



**City Of Attleboro, Massachusetts**  
**PLANNING BOARD**  
 GOVERNMENT CENTER, 77 PARK STREET  
 ATTLEBORO, MASSACHUSETTS 02703  
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**AGENDA**  
**JUNE 4, 2018**  
**6:30 P.M.**

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- 1A. **JOINT PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
  - 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
  - 2A. **PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
  - 2B. **PUBLIC HEARINGS HELD OPEN:** DEADLINE
    - a. Viridian Development, LLC – “VIRIDIAN MEADOWS PHASE II” Definitive Subdivision Plan 6/30/18
    - b. Woodlark Development Corp. – “COOPER FARM” Definitive Subdivision Plan 7/14/18
  - 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
  - 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:** DEADLINE
    - a. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A Deadline to close → 6/18/18
  - 4. **PENDING APPLICATIONS/MATTERS:** DEADLINE
    - a. County Street Realty, Corp. – “SIMPSON AVENUE EXTENSION” Street Extension Plan 6/11/18
    - b. Jorge J. Ayub – WRPD Special Permit – 47 Semple Village Road 7/22/18
  - 5. **FORM A PLANS: NONE SCHEDULED** DEADLINE
  - 6. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
  - 7. **STAFF REPORT: NO WRITTEN REPORT THIS MEETING**
  - 8. **CORRESPONDENCE:**
    - a. Revised plans, calculations, and response comments from John Marchand of Farland Corp., received May 24, 2018, to Chairman Paul Danesi, relative to the “COOPER FARM” definitive subdivision application submitted by Woodlark Development Corp. **(digital copies previously distributed, hard copies for distribution) (See Agenda item #2Bb)**
    - b. Updated plan and letter from Matthew J. White of Farland Corp, received May 18, 2018, to the Planning Board, providing an engineer’s statement and revised site plan for the Water Resource Protection District special permit application, submitted by Jorge Ayub for 47 Semple Village Road. **(See Agenda item #4b)**
    - c. Memorandum from Wastewater Superintendent Thomas Hayes, dated May 25, 2018, to Planning Board Clerk Lauren Stamatis, providing comment on the “STONE-E-LEA ESTATES” definitive subdivision plan (hearing to be opened June 18<sup>th</sup>).
    - d. Letter from Senior Land Use Planner Stephanie Davies, dated March 22, 2017 (note: correct date is May not March), to Anthony Marinella of Maddi North Street Development, LLC, regarding the violation of the timeline to complete infrastructure construction at the “AVALON ESTATES” subdivision, as well as issues with construction completed to date.

- e. 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.
  - f. Memorandum from Planning Board Clerk Lauren Stamatis, dated May 17, 2018, to Public Works Superintendent Michael Tyler, requesting a sidewalk value recommendation for the sidewalks that were waived in the "STONE FIELD ESTATES II" subdivision. **(See Agenda item #8g)**
  - g. Memorandum from Public Works Superintendent Michael R. Tyler, dated May 30, 2018, to the Planning Board, providing a sidewalk value of \$17,000.00 relative to the "STONE FIELD ESTATES II" subdivision. **(previously distributed via email) (See Agenda item #8f)**
  - h. Legal opinion from City Solicitor Lauren C. Galvin, dated May 29, 2018, to Director of Planning and Development Gary Ayrassian, regarding sidewalk funds. **(previously distributed via email; hardcopies for distribution)**
  - i. Letter from Planning Board Clerk Lauren Stamatis, dated May 23, 2018 to attorney John F. D. Jacobi, III of Coogan Smith, LLP, regarding the expiration date for the Major Site Plan Review decision for 95 South Main Street, issued to Crugnale Properties, LLC.
  - j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 23, 2018, to City Clerk Stephen Withers, granting a one year extension of time to the Water Resource Protection District special permit for 46 Pheasant Hill Road.
  - k. Report from Wastewater Superintendent Thomas R. Hayes, dated May 23, 2018, to the Planning Board Chairman, providing the first semi-annual ground water well analysis for the City's sludge landfill.
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Letter from Planning Board Clerk Lauren Stamatis, dated May 17, 2018, to Public Works Superintendent Michael Tyler, requesting a bond amount recommendation for the "STONE FIELD ESTATES II" subdivision. **(previously distributed via email) (See Agenda item #9b)**
  - b. Memorandum from Public Works Superintendent Michael R. Tyler, dated May 30, 2018, to the Planning Board, providing a proposed bond amount of \$736,513.90 relative to the "STONE FIELD ESTATES II" subdivision. **(previously distributed via email) (See Agenda item #9a)**
  - c. 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.)
    - e. Draft Recreational Marijuana Use Ordinance
  - 11C. **SITE PLAN REVIEW COMMITTEE:**
  - 11D. **SUBDIVISION COMMITTEE:**
12. **PENDING MINUTES:**
- a. April 2, 2018
  - b. April 23, 2018
  - c. May 7, 2018
  - d. May 21, 2018
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, June 4, 2018 at 6:30 p.m. in the Council Chambers
  - b. Regular meeting scheduled for Monday, June 18, 2018 at 6:30 p.m. in the Council Chambers
  
15. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. City of Attleboro – WRPD Special Permit – Beagle Club Road (**Copies for distribution**)