



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

DECEMBER 6, 2022

6:30 P.M.

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- | | |
|---|---|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Petition of the Mayor to rezone a portion of Highland Park from Single Residence-D to General Business | |
| 2A. PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 2B. PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Laurel Knoll Land Trust – “LAUREL KNOLL” – Definitive Subdivision | 1/11/23 |
| b. Bristol Place Investments, LP – “BRISTOL PLACE,” Definitive Subdivision Plan | 12/31/22 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. – 0 County Street – Major Site Plan Review | |
| | Deadline to close public hearing 11/28/22 |
| 4. PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| a. Ad Meliora, LLC – “RIDGWOOD ROAD” Preliminary Subdivision Plan | 11/30/22 |
| 5. FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. Murette & Sons, LLC – 623 Lindsey Street | 12/7/21 |
| b. Ad Meliora, LLC – 80 Ridgewood Road | 12/8/21 |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: NO WRITTEN REPORT | |
| 8. CORRESPONDENCE: LINK* | |
| a. First stormwater management peer review report submitted by Janet Carter Bernardo of Horsley Witten Group, Inc., dated November 8, 2022, to Planning Board Chairwoman Shannon Bénay, relative to the “LAUREL KNOLL” definitive subdivision plan. (See Agenda #2Ba) | |
| b. Hydrant Flow test submitted via email by William Blais of OHI Engineering, dated November 10, 2022, to Senior Land Use Planner Stephanie Davies, relative to the “LAUREL KNOLL” definitive subdivision plan. (See Agenda #2Ba) | |
| c. Draft Reciprocal Easement and Operations Agreement prepared by Amy Souffer, Esq. of Friedlander Misler PLLC, received November 15, 2022, to Senior Land Use Planner Stephanie Davies, relative to the “BRISTOL PLACE” definitive subdivision plan. (See Agenda #2Bb) | |
| d. Form P1 – Request to continue a public hearing to December 6, 2022 submitted by W.B. Construction & Development, received November 21, 2022, relative to the Major Site Plan Review application for 0 County Street. (See Agenda #3Ba) | |

- e. Memorandum from Public Works Superintendent Michael Tyler, dated November 30, 2022, to Senior Land Use Planner Stephanie Davies, providing justification for the sidewalk request for the Major Site Plan Review application of W.B. Construction & Development for 0 County Street. (See Agenda #3Ba)
- f. Form P2 – Request from an extension of time to December 9, 2022 submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Ad Meliora, LLC, received November 21, 2022, relative to the preliminary subdivision plan, “RIDGWOOD ROAD”. (See Agenda #4a)
- g. Letter from attorney John F. D. Jacobi, III of Coogan Smith, LLP, to the Planning Board, received November 18, 2022, providing emails and plans relative to the accepted status of Ridgewood Road relative to the preliminary subdivision plan submitted by Ad Meliora, LLC for “RIDGWOOD ROAD”. (See Agenda #4a)
- h. Letter from Kevin Arsenault of Feldman Geospatial, dated November 30, 2022, to the Planning Board certifying the property boundaries for 80 Ridgewood Road. (See Agenda #4a & #5b)
- i. Memorandum from Director of Planning and Development Gary Ayrassian, dated November 14, 2022, to Mayor Paul Heroux, regarding the offer to gift open space land relative to the “DALE COURT EXTENSION” subdivision. (See Agenda #9a)
- j. Letter from Brian Brady of Nova Farms, received November 8, 2022, to the Planning Board, relative to the community outreach meeting relative to a Medical Marijuana Treatment Center at 34 Extension Street.
- k. Letter from Water Superintendent Kourtney Allen, dated November 28, 2022, to the Planning Board, providing comment on the Major Site Plan Review application of 42 County Street, LLC for 42 County Street. (See Agenda #16a)
- l. Memorandum from Public Works Superintendent Michael Tyler, dated November 29, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of 42 County Street, LLC for 42 County Street. (See Agenda #16a)
- m. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated November 15, 2022, to the Municipal Council, recommending approval with edits of the proposed amendments to §17–3.5 TABLE OF ACCESSORY USE REGULATIONS, §17–4.5 ACCESSORY STRUCTURES, and §17–11.2 DEFINITIONS OF THE ZONING ORDINANCE relative to Accessory Dwelling Structures.
- n. Certificate of Vote from Planning Board Clerk Lauren Stamatis to the Municipal Council, dated November 15, 2022, recommending approval with edits of the proposed amendments to §17–3.4(11C) TABLE OF USE REGULATIONS – COMMUNITY FACILITIES, §17–10.15 MARIJUANA BUSINESS USES, and §17–11.2 DEFINITIONS OF THE ZONING ORDINANCE, relative to Marijuana Businesses.

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

- a. Memorandum from 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.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated November 3, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **FINAL** release of funds request submitted for the “HILLCREST AVENUE EXTENSION” street extension plan.
- c. Memorandum from Public Works Superintendent Michael R Tyler, dated November 4, 2022 (received November 9, 2022), recommending a **FINAL** release of funds in the amount of **\$19,683.61** relative to the work completed at the “HILLCREST AVENUE EXTENSION” street extension plan.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated November 3, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **FINAL** release of funds request submitted for the “HILLCREST AVENUE EXTENSION II” street extension plan.
- e. Memorandum from Public Works Superintendent Michael R Tyler, dated November 7, 2022 (received November 9, 2022), recommending a **FINAL** release of funds in the amount of **\$5,215.48** relative to the work completed at the “HILLCREST AVENUE EXTENSION II” street extension plan.
- f. Letter from Planning Board Clerk Lauren Stamatis, dated November 3, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **PARTIAL** release of funds request submitted for the “VIRIDIAN MEADOWS” subdivision.
- g. Memorandum from Public Works Superintendent Michael R Tyler, dated December 15, 2022, to the Planning Board, recommending a **PARTIAL** release of funds in the amount of **\$101,153.55**, relative to the “VIRIDIAN MEADOWS” subdivision.

- h. Letter from Planning Board Clerk Lauren Stamatis, dated November 3, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the **PARTIAL** release of funds request submitted for the “VIRIDIAN MEADOWS, PHASE II” subdivision.
 - i. Memorandum from Public Works Superintendent Michael R Tyler, dated December 15, 2022, to the Planning Board, recommending a **PARTIAL** release of funds in the amount of **\$133,978.63**, relative to the “VIRIDIAN MEADOWS, PHASE II” subdivision.
- 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. Site Plan Review amendments related to design/architectural standards by overlay district
- 11C. SITE PLAN REVIEW COMMITTEE:**
- 11D. SUBDIVISION COMMITTEE:**
- 12. PENDING MINUTES:**
- a. November 7, 2022 (pending)
- 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 December 19, 2022 at 6:30 p.m.
 - b. Regular meeting January 9, 2023 at 6:30 p.m.
- 16. RECENTLY FILED APPLICATIONS/OTHER: [LINK*](#)**
- a. 42 County Street, LLC – 42 County Street – Major Site Plan Review (copies for distribution)

*Digital access links are taken down as soon as the day after the meeting. For access after that time, please make a request by emailing planning@cityofattleboro.us or stopping by the Office of Planning and Development during normal business hours.