



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

SEPTEMBER 12, 2022

6:30 P.M.

RECEIVED
CITY OF ATTLEBORO
2022 SEP - 7 PM 1:00
BANK

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- | | | |
|--|---------------------|-----------------|
| 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: LINK* | | <u>DEADLINE</u> |
| a. Bristol Place Investments, LP – “BRISTOL PLACE,” Definitive Subdivision Plan | | 10/23/22 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | | <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 → | 9/30/22 |
| 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. Kenneth & Patricia Baenziger; Joanne Reynolds – 44 Dean Street | | 9/28/22 |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | | |
| 7. STAFF REPORT: TO BE EMAILED | | |
| 8. CORRESPONDENCE: LINK* | | |
| a. Letter from Deputy State Historic Preservation Officer Edward L. Bell, dated August 23, 2022, to Brian Shiu of Anthony Properties, verifying the failure to identify archaeological resources relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Bb) | | |
| b. Proposed elevations, for retail and daycare buildings submitted by attorney Jack Jacobi of Coogan Smith, LLP via email, received August 31, 2022, to Director of Planning and Development Gary Ayrassian, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Bb) | | |
| c. Architectural reference models submitted by attorney Jack Jacobi of Coogan Smith, LLP via email, received August 30, 2022, to Director of Planning and Development Gary Ayrassian, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Bb) | | |
| d. Memorandum from Director of Planning and Development Gary G. Ayrassian, dated August 25, 2022, to Mayor Paul Heroux, requesting a public hearing be held relative to the acceptance of the Steeplechase Circle right-of-way. | | |
| e. Memorandum from Director of Planning and Development Gary G. Ayrassian, dated August 25, 2022, to Mayor Paul Heroux, requesting a public hearing be held relative to the acceptance of a portion of the Rhodes Street right-of-way. | | |
| f. Open Meeting Law Complaint filed by Patrick Higgins on August 8, 2022 (received August 15, 2022) via email, to Planning Board Chairwoman Shannon Bénay, regarding failure to adopt meeting minutes. | | |

- g. Certificate of Vote from Senior Land Use Planner Stephanie Davies, dated August 23, 2022, to City Clerk Kathleen Jackson, approving site plan revisions relative to the Major Site Plan Review decision for 95 Frank Mossberg Drive.
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK](#)***
- a. Letter from Robert Catenacci of One Thirty-One Pleasant Street, LLC, dated August 25, 2022, to the Planning Board, requesting a **PARTIAL** release of funds relative to the infrastructure work completed at the “STONE FIELD ESTATES III” subdivision.
 - b. Letter from Planning Board Clerk Lauren Stamatis, dated August 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for a **PARTIAL** release of funds regarding the “STONE FIELD ESTATES III” subdivision.
 - c. Email from Director of Planning and Development Gary Ayrassian, dated September 1, 2022, to Brian Cave of Cave Corp., regarding conveyance of the open space in the “DALE COURT EXTENSION” subdivision to the City of Attleboro.
 - d. Memorandum for Public Works Superintendent Michael R Tyler, dated August 26, 2022 (received August 30, 2022), to the Planning Board, recommending a **FINAL** release of funds in the amount of **\$33,243.50** relative to completion of the “DALE COURT EXTENSION” subdivision.
 - e. 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.
 - f. 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
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- 11D. **SUBDIVISION COMMITTEE:**
- a. Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision Plan
12. **PENDING MINUTES:**
- a. April 25, 2022 (pending)
 - b. May 16, 2022 (pending)
 - c. June 6, 2022 (pending)
 - d. June 27, 2022 (pending)
 - e. July 18, 2022
 - f. August 22, 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 20, 2022 at 6:30 p.m.
- b. Joint public hearing with the Municipal Council, September 20, 2022 at 7:00 p.m.
- c. Regular meeting: October 3, 2022 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER: NONE