



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL. 508.223.2222 FAX 508.222.3046

AGENDA

JANUARY 28, 2019

6:30 P.M.

2019 JAN 22 PM 2:01
CITY OF ATTLEBORO
REC'D BY
CITY CLERK
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| 1A. JOINT PUBLIC HEARINGS: | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES”
MGL Ch. 41 §81-W Definitive Subdivision Plan | 5/22/19 |
| b. W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES, PHASE II”
MGL Ch. 41 §81-W Definitive Subdivision Plan | 5/22/19 |
| 2B. PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Major Site Plan Review application of UHS of Fuller, Inc., 200 May Street
Deadline to Close Public Hearing | 1/28/19 |
| b. Major Site Plan Review application of City of Attleboro, 100 Rathbun Willard Drive
Deadline to Close Public Hearing | 1/28/19 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED | <u>DEADLINE</u> |
| 5. FORM A PLANS: NONE FILED | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: | |
| a. Public Works Superintendent Michael Tyler – “AVALON ESTATES” Final Release of Funds (See Agenda item #9a) | |
| b. Bob Catenacci – STONE FIELD ESTATES (See Agenda item #8h) | |
| 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED | |
| 8. CORRESPONDENCE: | |
| a. Letter from Fire Prevention District Chief Allan Murrant, dated January 11, 2019, to Planning Board Clerk Lauren Stamatis, providing comment on the plan modifications for “BRIGHAM HILL ESTATES” and “BRIGHAM HILL ESTATES, PHASE II.” (previously distributed via email) (See Agenda items #2Aa, 2Ab) | |
| b. Memorandum from Wastewater Superintendent Thomas Hayes, dated January 15, 2019, to Planning Board Clerk Lauren Stamatis, providing comment on the plan modifications for “BRIGHAM HILL ESTATES” and “BRIGHAM HILL ESTATES, PHASE II.” (previously distributed via email) (See Agenda items #2Aa, 2Ab) | |

- c. Letter from Water Superintendent Kourtney Wunschel, dated January 17, 2019, to the Department of Planning and Development, providing comment on the plan modifications for “BRIGHAM HILL ESTATES” and “BRIGHAM HILL ESTATES, PHASE II.” **(previously distributed via email) (See Agenda items #2Aa, 2Ab)**
 - d. Form P1 – Request for a Continuance to February 11, 2019, submitted by Daniel R. DeCesaris of Joe Casali Engineering, Inc. on behalf of UHS of Fuller, Inc. relative to the Major Site Plan Review filing for 200 May Street. **(See Agenda item #3Ba)**
 - e. Letter from President Joe J. Caponigro of Joe Caponigro, Inc., received January 22, 2019, to Chairman Paul Danesi of the Planning Board, regarding the Orr’s Pond Water Resource Protection District special permit decision for 0 South Avenue, Plat 80, Lot 8. **(previously distributed via email) (hard copies for distribution)**
 - f. Notice of lapsed deadline on **September 30, 2018** from Planning Board Clerk Lauren Stamatis, dated October 26, 2018, to Bill Ward of W.B. Construction & Development, regarding the “BRIGHAM HILL ESTATES” subdivision.
 - g. Notice of impending deadline on **November 30, 2018** from Planning Board Clerk Lauren Stamatis, dated October 26, 2018, to Bill Ward of W.B. Construction & Development, regarding the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
 - h. Letter from Bob Catenacci of One Thirty One Pleasant St, LLC, dated January 4, 2019, to the Planning Board, updating the Board on the work completed to date on the “STONE FIELD ESTATES” subdivision. **(Previously distributed) (See Agenda item #6a)**
 - i. Letter from Executive Director Shawn Collins of the Cannabis Control Commission, dated January 8, 2018, to the Planning Board, seeking volunteers for a working group on social consumption of cannabis. **(previously distributed via email)**
 - j. Memorandum from Director of Planning and Development Gary G. Ayrassian, dated January 14, 2019, to the Municipal Council, providing an annual report relative to the administration of §17-16.0 SIGNS. **(previously distributed via email)**
 - k. Letter and documentation from Executive Director Brona Simon of the Massachusetts Historical Commission, dated January 14, 2019, to Gary Demers of Dodge Mill Realty, LLC, regarding the approved status of Dodgeville Mill for listing in the National Register of Historic Places.
 - l. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated January 8, 2019, to the Municipal Council, providing a recommendation relative to the proposed amendments to the ZONING ORDINANCE regarding marijuana businesses.
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Memorandum from Public Works Superintendent Michael Tyler, dated January 7, 2019, to the Planning Board, providing a recommendation to issue, with consideration of several items, a **FINAL** release in the amount of **\$142,186.80 plus interest** relative to the “AVALON ESTATES” subdivision. **(See Agenda item #6a)**
 - b. Notice of Default from Kevin Freytag of Murphy Hesse Toomey & Lehane, LLC, dated August 6, 2018, to Fred Bottomley, relative the “CAMERON WOODS” definitive subdivision.
10. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**
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. January 7, 2019 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

- a. Report/update from Scott Jones

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

- a. Regular meeting scheduled for Monday, February 11, 2019 at 6:30 p.m. in the Council Chambers
- b. Regular meeting scheduled for Monday, February 25, 2019 at 6:30 p.m. in the Council Chambers

15. RECENTLY FILED APPLICATIONS/OTHER: NONE