



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

SEPTEMBER 28, 2020

6:30 P.M.

EC
2020 SEP 21
RECEIVED
CITY OF ATTLEBORO

- | | |
|---|------------------|
| 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: | <u>DEADLINE*</u> |
| a. One Thirty One Pleasant St, LLC – “STONE FIELD ESTATES III” Definitive Subdivision Plan | |
| b. Pike Avenue Acquisitions, LLC – “PIKE ESTATES” Definitive Subdivision Plan | |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. Attleboro Park Street Realty Trust – 0 Park Street – Major Site Plan Review | |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE*</u> |
| a. Tian Ann Jih Der Shen Daw Yuan Temple – 61 Thurber Avenue – Major Site Plan Review | |
| 4. PENDING APPLICATIONS/MATTERS: | <u>DEADLINE*</u> |
| a. John J. & Mary F. Donovan – “RAMBLER ROAD” Street Extension Plan | |
| 5. FORM A PLANS: NONE | <u>DEADLINE*</u> |
| *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. Letter from Water Superintendent Kourtney J. Wunschel, received September 10, 2020, to the Planning Board, providing comment on the Major Site Plan Review application of Attleboro Park Street Realty Trust for 0 Park Street. (See agenda item #3Aa) | |
| b. Water flow test summary via email submitted by Pam Quinn of the Fire Department, received September 22, 2020, to Director of Planning and Development Gary Ayrassian, relative to the Major Site Plan Review application of Attleboro Park Street Realty Trust for 0 Park Street. (See agenda item #3Aa) | |
| c. Email correspondence between Planning and Development Director Gary Ayrassian and Water Superintendent Kourtney Wunschel, regarding water pressure and flow relative to the Major Site Plan Review application of Attleboro Park Street Realty Trust for 0 Park Street. (See Agenda item #3Aa) | |
| d. Letter via email from Steven J. Gietz, Lindsey Farms, LLC, received September 21, 2020, to Planning Board Chairman Paul Danesi, requesting a three (3) month extension of time to complete infrastructure construction at the “STONE HAVEN” subdivision. | |

10:52

- e. Letter via email from attorney Jack Jacobi of Coogan Smith, LLP, received September 21, 2020, to the Planning Board, providing an update on the clean-up of the "Shops on Washington" plaza.
- f. 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.
- g. Email from Director of Planning and Development Gary Ayrassian, dated August 18, 2020, to attorney Jack Jacobi of Coogan Smith, LLP, following up on the Board's request regarding clean-up of the "Shops on Washington" plaza.
- h. 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.

9. **PERFORMANCE BOND CORRESPONDENCE: NONE**

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.

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:

12. PENDING MINUTES:

- a. September 14, 2020 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

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

- a. Meeting Date: October 5, 2020
- b. Meeting Date: October 19, 2020

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. Board Member Sean McNamara to address Planning Board regarding miscellaneous procedures
- b. Shawn Jorde – WRPD Special Permit – Lathrop Road, Builder's Lot #1
- c. Shawn Jorde – WRPD Special Permit – Lathrop Road, Builder's Lot #2