



City Of Attleboro, Massachusetts

PLANNING BOARD

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MINUTES

OCTOBER 1, 2018

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Monday, October 1, 2018 at 6:30 p.m. in the Annex Room, City Hall, 77 Park Street, relative to the following :

Planning Board Members Present: Chairman Paul Danesi, Vice Chairman Jason Gittle, Scott Jones, Elizabeth Kenyon, and Jim Lewis

Planning Board Members Absent: Secretary Bert Buckley, Sheryl Guglielmo, Melinda Kwart, and Jack Rogers

The Board heard the continued public hearing for the application of SR Land Improvement for the proposed eighteen (18) lot definitive subdivision plan entitled "EDWARD SR. ESTATES," (formerly "STONE-E-LEA ESTATES") located on County Street, more specifically Assessor's plat #143, lot #5, located in the Single Residence-D zoning district, engineered by Joseph A. Casali, R.P.E. of Joe Casali Engineering, Inc., 300 Post Road, Warwick, RI 02888.

The Board reviewed the Form P2 - Request for an Extension of Time submitted by Daniel R. DeCesaris of Joe Casali Engineering, Inc., received October 1, 2018, requesting an extension of time to October 29, 2018, for the definitive subdivision plan entitled "EDWARD SR. ESTATES."

Jim Lewis made a motion to grant an extension of time to October 29, 2018. Jason Gittle seconded the motion and all voted in favor.

Senior Land Use Planner Stephanie Davies recommended the hearing be closed pending the submission of the conveyance plan that Jim had requested.

Scott Jones made a motion to close the hearing pending the submission of the conveyance plan. Jim Lewis seconded the motion and all voted in favor.

The Board scheduled to discuss the matter at a subdivision committee meeting on October 15, 2018 at 5:30 p.m.

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 hearing is continued as they are awaiting the stormwater peer review.

The Board held a business meeting.

The Board discussed the preliminary subdivision plan, entitled "PIKE ESTATES" submitted by RRSP Acquisitions, LLC.

The Board reviewed the Form P2 - Request for an Extension of Time submitted by RRSP Acquisitions, LLC, received October 1, 2018, requesting an extension of time to October 16, 2018 for the preliminary subdivision plan entitled "PIKE ESTATES."

Jim Lewis made a motion to grant an extension of time to October 16, 2018. Jason Gittle seconded the motion and all voted in favor.

Chairman Danesi questioned whether the applicant is preparing a traffic calming approach commentary.

Ms. Davies stated her understanding that the applicant intends to do that for the definitive filing.

Director of Planning and Development suggested that a straw poll could be conducted to see Board members' preference for things like a boulevard, round-about, narrowing the road width, or a raised table. He offered to reach out to Public Works for their comment.

Scott Jones suggested that the Board revisit the notion as to whether there is actually a need for such a device.

Ms. Davies noted that neighbors definitely have a concern that the road will be used as a cut-through to get to Pike Avenue.

Scott Jones countered that increased traffic doesn't necessarily mean that traffic will be speeding.

Jim Lewis noted that a waiver will be required for the open space to not be all one contiguous parcel of land.

Ms. Davies agreed that the applicant will be requesting the waiver in the definitive phase, as he meets the standard otherwise.

The Board scheduled to discuss the matter in a subdivision committee meeting on October 15th at 5:30 p.m.

The Board tabled the notice of default from Kevin Freytag of Murphy Hesse Toomey & Lehane, LLC, dated August 6, 2018, to Fred Bottomley, relative to the "CAMERON WOODS" definitive subdivision and the memorandum from Planning Board Clerk Lauren Stamatis to Public Works Superintendent Michael Tyler, dated September 11, 2018, regarding the as-built Mylar submitted for the "CAMERON WOODS" subdivision.

Mr. Ayrassian stated that he had spoken with Attorney Brais and provided him with the value for the trees the day after the last meeting, which was \$10,000. He noted that attorney Brais had been shocked by the number and that he hasn't heard from him since.

Ms. Davies noted that the value is based on the original value developed by the former Public Works Superintendent a number of years ago.

The Board reviewed the certificate of vote from Planning Board Clerk Lauren Stamatis, dated September 27, 2018, to City Clerk Stephen Withers, approving an extension of time to October 31, 2018, for the "STONE FIELD ESTATES" subdivision.

Ms. Davies noted that the totality of Saveena Drive will be wrapped into the Phase II bonding, so the as-built for that will not be submitted until completion of Phase II.

The Board reviewed the letter received via email from Sean McNamara, received September 24, 2018, to the Planning Board, regarding the "STONE FIELD ESTATES" subdivision.

Mr. Ayrassian noted that he had responded point by point via email to Mr. McNamara's letter.

The Board received a report/update from SRPEDD Delegate, Scott Jones.

Scott Jones informed the Board that a number of interesting citizen planner training workshops are upcoming for the fall. He offered to scan the flyer and email it out to the Board.

Mr. Ayrassian noted that if members are interested in attending any of the sessions, he can appeal to the Mayor to cover the cost.

Scott Jones suggested the Mayor could make use of some of the 40 assistance hours SRPEDD provides to municipalities to discuss the future golf course use.

Mr. Ayrassian noted that the Mayor only has one more meeting schedule to discuss that topic.

Scott Jones noted that SRPEDD has access to a lot of state and federal grant funding that could be helpful with the process.

The Board reviewed all remaining correspondence.

The Board tabled the minutes of August 13, 2018, September 10, 2018, and September 24, 2018.

The meeting was adjourned at 7:30 p.m.