED WORDS IN **BOLD** PRINT  
PLEASE RUN AD ON **January 3, 2017** and **January 10, 2017**

(CITY SEAL)  
ATTLEBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
JANUARY 17, 2017

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In accordance with the provisions of §17-15.0 SITE PLAN REVIEW of the City of Attleboro Zoning Ordinance, as amended, a public hearing will be held on Tuesday, January 17, 2017 at 6:30 p.m. in the Mayor's Conference Room, located in City Hall, 77 Park Street, Attleboro, MA 02703, relative to the following:

The application of Crugnale Properties, LLC for a 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 multi-family development consisting of 209 dwelling units and 9,000 square feet of commercial space in two new multi-story buildings, measuring a total of 193,116± square feet; 195 off-street parking stalls; and associated landscaping, utilities, grading and stormwater management systems; the subject premises being located at 95 South Main Street, more specifically Assessor's plat #32, lots #1, 1A, 2, & 3, located in the Transit Oriented Development zoning district.

The application and plans may be reviewed in the Department of Planning and Development located on the first floor of City Hall. Any person interested or wishing to be heard on the application may appear at the public hearing at the time and place designated above.

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**Paul Danesi**  
**Chairman**

PLEASE BILL TO CITY OF ATTLEBORO 508.223.2222  
PLEASE PRINT UNDERLINED WORDS IN **BOLD PRINT**  
PLEASE RUN AD ON **January 10, 2017**



# City Of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL. 508.223.2222 FAX 508.223.3046

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CITY OF ATTLEBORO  
CITY CLERK  
2017 JAN -4 PM 12:50

## AGENDA

### ORDINANCE COMMITTEE MEETING

January 17, 2017  
5:30 P.M.

(B)

#### 1. ORDINANCE COMMITTEE:

DEADLINE

- a. Rezoning Petition from the Zoning Board of Appeals to amend §17-3.5 TABLE OF ACCESSORY USE REGULATIONS and §17-10 SPECIAL REGULATIONS of the ZONING ORDINANCE relative to raising and keeping poultry not for commercial use and by inserting §17-16.0 SIGNS



# City Of Attleboro, Massachusetts

## PLANNING BOARD

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2017 JAN 11 PM 3:24  
SR

## AGENDA JANUARY 17, 2017 6:30 P.M.

- |  |                             |
|--|-----------------------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED  | <u>DEADLINE</u>             |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN:   | <u>DEADLINE</u>             |
| a. Rezoning Petition from the Zoning Board of Appeals to amend <u>§17-3.5 TABLE OF ACCESSORY USE REGULATIONS</u> and <u>§17-10 SPECIAL REGULATIONS</u> of the <u>ZONING ORDINANCE</u> relative to raising and keeping poultry not for commercial use and by inserting <u>§17-16.0 SIGNS</u>  |                             |
| 2A. PUBLIC HEARINGS:   | <u>DEADLINE</u>             |
| a. Betty Hebert – “CALVIN STREET EXTENSION”  | 5/5/17                      |
| 2B. PUBLIC HEARINGS HELD OPEN:   | <u>DEADLINE</u>             |
| a. Texas River Realty, Inc. - “NICHOL AVENUE EXTENSION”  | 1/31/17                     |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS:  | <u>DEADLINE</u>             |
| a. Crugnale Properties, LLC – Major Site Plan Review, 95 South Main Street   | Deadline to close → 1/31/17 |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED   | <u>DEADLINE</u>             |
| 4. PENDING APPLICATIONS/MATTERS:   | <u>DEADLINE</u>             |
| a. Arista Development, LLC – Major Site Plan Review, 152-156 Pleasant Street   | 1/17/17                     |
| b. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A  | 1/31/17                     |
| 5. FORM A PLANS:   | <u>DEADLINE</u>             |
| a. Raymond Bourque – 287 Turner Street   | 1/26/17                     |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED   |                             |
| 7. STAFF REPORT: TO BE EMAILED   |                             |
| 8. CORRESPONDENCE:   |                             |
| a. Memorandum from District Fire Chief David Charest, dated January 5, 2017, to the Planning Board, providing comment on the proposed “CALVIN STREET EXTENSION.” ( <b>Agenda item #2Aa</b> )   |                             |
| b. Memorandum from Public Works Superintendent Lance Hill, dated January 5, 2017, to Senior Land Use Planner Stephanie Davies, providing comment on the Major Site Plan Review application for 95 South Main Street. ( <b>Agenda item #3Aa</b> )   |                             |
| c. Form P2 – Request for an Extension of Time submitted by attorney John F. D. Jacobi, III of Coogan Smith on behalf of Arista Development, LLC, dated January 4, 2017, requesting an extension of time to February 1, 2017 relative to the Major Site Plan Review application for 152-156 Pleasant Street. ( <b>Agenda item #4a</b> ) |                             |
| d. Cover letter and site plan from attorney John F. D. Jacobi, III of Coogan Smith on behalf of SOWA, LLC, dated January 5, 2017, to the Planning Board, in regards to a concept plan for the proposed improvements on Angeline Street. ( <b>Agenda item #4b</b> ) ( <b>Copies for distribution</b> )                                  |                             |
| e. Covenant Release Form submitted by attorney Edward Casey of Casey Law Offices, received January 10, 2017, relative to the “VIRIDIAN MEADOWS” subdivision.   |                             |

- f. Memorandum from Senior Land Use Planner Stephanie Davies, dated January 10, 2017, to Planning Board Chairman Paul Danesi, requesting comment on the Flood Plain Special Permit application of Mechanic Redevelopment Limited Partnership for 67 Mechanic Street.
  - g. Letter from attorney John F. D. Jacobi, III of Coogan Smith, dated October 26, 2016, requesting modifications to the pylon sign associated with the Major Project Site Plan, "Shops at Mayfaire."
  - h. Letter from Bill Ward of W.B. Construction & Development, dated December 28, 2016, to Senior Land Use Planner Stephanie Davies requesting an additional extension of time to complete the "BRIGHAM HILL, PHASE I" subdivision.
  - i. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated January 4, 2017, to the Municipal Council, recommending the adoption of the proposed amendments relative to medical and healthcare land uses in the Industrial Business Park zoning district.
- 9. PERFORMANCE BOND CORRESPONDENCE:**
- a. Memorandum from Public Works Superintendent Lance Hill, dated December 15, 2016, to the Planning Board, recommending a **FINAL** release of funds in the amount of \$147,403.25 plus interest relative to the definitive subdivision plan entitled, "STONE FOREST ESTATES."
- 10. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**
- 11. PLANNING BOARD COMMITTEES:**
- 11A. COMPREHENSIVE PLAN COMMITTEE:**
  - 11B. ORDINANCE COMMITTEE:**
    - a. Rezoning Petition from the Zoning Board of Appeals to amend §17-3.5 TABLE OF ACCESSORY USE REGULATIONS and §17-10 SPECIAL REGULATIONS of the ZONING ORDINANCE relative to raising and keeping poultry not for commercial use and by inserting §17-16.0 SIGNS
    - b. Sidewalk Gift Account draft regulation
  - 11C. SITE PLAN REVIEW COMMITTEE:**
    - a. Arista Development, LLC – Major Site Plan Review, 152-156 Pleasant Street
    - b. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A
  - 11D. SUBDIVISION COMMITTEE:**
- 12. PENDING MINUTES:**
- a. December 20, 2016
  - b. January 3, 2017
- 13. SRPEDD DELEGATE'S REPORT:**
- a. Report/update from Melinda Kwart
- 14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
- a. Ordinance Committee scheduled for Tuesday, January 17, 2017 at 5:30 p.m. in the Mayor's Conference Room
  - b. Site Plan Review Committee scheduled for Tuesday, January 17, 2017 at 6:30 p.m. in the Mayor's Conference Room
  - c. Regular meeting scheduled for Tuesday, January 17, 2017 at 6:30 p.m. in the Mayor's Conference Room
  - d. Joint Public meeting with the Municipal Council scheduled for Tuesday, January 17, 2017 at 7:00 p.m. in the Council Chambers
  - e. Regular meeting scheduled for Monday, February 6, 2017 at 6:30 p.m. in the Council Chambers.
- 15. RECENTLY FILED APPLICATIONS/OTHER:**
- a. Discuss mechanism for amending approved Site Plan Review decisions
  - b. Memorandum from Planning Board member Jim Lewis, received via email September 22, 2016, to the Planning Board and staff, relative to the §17-13.0 WATER RESOURCES PROTECTION DISTRICT.



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## AGENDA

### SITE PLAN REVIEW COMMITTEE MEETING

January 17, 2017  
6:00 P.M.

#### 1. SITE PLAN REVIEW COMMITTEE:

- a. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A
- b. Arista Development, LLC – Major Site Plan Review, 152-156 Pleasant Street

DEADLINE  
1/31/17  
1/17/17