



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
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AGENDA

AUGUST 22, 2022

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: LINK* | <u>DEADLINE</u> |
| a. | Bristol Place Investments, LP – “BRISTOL PLACE,” Definitive Subdivision Plan | 10/23/22 |
| 2B. | PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 3A. | SITE PLAN REVIEW PUBLIC HEARINGS: | <u>DEADLINE</u> |
| 3B. | SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. | Rhino Capital Advisors, LLC – 1275 Commerce Way, Major Site Plan Review | Deadline to close → 9/30/22 |
| b. | Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review | Deadline to close → 8/31/22 |
| 4. | PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| a. | Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision Plan | 9/30/22 |
| 5. | FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. | Louis S. Xifaras, Esq. – 18 Tufts Street | 8/23/22 |
| b. | George & Dale Lukin – 19 Cumberland Street | 9/1/22 |
| c. | Charlene Sullivan – 322 Clifton Street | 9/7/22 |
| 6. | APPOINTMENTS TO SPEAK: | |
| a. | Paulette Rioux – “ROLLING HILL ESTATES, PHASE VI” and “DEER RUN ESTATES” | |
| 7. | STAFF REPORT: TO BE EMAILED | |
| 8. | CORRESPONDENCE: LINK* | |
| a. | Memorandum from Wastewater Superintendent Thomas Hayes, dated August 11, 2022, to Planning Board Clerk Lauren Stamatis, indicating no comments relative to the definitive subdivision plan of Bristol Place Investments, LP for “BRISTOL PLACE.” (See Agenda item #2Aa) | |
| b. | Letter from Neal B. Glick of Kerstein, Coren & Lichtenstein, LLP, dated July 18, 2022, to the Planning Board, citing opposition to the Major Site Plan Review application of Rhino Advisors, LLC for 1275 Commerce Way. (See Agenda #3Ba) | |
| c. | Letter from Neal B. Glick of Kerstein, Coren & Lichtenstein, LLP, dated August 5, 2022, to the Planning Board, citing opposition to the Major Site Plan Review application of Rhino Advisors, LLC for 1275 Commerce Way. (See Agenda #3Ba) | |
| d. | Email from District Fire Chief Charlie Moore, received August 2, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of Rhino Capital Advisors, LLC for 1275 Commerce Way. (See Agenda #3Ba) | |
| e. | Cover letter and revised plans submitted by Renee Codega, P.E. of VHB, dated July 26, 2022, to the Planning Board, relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Bb) | |

- f. Email from Director of Planning and Development Gary Ayrassian, dated July 19, 2022, to Mayor Paul Heroux, Police Chief Kyle Heagney, and Public Works Superintendent Michael Tyler, regarding resident concerns involving pedestrian safety matters relative to the "RIDGEWOOD ROAD" preliminary subdivision plan. (See Agenda #4a)
- g. Email thread between Director of Planning and Development Gary Ayrassian, dated July 19, 2022, and Public Works Superintendent Michael Tyler, regarding a crosswalk between Thornton Avenue and Raeburn Drive in association with the "RIDGEWOOD ROAD" preliminary subdivision plan. (See Agenda #4a)
- h. Email from Jacob T. Lemieux of Hancock Associates, dated August 16, 2022, to Director of Planning and Development Gary Ayrassian, proposing revisions to the approved Major Site Plan Review approval for 95 Frank Mossberg Drive.
- i. Legal Opinion from City Solicitor Cindy Amara, dated July 14, 2022 (received July 18, 2022), to the Planning Board, relative to the blocked private access between the "ROLLING HILL ESTATES, PHASE VI" and "DEER RUN ESTATES" subdivisions.
- j. Letter from Director of Planning and Development Gary Ayrassian, dated July 28, 2022, to Mark and Paulette Rioux of Murette & Sons, Inc., regarding blocked vehicular access to Colt's Way in the "DEER RUN ESTATES" subdivision.
- k. Email from Senior Land Use Planner Stephanie Davies, dated February 10, 2022, to Bob Catenacci of One Thirty One Pleasant St, LLC regarding a Notice of Violation relative to the "STONE FIELD ESTATES III" subdivision.
- l. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated July 25, 2022, to the Municipal Council, petitioning for a joint public hearing regarding proposed in-law apartment amendments to the ZONING ORDINANCE.

9. PERFORMANCE BOND CORRESPONDENCE: [LINK](#)*

- a. Email from Brian Cave of Cave Corporation, dated August 9, 2022, to the Planning Board, requesting a FINAL release of funds relative to infrastructure construction at the "DALE COURT EXTENSION" subdivision.
- b. Letter from Senior Land Use Planner Stephanie Davies, dated August 11, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a FINAL release of funds relative to completion of the "DALE COURT EXTENSION" subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated August 15, 2022, to John E Case III of Case Corporation, approving a FINAL release of funds in the amount of \$10,142.64 from the subdivision bond held by the City relative to the "RHODES STREET EXTENSION" street extension.
- d. Email from Senior Land Use Planner Stephanie Davies, dated July 1, 2022, to John Case, outlining the outstanding items for completion of "RHODES STREET EXTENSION," "HILLCREST EXTENSION," "HILLCREST EXTENSION II," and "BRADFORD ESTATES."

10. MISCELLANEOUS PENDING CORRESPONDENCE:

- a. See separate Delinquent Subdivisions Correspondence Tracking Report

11. PLANNING BOARD COMMITTEES:

11A. COMPREHENSIVE PLAN COMMITTEE:

- a. Executive Summary: Sustainable Growth (Request for Primer)

11B. ORDINANCE COMMITTEE:

- a. Discuss Act Enabling Partnerships for Growth – new state zoning enabling legislation
- b. Executive Summary: Trees
- c. Draft proposed In-Law Apartment (Accessory Dwelling Unit) amendment to ZONING ORDINANCE

11C. SITE PLAN REVIEW COMMITTEE:

11D. SUBDIVISION COMMITTEE:

- a. Ad Meliora, LLC – "RIDGEWOOD ROAD" Preliminary Subdivision Plan

12. PENDING MINUTES:

- a. March 7, 2022 (pending)
- b. March 21, 2022 (pending)
- c. April 4, 2022
- d. April 25, 2022
- e. May 16, 2022
- f. June 6, 2022
- g. June 27, 2022
- h. July 18, 2022

13. SRPEDD DELEGATE'S REPORT:

14. PLANNING BOARD STUDY GROUP PROGRESS REPORT:

- a. Executive Summary: Community Preservation Act

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

- a. Regular meeting: September 12, 2022 at 6:30 p.m.
- b. Regular meeting: September 26, 2022 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER:

- a. Elect Secretary