



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

### AGENDA

NOVEMBER 21, 2022

6:30 P.M.

2022 NOV 17 9:52  
CITY RECEIVED  
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- |   |                 |
|---|-----------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED   | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN:  | <u>DEADLINE</u> |
| a. Petition of the Municipal Council 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: <a href="#">LINK*</a>  | <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: <a href="#">LINK*</a>   | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. – 0 County Street – Major Site Plan Review   | 11/28/22        |
| 4. PENDING APPLICATIONS/MATTERS: <a href="#">LINK*</a>  | <u>DEADLINE</u> |
| a. Ad Meliora, LLC – “RIDGWOOD ROAD” Preliminary Subdivision Plan   | 11/30/22        |
| 5. FORM A PLANS: <a href="#">LINK*</a>  | <u>DEADLINE</u> |
| a. Marette & Sons, LLC – 623 Lindsey Street   | 12/7/21         |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED  |                 |
| 7. STAFF REPORT: NO WRITTEN REPORT  |                 |
| 8. CORRESPONDENCE: <a href="#">LINK*</a>  |                 |
| 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 Easement and Operations Agreement prepared by Amy Souffer, Esq. of Friedlander Mislner PLLC, received November 15, 2022, to Senior Land Use Planner Stephanie Davies, relative to the “BRISTOL PLACE” definitive subdivision plan. (See Agenda #2Bb)         |                 |
| d. 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)                               |                 |
| e. 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.   |                 |

- f. Certificate of Vote and tracked changes 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.

**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 6, 2022 at 6:30 p.m.
  - b. Joint Public Meeting with the Municipal Council on December 6, 2022 at 7 p.m.
  - c. Regular meeting December 19, 2022 at 6:30 p.m.
16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. 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.

\*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](mailto:planning@cityofattleboro.us) or stopping by the Office of Planning and Development during normal business hours.