



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

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CITY OF ATTLEBORO

AGENDA AUGUST 17, 2020 6:30 P.M.

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
 - 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
 - 2A. PUBLIC HEARINGS: DEADLINE*
 - a. Ryan Sheehan – WRPD Special Permit Old Farm Lane
 - 2B. PUBLIC HEARINGS HELD OPEN: DEADLINE*
 - a. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan
 - 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
 - 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: DEADLINE*
 - a. Tian Ann Jih Der Shen Daw Yuan Temple – 61 Thurber Avenue – Major Site Plan Review
 4. PENDING APPLICATIONS/MATTERS: DEADLINE*
 - a. Petition of the Planning Board to amend §5.10 PERFORMANCE GUARANTEES and §7.1 TIME REQUIREMENT of the Planning Board’s RULES AND REGULATIONS GOVERNING
 - b. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan
 5. FORM A PLANS: DEADLINE*
 - a. Willis Goodwin & Sandra Goodwin – 156 Oak Hill Avenue
 - b. John Quinn & Deirdre Mullins/Eileen Wilbur – 16 Glen Street & 22 Campus Road
- *Pursuant to Ch. 53a of the Acts of 2020
6. APPOINTMENTS TO SPEAK: NONE
 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
 8. CORRESPONDENCE:
 - a. Email from Dan Campbell of Level Design Group, received August 10, 2020, to Director of Planning and Development Gary Ayrassian, providing a new concept plan for the “PIKE ESTATES” definitive subdivision. (See Agenda item #2Ba)
 - b. Email from Director of Planning and Development Gary Ayrassian, sent August 10, 2020, to the Planning Board, providing comment on the new concept plan submitted for the “PIKE ESTATES” definitive subdivision. (See Agenda item #2Ba)
 - c. Letter from Water Superintendent Kourtney J. Wunschel, received August 10, 2020, to the Planning Board, providing comment on the proposed definitive subdivision plan, “STONE FIELD ESTATES III”. (See Agenda item #15a)

- d. Memo from Wastewater Superintendent Thomas Hayes, received August 11, 2020, to the Planning Board, providing comment on the proposed definitive subdivision plan, "STONE FIELD ESTATES III". (See Agenda item #15a)
- e. Letter from Planning Board Clerk Lauren Stamatis, dated August 12, 2020, to Bob Catenacci of One Thirty One Pleasant Street, LLC, soliciting the stormwater management peer review fee relative to the "STONE FIELD ESTATES III" definitive subdivision. (See Agenda item #15a)
- f. Letter from Brona Simon of the Massachusetts Historical Commission, received August 7, 2020, to Lawrence Curtis of Mechanic Redevelopment LP, regarding consideration of 67 Mechanic's Street for nomination to the National Register of Historic Places.
- g. Email from Robert W. Catenacci of Stone Field Realty, received June 10, 2020, to Planning Board Clerk Lauren Stamatis, requesting to donate to the City \$8,500.00 in lieu of installing the fire alarm box in the Stone Field Estates subdivision. (carried over from June 15, 2020 agenda)
- h. Memorandum from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to Public Works Superintendent Michael Tyler, requesting a materials value for the portion of sidewalk waived from the Colts Way right-of-way at the "DEER RUN ESTATES" subdivision.
- i. Letter from Planning Board Clerk Lauren Stamatis, dated July 21, 2020, to Kelly Coates of SOWA, LLC, regarding the unsightly state of the "Shops on Washington" commercial plaza.
- j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to City Clerk Stephen Withers, approving a plan amendment to pave over the landscaped cul-de-sac center island at the "STONE HAVEN" subdivision.
- k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to City Clerk Stephen Withers, approving an extension of time to **October 31, 2020** for infrastructure construction at the "STONE FIELD ESTATES II" subdivision.
- l. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to City Clerk Stephen Withers, approving a one year extension of time to **August 20, 2021** for infrastructure construction at the "COOPER FARM" subdivision.
- m. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to City Clerk Stephen Withers, approving a one (1) year extension of time to **May 31, 2021** for infrastructure construction at the "DEER RUN ESTATES" subdivision.
- n. Certificate of Vote from Zoning Board Clerk Lauren Stamatis, dated August 11, 2020, to City Clerk Stephen Withers, regarding proposed design and construction modifications to the Renaissance Station property located at 95 South Main Street, Case #5457A.
- o. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to the Municipal Council, recommending that the loan order in the amount of five hundred twenty six thousand (\$526,000.00) dollars for the removal and replacement of the gymnasium floors at the Hyman Fine Elementary School and the Hill Roberts Elementary School is consistent with the City's Comprehensive Plan.

9. **PERFORMANCE BOND CORRESPONDENCE:**

- a. Letter from Manager Raymond C. Loughlin of SR Land Improvement, LLC, dated July 23, 2020, to the Planning Board, requesting a **PARTIAL** release of funds relative to the "EDWARD SR. ESTATES" definitive subdivision. (see agenda item #9b)
- b. Letter from Planning Board Clerk Lauren Stamatis, dated July 23, 2020, to Public Works Superintendent Mike Tyler, forwarding the request for a **PARTIAL** release of funds relative to the "EDWARD SR. ESTATES" definitive subdivision. (see agenda item #9a)
- c. Letter from Planning Board Clerk Lauren Stamatis, dated July 15, 2020, to Brian Cave of Cave Corp, approving a **PARTIAL** release of funds in the amount of \$82,621.42 relative to the "DALE COURT EXTENSION" definitive subdivision.

10. **MISCELLANEOUS PENDING CORRESPONDENCE:**

- a. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee Kathleen Lyons of CFDC Trust regarding the notice of default and demand to complete work at the "BURGESS ESTATES" subdivision.
 - Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated May 13, 2019, to City Clerk Stephen Withers, regarding the Board's decision to perform on the security for the "BURGESS ESTATES" subdivision.
- b. Notice of Default from Kevin Freytag of Murphy Hesse Toomey & Lehane, LLC (City Solicitor's Office), dated August 6, 2018, to Fred Bottomley relative to the "CAMERON WOODS" subdivision.
- c. Letter from attorney Edward J. Casey of Casey Law Offices, P.C. on behalf of the Walsh Perry Partnership, dated June 3, 2019, to Planning Board Chairman Paul Danesi, regarding the status of completing the "HARDT ESTATES" subdivision.
- d. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to President Peter J. Deibel and Treasurer Kevin M. Joyce of Cedar Ridge Developers, Inc. regarding the notice of default and demand to complete work at the "HIGHLAND ESTATES" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to Peter Deibel of Deibel Builders, Inc regarding the notice of default and demand to complete work at the "HIGHLAND ESTATES" subdivision (letter re-sent to updated address).
- e. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Trustee David M. Wetterhahn of Milosh Realty Trust regarding the notice of default and demand to complete work at the "MILOSH ACRES" subdivision.
- f. Letter from Kevin S. Freytag of Murphy, Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated February 8, 2019, to Kevin J. Murphy of KJM Construction, Inc. regarding the notice of default and demand to complete work at the "RIVER'S EDGE" subdivision.
 - Letter received from President Kevin J. Murphy of KJM Construction, Inc., dated February 19, 2019 (received February 25, 2019), to the Planning Board, responding to the demand letter regarding completion of the "RIVER'S EDGE" subdivision.
 - Letter from Kevin S. Freytag of Murphy Hesse, Toomey, & Lehane, LLP (City Solicitor's Office), dated April 1, 2019, to President Kevin J. Murphy of KJM Construction, Inc. seeking an updated response relative to the construction status for the "RIVER'S EDGE" subdivision.
- g. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Scott Brown, calling for the request for a FINAL release of funds to be submitted relative to the "SHARPE PLAT" subdivision.
- h. Letter from Senior Land Use Planner Stephanie Davies, dated March 19, 2019, to Theodore Trowbridge, calling for the request for a FINAL release of funds to be submitted relative to the "HITCHCOCK LANE" subdivision.

II. 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. June 15, 2020 (previously distributed)
- b. July 13, 2020 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

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

- a. Meeting date: September 14, 2020
- b. Meeting date: September 28, 2020

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” – Definitive Subdivision Plan (See agenda item #8c, 8d, 8e)