



# City Of Attleboro, Massachusetts

## PLANNING BOARD

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

2016 MAR 31 AM 10:05  
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CITY OF ATTLEBORO  
PLANNING BOARD

### AGENDA APRIL 4, 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: NONE SCHEDULED  | <u>DEADLINE</u> |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED   |                 |
| 7. STAFF REPORT: NO REPORT THIS MEETING  |                 |
| 8. CORRESPONDENCE:   |                 |
| a. Letter from attorney Edward J. Casey of Casey Law Offices, dated March 30, 2016, to Chairman Paul Danesi, requesting a waiver from <u>§5.5(G) REQUIREMENTS FOR CONSTRUCTION PLANS AND PROFILES</u> of the Planning Board Rules and Regulations, relative to the proposed Definitive Subdivision entitled “QUARRY ESTATES”. (See Agenda item #2Ba) |                 |
| b. Letter from President John J. Cloud of A. Caponigro & Co., Inc., dated March 28, 2016, to the Planning Board, requesting an extension of time to September 28, 2016 relative to “THE MEADOWS” subdivision.  |                 |
| c. 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.   |                 |
| d. Letter from Planning Board Clerk Lauren Stamatis, dated March 30, 2016, to John Cloud of Attleboro Realty Development, LLC, soliciting the \$3,300.00 stormwater management peer review fee, relative to the proposed Definitive Subdivision Plan, entitled “COLMAN ESTATES”.   |                 |
| 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 <b>PARTIAL</b> release of funds for work completed at “THE MEADOWS” subdivision ( <b>\$3,731.00 for paving slips, tree records and guarantees, final grades for sidewalks</b> ).                                      |                 |
| 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 <b>PARTIAL</b> 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 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**).
- f. 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**).
- g. 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.
- h. 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.
- i. 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.
- 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.
- n. Letter from Planning Board Clerk Lauren Stamatis, dated March 29, 2016, to Bradford Allen of Allen Homes, LTD Partnership II, certifying the **FINAL** release of funds relative to the "MEADOWSWEET FARMS" 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. February 16, 2016
- b. March 7, 2016
- c. March 28, 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 19, 2016 at 6:30 p.m. in the Annex Room
  - b. Elections/appointments for Chair, Vice-Chair, Secretary, SPREDD Delegate, Planning Board Clerk and Committee Assignments on April 19, 2016.
  - 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. **Joint Public Hearing with Municipal Council** on April 19, 2016 at 7:00 p.m. in the Council Chambers relative to the petition of Alвити Realty, Inc. to rezone property at 67 Mechanic Street from Industrial ("I") to General Residence-A ("GR-A").
  
15. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. Definitive Subdivision Plan, submitted by Attleboro Realty Development, LLC for "COLMAN ESTATES" off of Steere Street (public hearing scheduled for May 9, 2016).



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