



City Of Attleboro, Massachusetts

PLANNING BOARD

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MINUTES

APRIL 2, 2019

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Tuesday, April 2, 2019 at 6:30 p.m. in the Council Chambers, City Hall, 77 Park Street, relative to the following :

Planning Board Members Present: Chairman Paul Danesi, Vice Chairman Jason Gittle, Secretary Bert Buckley, Sheryl Guglielmo, Scott Jones, Melinda Kwart, Jim Lewis, and Sean McNamara

Planning Board Members Absent: None

The Board heard the continued public hearing for the application of W.B. Construction & Development, Inc. for the proposed amended forty-three (43) lot definitive subdivision entitled Brigham Hill Estates, as shown on the plan entitled "Phase II - 'Brigham Hill Estates' Definitive Residential Subdivision Modifications" filed pursuant to MGL Ch. 41 §81W, said premises being located off Smith Street and 29 Brigham Hill Road, more specifically Assessor's plat #218, lots #7 and 7B, surveyed by Byron J. Andrews, R.L.S. and engineered by Richard M. Mainville, R.P.E. of Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760, dated May 2, 2014 and revised through October 15, 2018. The subject premises are located in the Single Residence -D zoning district.

The Board heard the continued public hearing for the application of W.B. Construction & Development, Inc. for the proposed amended twenty (20) lot definitive subdivision entitled Brigham Hill Estates, Phase II, as shown on the plan entitled "Phase II - 'Brigham Hill Estates' Definitive Residential Subdivision Modifications" filed pursuant to MGL Ch. 41 §81W, said premises being located off Ingall Lane, more specifically Assessor's plat #218, lot #7A, surveyed by Byron J. Andrews, R.L.S. and engineered by Richard M. Mainville, R.P.E. of Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760, dated May 2, 2014 and revised through October 15, 2018. The subject premises are located in the Single Residence -D zoning district.

Senior Land Use Planner Stephanie Davies noted the applicant's intent to continue the hearing, as they have not yet completed plan revisions.

There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for the application of UHS of Fuller, Inc. for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for realignment and expansion of two existing parking lots, adding a total of 75 new off-street parking stalls; including associated landscaping, lighting, grading and stormwater management systems; the subject premises being located at 200 May Street, more specifically Assessor's plat #14, lot #75, located in the Single Residence-B zoning district.

Ms. Davies noted that the applicant had submitted a request for a continuance to April 22, 2019 too late in the day to be included on the addendum.

Bert Buckley made a motion to grant a continuance to April 22, 2019. Melinda Kwart seconded the motion and all voted in favor.

There being no one else to speak, the public hearing was continued.

The Board heard the continued public hearing for the application of the City of Attleboro for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the demolition of the existing high school building and construction of a new high school building consisting of 476,425 square feet and associated sports fields and courts; 687 off-street parking stalls; and associated landscaping, utilities, grading and stormwater management systems; the subject premises being located at 100 Rathbun Willard Drive, more specifically Assessor's plat #44, lot #42, located in the Single Residence-B and Single Residence-D zoning districts.

Ms. Davies noted that the project had previously already been continued to April 22nd.

There being no one else to speak, the public hearing was continued.

The Board held a business meeting.

The Board reviewed the Form A plan submitted by W.B. Construction & Development for Ingall Lane, Lots 204A and 204B.

Ms. Davies explained that Mr. Ward is simply looking to carve lot 204B, containing the existing stormwater basin for Brigham Hill Estates, Phase II, out of lot 204A.

Mr. Ayrassian sought to confirm whether 204A is a newly proposed house lot.

Ms. Davies stated her understanding that it already contains a house, but would need to review the plans to confirm.

Jim Lewis stated his understanding that Mr. Ward had a purchase and sales agreement for Lot 204A, but the buyer backed out because the lot included the stormwater basin.

Mr. Ayrassian recommended that the Board approve the Form A, as it meets the necessary requirements, but that staff hold the plan until comparisons could be made with the approved subdivision.

Bert Buckley made a motion to approve the Form A submitted by W.B. Construction & Development for Ingall Lane, Lots 204A and 204B. Scott Jones seconded the motion and all voted in favor save Jim Lewis, who abstained.

The Board reviewed the Municipal Council agenda from April 2, 2019, proposing a Loan Order in the amount of TWO MILLION, SEVEN HUNDRED THOUSAND DOLLARS (\$2,700,000.00) for the permitting, bidding, construction oversight, and construction costs associated with the replacement of approximately 8,800 linear feet of water mains, including road restoration on Read Street.

Bert Buckley made a motion to recommend to the Council that the loan order for water main replacements on Read Street complies with the City's Comprehensive Plan. Melinda Kwart seconded the motion and all voted in favor.

The Board reviewed the Municipal Council agenda from April 2, 2019, proposing a Loan Order in the amount of ONE MILLION, FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) for the permitting, bidding, construction oversight, and construction costs associated with plant upgrades to the City's Wastewater Treatment Facility.

Bert Buckley made a motion to recommend to the Council that the loan order for upgrading the City's Wastewater Treatment Facility complies with the City's Comprehensive Plan. Jim Lewis seconded the motion and all voted in favor.

The Board reviewed all remaining correspondence.

The Board approved the minutes of March 18, 2019.

The meeting was adjourned at 6:57 p.m.

The Board entered a Joint Public Hearing with the Municipal Council at 7:00 p.m.

JOINT PUBLIC HEARING with the PLANNING BOARD relative to amending SECTION 17, ZONING ORDINANCES of the Revised Ordinances of the City of Attleboro to change the Special Permit Granting authority for Marijuana Establishments from Special Permit Municipal Council (SMC) to Special Permit Zoning Board of Appeals (S).

The members of the Planning Board present with the Council were:

Paul Danesi, Jason Gittle, Bert Buckley, Jim Lewis, Sheryl Guglielmo, Melinda Kwart and Sean McNamara.

Speaking in favor was Jack Jacobi of 15 Prince Street.

Speaking neither for nor against was Director of Planning, Gary Ayrassian suggesting it would be best to keep it together under the Planning/Zoning umbrella.

The Public Hearing was closed.