



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

MAY 7, 2018

6:30 P.M.

- | | |
|--|-----------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 2B. PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Viridian Development, LLC – “VIRIDIAN MEADOWS PHASE II” Definitive Subdivision Plan | 6/30/18 |
| b. County Street Realty, Corp. – “SIMPSON AVENUE EXTENSION” Street Extension Plan | 5/13/18 |
| c. Woodlark Development Corp. – “COOPER FARM” Definitive Subdivision Plan | 7/14/18 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 4. PENDING APPLICATIONS/MATTERS: | <u>DEADLINE</u> |
| a. Jorge J. Ayub – WRPD Special Permit – 47 Semple Village Road | 7/22/18 |
| b. One Thirty One Pleasant Street, LLC – “STONE FIELD ESTATES II” Definitive Subdivision Plan | 5/20/18 |
| 5. FORM A PLANS: NONE SCHEDULED | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: NO WRITTEN REPORT | |
| 8. CORRESPONDENCE: | |
| a. Response comments, revised plans, and revised calculations from Daniel Campell, P.E. of Level Design Group, dated April 25, 2018, to the Director of Planning and Development Gary Ayrassian, relative to the “SIMPSON AVENUE EXTENSION” application. (hard copies previously distributed) (See Agenda item #2Bb) | |
| b. Roadway cross section and waiver request from Woodlark Development Corp, received April 30, 2018 relative to the “COOPER FARM” definitive subdivision plan. (hardcopies for distribution) (See Agenda item 2Bc) | |
| c. Memorandum from Wastewater Assistant Superintendent Thomas Hayes, dated May 2, 2018, to Planning Board Clerk Lauren Stamatias, providing comment on the “STONE FIELD ESTATES II” definitive subdivision plan. (previously distributed via email) (See Agenda item #4b) | |
| d. Letter from Robert Catenacci of One Thirty One Pleasant Street, LLC, dated May 2, 2018, to the Planning Board, providing reviewer and staff response comments, plan revisions, sewer easement, and recreational foot path pledge relative to the “STONE FIELD ESTATES II” definitive subdivision plan. (previously distributed via email) (See Agenda item #4b) | |

- e. Extension of Time Request submitted by attorney Jack Jacobi of Coogan Smith, LLP, on behalf of SOWA, LLC, dated April 24, 2018, requesting an extension of time to May 21, 2018 for the Major Site Plan Review application for “Shops on Washington.” **(See Agenda item #15b)**
 - f. Memorandum from Thomas Hayes of the Wastewater Department, dated April 26, 2018, providing comment on the Major Site Plan Review application of SOWA, LLC for “Shops on Washington.” **(previously distributed via email) (See Agenda item #15b)**
 - g. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, dated April 26, 2018, the Planning Board, requesting an extension of time for the Major Site Plan Review decision granted to Crugnale Properties, LLC for 95 South Main Street.
 - h. Letter from Theodore Pitas, Jr. and Robert Pitas, received May 1, 2018, to the Planning Board, regarding the notice of intent to sell M.G.L. 61 Land located on Lynn Drive for other use.
 - i. Letter and pictures from Planning Board Clerk Lauren Stamatis, dated March 6, 2018, to Anthony Marinella of Maddi North Street Development, regarding stormwater management system deficiencies and the failure to complete by deadline construction of the “AVALON ESTATES” subdivision.
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Letter from Senior Vice President Geoffrey A. Homoliski of Middlesex Savings Bank, dated January 24, 2018, to Senior Land Use Planner Stephanie Davies, regarding the lender’s agreement for the “CAMERON WOODS” subdivision.
10. **MISCELLANEOUS PENDING CORRESPONDENCE: NONE**
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
 - 11B. **ORDINANCE COMMITTEE:**
 - a. Sidewalk Gift Account draft regulation
 - b. §17-13.0 WATER RESOURCES PROTECTION DISTRICT
 - c. Discuss mechanism for amending approved Site Plan Review decisions
 - d. Discuss amendments to Subdivision Regulations (width of right-of-way, etc.)
 - 11C. **SITE PLAN REVIEW COMMITTEE:**
 - 11D. **SUBDIVISION COMMITTEE:**
 - a. One Thirty One Pleasant Street, LLC – “STONE FIELD ESTATES II” Definitive Subdivision Plan
12. **PENDING MINUTES:**
- a. March 5, 2018 **(previously distributed)**
 - b. March 20, 2018 **(previously distributed)**
 - c. April 2, 2018
 - d. April 23, 2018
13. **SRPEDD DELEGATE’S REPORT:**
- a. Report/update from Scott Jones
14. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
- a. Subdivision Committee Meeting scheduled for Monday, May 7, 2018 at 6:00 p.m. in the Annex
 - b. Regular meeting scheduled for Monday, May 21, 2018 at 6:30 p.m. in the Council Chambers
15. **RECENTLY FILED APPLICATIONS/OTHER:**
- a. Sign 81-Q Election Letters
 - b. SOWA, LLC – Shops on Washington – Major Site Plan Review Amendment **(copies for distribution)**
 - c. Aravind Ganta – Water Resource Protection District – 84 Ashden Court **(copies for distribution)**