



# City Of Attleboro, Massachusetts

## PLANNING BOARD

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

2016 MAR 23 PM 12:04

CLERK OF ATTLEBORO  
1155 GILFILLAN

## AGENDA

MARCH 28, 2016

- 
- |   |                 |
|---|-----------------|
| 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   | 4/30/16         |
| 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”)                        | 5/16/16         |
| 5. FORM A PLANS:  | <u>DEADLINE</u> |
| a. Ajax 5Cap NESV, LLC – Commerce Way   | 3/28/16         |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED  |                 |
| 7. STAFF REPORT: NO REPORT THIS MEETING   |                 |
| 8. CORRESPONDENCE:  |                 |
| a. Letter from Planning Board Clerk Lauren Stamatis, dated March 11, 2016, to Tim Higgins of Edgewood Development Company, LLC, soliciting the amended work order #1 peer review fee, relative to the proposed Definitive Subdivision Plan, entitled “QUARRY ESTATES”. (See Agenda item #2Ba) |                 |
| b. Cover letter and associated materials from attorney John F. D. Jacobi, III on behalf of GSLC, LLC, dated March 8, 2016, to the Planning Board, relative to the MassDOT Section 61 Finding in regards to the Major Site Plan Review decision for “SHOPS AT MAYFAIRE”.                       |                 |
| c. Notice of Violation from Conservation Agent Tara Martin, dated March 9, 2016, to Bill Ward of W. B. Construction & Development, Inc., relative to the “Brigham Hills” Subdivision surrounding Assessor’s Map #218, Lot #61, and 359 Slater Street, Assesor’s Map #219, Lots #3, 4, and 6.  |                 |
| d. Email and attached Superior Court Clerk’s Notice from City Solicitor Robert S. Mangiaratti, to Conservation Agent Tara Martin, relative to the denial for reconsideration in the case of Cave Corporation versus City of Attleboro Conservation Commission.                                |                 |
| e. Email from Planning and Development Director Gary Ayrassian, dated March 8, 2016, to attorney John White, regarding the “ROLLING HILL, PHASE VI” and “DEER RUN ESTATES” subdivisions.  |                 |
| f. Email from Planning and Development Director Gary Ayrassian, dated March 8, 2016, to the Planning Board, relative to the “ROLLING HILL, PHASE VI” and “DEER RUN ESTATES” subdivisions.   |                 |

- g. Letter from attorney John S. White, dated March 17, 2016 (received March 21, 2016), to Director of Planning and Development Gary Ayrassian, relative to the approved Definitive Subdivision Plans, entitled "ROLLING HILL ESTATES, SECTION VI" and "DEER RUN ESTATES".
- h. Certificate of Vote form Planning Board Clerk Lauren Stamatis, dated March 8, 2016, to the Municipal Council, providing the loan order recommendation relative to fire and police departmental vehicles and equipment.
- i. Certificate of Vote form Planning Board Clerk Lauren Stamatis, dated March 11, 2016, to City Clerk Stephen Withers, providing Zoning Board of Appeals approval of the site plan revisions to the "NEW ENGLAND SPORTS VILLAGE" project.

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 (**\$3,731.00 for paving slips, tree records and guarantees, final grades for sidewalks**).
- 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 work completed at "THE MEADOWS" subdivision (**\$35,802.82 for street acceptance plans and as-built plans**).
- d. Memorandum from Public Works Superintendent Lance A. Hill, dated February 10, 2016, to the Planning Board, recommending a **PARTIAL RELEASE in the amount of \$23,901.41 for concrete bounds and as-built plans** 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 President John J. Cloud of A. Caponigro & Co. Inc., dated February 22, 2016, to the Planning Board, requesting a **PARTIAL** release of funds for work completed at "THE MEADOWS" subdivision (**\$17,901.41 for street acceptance plans**).
- h. 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 at "THE MEADOWS" subdivision (**\$15,680.00 for 37% held for sidewalks**).
- i. 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.
- j. Letter from attorney John S. White, dated March 17, 2016 (received March 21, 2016) to Chairman Paul Danesi of the Planning Board, requesting an updated bond amount be established for the approved Definitive Subdivision Plan, entitled "ROLLING HILLS ESTATES, SECTION VI".
- k. Letter from Planning Board Clerk Lauren Stamatis, dated March 21, 2016, to Public Works Superintendent Lance Hill, forwarding the letter from Mr. White, requesting an updated bond amount be established for the "ROLLING HILL ESTATES, SECTION VI" subdivision.
- l. Letter from attorney John S. White, dated March 17, 2016 (received March 21, 2016) to Chairman Paul Danesi of the Planning Board, requesting an updated bond amount be established for the approved Definitive Subdivision Plan, entitled "ROLLING HILL ESTATES, SECTION VI" [sic "DEER RUN ESTATES"].
- m. Letter from Planning Board Clerk Lauren Stamatis, dated March 21, 2016, to Public Works Superintendent Lance Hill, forwarding the letter from Mr. White, requesting an updated bond amount be established for the "DEER RUN ESTATES" 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 (previously distributed)
  - b. December 21, 2015 (previously distributed)
  - c. January 11, 2016 (previously distributed)
  - d. January 11, 2016 Executive Session (previously distributed)
  - e. January 25, 2016 (previously distributed)
  - f. February 1, 2016 (previously distributed)
  - g. February 16, 2016
  - h. March 7, 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 April 4, 2016 at 6:30 p.m. in the Council Chambers
  - b. Planning Board regular meeting scheduled for April 19, 2016 at 6:30 p.m. in the Annex Room
  - c. **Joint Public Hearing with Municipal Council** on April 19, 2016 at 7:00 p.m. in the Council Chambers relative to the 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 General Residence-A ("GR-A") to General Business ("GB").
  - d. **Vote to hold joint public hearing** with the Municipal Council on April 19, 2016 relative to the Petition of Alviti Realty, Inc. to rezone property at 67 Mechanic Street from Industrial ("I") to General Residence-A ("GR-A").
15. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. Schedule elections/appointments in April for Chair, Vice-Chair, Secretary, SPREDD Delegate, Planning Board Clerk and Committee Assignments