



# City Of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL 508.223.2222 FAX 508.222.3046

### AGENDA

MARCH 7, 2016

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CITY OF ATTLEBORO  
CITY CLERK  
2016 MAR -2 PM 3:30

- |                                                                                                                                                                                                                                                                                  |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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. Edgewood Dev. Co., Inc. – “QUARRY ESTATES” Definitive Subdivision Plan                                                                                                                                                                                                        | 3/9/16          |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED                                                                                                                                                                                                                             | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED                                                                                                                                                                                                                   | <u>DEADLINE</u> |
| 4. PENDING APPLICATIONS/MATTERS:                                                                                                                                                                                                                                                 | <u>DEADLINE</u> |
| a. Petition of Juliana M. Morin, Charles A. and Mona Fathallah, Pegasus Estates LLC, Bayridge Realty LLC, and Barone Realty Company Inc. to rezone property at 144, 146, 150, 152, and 156 Pleasant Street from Single Residence-B (“SR-B”) to General Business (“GB”)           |                 |
| 5. FORM A PLANS:                                                                                                                                                                                                                                                                 | <u>DEADLINE</u> |
| a. SR Land Improvement, LLC – Northerly side of County Street                                                                                                                                                                                                                    | 3/17/16         |
| 6. APPOINTMENTS TO SPEAK:                                                                                                                                                                                                                                                        |                 |
| a. Jack Jacobi – GSLC, LLC, Shops at Mayfaire                                                                                                                                                                                                                                    |                 |
| 7. STAFF REPORT: REPORT TO BE E-MAILED                                                                                                                                                                                                                                           |                 |
| 8. CORRESPONDENCE:                                                                                                                                                                                                                                                               |                 |
| a. Memorandum from Acting Water Superintendent and Wastewater Superintendent Paul A. Kennedy, dated January 5, 2016, to Planning Board Clerk Lauren Stamatis, providing comments on the proposed Definitive Subdivision Plan, entitled “QUARRY ESTATES”. (See Agenda item #2Ba)  |                 |
| b. Letter from Conservation Agent Tara A. Martin, dated February 1, 2016, to the Planning Board, relative to the Definitive Subdivision Plan, entitled “QUARRY ESTATES”. (See Agenda item #2Ba)                                                                                  |                 |
| c. Response Comments from Vice President Andrew Chagnon of Pare Corporation, received February 25, 2016, to the Department of Planning and Development, relative to the Definitive Subdivision Plan, entitled “QUARRY ESTATES”. (See Agenda item #2Ba) (Copies for distribution) |                 |
| d. Letter from Vice-President of Development Timothy D. Higgins, dated March 2, 2016, to the Planning Board, relative to the Attleboro Sand & Gravel “QUARRY ESTATES” Definitive Subdivision Plan Filing. (See Agenda item #2Ba)                                                 |                 |
| e. Letter and as-built plans from Daniel Campbell of Level Design Group, dated February 29, 2016, to Chairman Paul Danesi of the Planning Board, relative to the approved Major Site Plan Review for 38 Forest Street.                                                           |                 |
| f. Memorandum from Director of Planning and Development Gary G. Ayrassian, dated March 1, 2016, to Councilor Heather Porreca, relative to traffic management signs in new subdivisions.                                                                                          |                 |

- g. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated February 17, 2016, to City Clerk Stephen Withers, granting the request of Raymond Loughlin and Shawn Jorde to withdraw without prejudice the proposed Definitive Subdivision Plan, entitled "CHARTLEY POND ESTATES".
- h. Citizen Planner Training Collaborative Flyer, received March 2, 2016, to the Planning Board, relative to the 15<sup>th</sup> annual conference.

**9. PERFORMANCE BOND CORRESPONDENCE:**

- a. Letter from President John J Cloud of A. Caponigro & Co. Inc., dated December 18, 2015, to the Planning Board, requesting a **PARTIAL** release of funds for work completed at "THE MEADOWS" subdivision.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated December 18, 2015 to DPW Superintendent Lance Hill, forwarding the letter from Mr. Cloud of A. Caponigro & Co., Inc. requesting a **PARTIAL** release of funds for work completed at "THE MEADOWS" subdivision.
- c. Letter from President John J Cloud of A. Caponigro & Co. Inc., dated January 27, 2016, requesting a **PARTIAL** release of funds for the submittal of street acceptance and as-built plans relative to "THE MEADOWS" subdivision.
- d. Memorandum from Public Works Superintendent Lance A. Hill, dated February 10, 2016, to the Planning Board, providing recommendations in response to two requests for partial releases of funds, dated January 4, 2016 and January 27, 2016, for "THE MEADOWS" definitive subdivision.
- e. Letter from Steven J. Gietz of Lindsey Farms, LLC, dated February 13, 2016, to the Planning Board, requesting that a bond amount be established for the work completed at the "STONE HAVEN" subdivision.
- f. Letter from Planning Administrator Lauren Stamatis, dated February 16, 2016, to Public Works Superintendent Lance Hill, forwarding the letter from Mr. Gietz requesting that a bond amount be established for the work completed at the "STONE HAVEN" subdivision.
- g. Letter from Planning Board Clerk Lauren Stamatis, dated February 17, 2016, to John J. Cloud of A. Caponigro & Co., Inc., certifying the Board's approval of a **PARTIAL** release of funds, relative to the "THE MEADOWS" subdivision.
- h. Letter from President John J. Cloud of A. Caponigro & Co. Inc., dated February 22, 2016, to the Planning Board, requesting a **PARTIAL** release of funds for the Street Acceptance Plans associated with "THE MEADOWS" subdivision.
- i. Letter from President John J. Cloud of A. Caponigro & Co. Inc., dated February 29, 2016, to the Planning Board, requesting a **PARTIAL** release of funds for work completed on sidewalks at "THE MEADOWS" subdivision.
- j. Letter from Planning Board Clerk Lauren Stamatis, dated March 1, 2016, to Public Works Superintendent Lance Hill, forwarding the letter from Mr. Cloud of A. Caponigro & Co., Inc. requesting a **PARTIAL** release of funds for work completed at "THE MEADOWS" subdivision.

**10. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**

**11. PLANNING BOARD COMMITTEES:**

**11A. COMPREHENSIVE PLAN COMMITTEE:**

**11B. ORDINANCE COMMITTEE:**

- a. Sidewalk Gift Account draft regulation

**11C. SITE PLAN REVIEW COMMITTEE:**

**11D. SUBDIVISION COMMITTEE:**

**12. PENDING MINUTES:**

- a. December 7, 2015
- b. December 21, 2015
- c. January 11, 2016
- d. January 25, 2016
- e. February 1, 2016
- f. February 16, 2016

13. **SRPEDD DELEGATE'S REPORT:**
  - a. Report/update from Melinda Kwart
  
14. **UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
  - a. Planning Board regular meeting scheduled for March 28, 2016 in the Council Chambers
  - b. Planning Board regular meeting scheduled for April 4, 2016 in the Council Chambers
  
15. **RECENTLY FILED APPLICATIONS/OTHER: NONE**