



# City Of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL. 508.223.2222 FAX 508.222.3046

## AGENDA

JULY 17, 2018

6:30 P.M.

2018 JUL 11 PM 3:07  
RECEIVED  
CITY OF ATTLEBORO  
CITY CLERK  
EC

- |   |                 |
|---|-----------------|
| <b>1A. JOINT PUBLIC HEARINGS:</b>   | <u>DEADLINE</u> |
| a. Petition of Laurel Knoll Land Trust to rezone property located at 0 MacDonald Lane from "Single Residence-D" to "General Residence-C"  |                 |
| b. Petition of the Municipal Council to amend the <u>ZONING ORDINANCE</u>   |                 |
| ➤ <u>§17-3.4 TABLE OF USE REGULATIONS</u>   |                 |
| ➤ <u>§17-8.6 FEE SCHEDULE</u>   |                 |
| ➤ <u>§17-10.15 REGISTERED MARIJUANA DISPENSARY USES</u>   |                 |
| ➤ <u>§17-11.2 DEFINITIONS</u>   |                 |
| <br>  |                 |
| <b>1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED</b>  | <u>DEADLINE</u> |
| <br>  |                 |
| <b>2A. PUBLIC HEARINGS: NONE SCHEDULED</b>  | <u>DEADLINE</u> |
| <br>  |                 |
| <b>2B. PUBLIC HEARINGS HELD OPEN:</b>   | <u>DEADLINE</u> |
| a. SR Land Improvement – "STONE-E-LEA ESTATES" Definitive Subdivision Plan  | 8/15/18         |
| b. Woodlark Development Corp. – "COOPER FARM" Definitive Subdivision Plan   | 7/31/18         |
| <br>  |                 |
| <b>3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED</b>   | <u>DEADLINE</u> |
| <br>  |                 |
| <b>3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED</b>   | <u>DEADLINE</u> |
| <br>  |                 |
| <b>4. PENDING APPLICATIONS/MATTERS:</b>   | <u>DEADLINE</u> |
| a. RRSP Acquisitions, LLC – "PIKE ESTATES" Preliminary Subdivision Plan (see Agenda Item #8c)   | 8/3/18          |
| b. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A (see agenda Item #8d)   | 7/2/18          |
| <br>  |                 |
| <b>5. FORM A PLANS:</b>   | <u>DEADLINE</u> |
| a. John E. Case – corner of Turner Street at Bacon Street (see Agenda Item #8e)   | 7/13/18         |
| b. William 7 Kathleen Provost – 21 Tiffany Street   | 7/23/18         |
| c. Steven Russ – 71 Jessie Avenue   | 7/26/18         |
| <br>  |                 |
| <b>6. APPOINTMENTS TO SPEAK: NONE SCHEDULED</b>   |                 |
| <br>  |                 |
| <b>7. STAFF REPORT: STAFF REPORT PREVIOUSLY E-MAILED</b>  |                 |
| <br>  |                 |
| <b>8. CORRESPONDENCE:</b>   |                 |
| a. Council Vote taken June 19, 2018 calling for a Joint Public Hearing to amend the Zoning Ordinance relative to non-medical Marijuana Establishments and the proposed draft ordinance for Marijuana Businesses. (see Agenda Item #1Aa) |                 |

- b. Council Vote taken June 19, 2018 relative to the rezoning petition of Laurel Knoll Land Trust for land located off MacDonald Lane. **(see Agenda Item #1Ab)**
- c. Letter from Acting Water Department Superintendent Kourtney Wunschel, dated July 9, 2018, to the Department of Planning and Development relative to the proposed preliminary subdivision plan entitled "PIKE ESTATES". **(see Agenda Item #4a — previously distributed via email)**
- d. Form P2 – Request for an Extension of Time from attorney John F. Jacobi, III of Coogan Smith, LLP on behalf of SOWA, LLC, received June 19, 2018, requesting an extension of time to July 31, 2018 relative to the pending Major Site Plan Review application for "Shops on Washington." **(see Agenda Item #4b)**
- e. Form P2 – Request for an Extension of Time from John E Case, III, received June 26, 2018, requesting an extension of time to July 17, 2018 relative to the Form A Application for property located at the corner of Turner Street at Bacon Street. **(see Agenda Item #5a)**
- f. Letter from Peter M. O'Beirne of 377 Slater Street, received June 15, 2018, to the Planning Board, regarding concerns at the "BRIGHAM HILL ESTATES III" subdivision. **(previously distributed via email)**
- g. Email and pictures from Brenda Friedman of 81 Avalon Drive, received July 11, 2018, to Planning Administrator Lauren Stamatis, regarding ongoing issues with driveways in the "AVALON ESTATES" subdivision. **(previously distributed via email)**
- h. Email from Director of Planning and Development Gary Ayrassian, dated June 25, 2018, regarding the Municipal Council's vote to establish a Sidewalk Stabilization Account. **(previously distributed via email)**
- i. Memorandum from Planning Board Clerk Lauren Stamatis, dated June 5, 2018, to Public Works Superintendent Michael Tyler regarding Maddi North Street Development, LLC's request for a final inspection of the "AVALON ESTATES" subdivision.
- j. Certificate of Vote from Director of Planning and Development Gary Ayrassian, dated June 19, 2018, to the Municipal Council relative to the Board's recommendation on the Loan Authorization to purchase the Highland Country Club property.

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.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated June 13, 2018, to Public Works Superintendent Michael Tyler, requesting a recommendation for a bond amount relative to the "SIMPSON AVENUE EXTENSION" street extension plan. **(see Agenda Item #9c)**
- c. Memorandum from Public Works Superintendent Michael Tyler, dated June 26, 2018, recommending a bond in the amount of \$31,236.97 relative to the approved definitive street extension plan entitled "SIMPSON AVENUE EXTENSION". **(see Agenda Item #9b)**
- d. Letter from Planning Board Clerk Lauren Stamatis, dated June 14, 2018, Public Works Superintendent Michael Tyler, forwarding the letter requesting a **FINAL** release of funds for "NICHOL AVENUE EXTENSION" for a recommendation to the Planning Board.

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:**

- a. Woodlark Development Corp. – “COOPER FARM” Definitive Subdivision Plan

**12. PENDING MINUTES:**

- a. April 2, 2018
- b. April 23, 2018
- c. May 7, 2018
- d. May 21, 2018
- e. June 4, 2018
- f. June 18, 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 schedule for Tuesday, July 17, 2018 at 5:30 p.m. in the Annex Room
- b. Regular meeting scheduled for Monday, August 13, 2018 at 6:30 p.m. in the Council Chambers

**15. RECENTLY FILED APPLICATIONS/OTHER: NONE**