

(CITY SEAL)
ATTLEBORO PLANNING BOARD
NOTICE OF PUBLIC HEARING
MAY 2, 2016

In accordance with the provisions of the General Laws of Massachusetts, Chapter 41, as amended, a public hearing will be held on **Monday, May 2, 2016 at 6:30 p.m.** in the **Municipal Council Chambers located in City Hall**, 77 Park Street, Attleboro, MA 02703, relative to the following:

The application of **Attleboro Realty Development, LLC** for the proposed sixteen (16) lot definitive subdivision plan entitled "COLMAN ESTATES", located on **Steere Street**, more specifically Assessor's plat #129, lots #20 and #20A, plat #129, lot #8, and lot #10, located in the Single Residence-D zoning district, engineered by William R. Buckley, Jr., P.E. of Bay Colony Group, Inc., 4 School Street, P.O. Box 9136, Foxboro, MA 02035.

Paul Danesi
Chairman

PLEASE BILL THE CITY OF ATTLEBORO **MAYORS OFFICE** (508) 223-2222
PLEASE PRINT **UNDERLINED** WORDS IN **BOLD PRINT**
PLEASE RUN AD ON **April 18, 2016** and **April 25, 2016**



City Of Attleboro, Massachusetts

PLANNING BOARD

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

AGENDA MAY 2, 2016

EC
2016 APR 27 PM 3:5
RECEIVED
CITY CLERK

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- 1A. **JOINT PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
 - 1B. **JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
 - 2A. **PUBLIC HEARINGS:** DEADLINE
 - a. Attleboro Realty Development, LLC – “COLMAN ESTATES” Definitive Subdivision Plan
 - 2B. **PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
 - 3A. **SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
 - 3B. **SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED** DEADLINE
 - 4. **PENDING APPLICATIONS/MATTERS:** DEADLINE
 - a. Edgewood Dev. Co., Inc. – “QUARRY ESTATES” Definitive Subdivision Plan 5/31/16
 - b. 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”)
 - c. Petition of Attleboro Realty, Inc. to rezone property at 67 Mechanic Street from Industrial (“I”) to General Residence-A (“GR-A”)
 - d. 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** DEADLINE
 - 6. **APPOINTMENTS TO SPEAK: NONE SCHEDULED**
 - 7. **STAFF REPORT: REPORT TO BE E-MAILED**
 - 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 §5.5(G) REQUIREMENTS FOR CONSTRUCTION PLANS AND PROFILES of the Planning Board Rules and Regulations, relative to the proposed Definitive Subdivision entitled “QUARRY ESTATES”. (See Agenda item #4a)
 - b. Response comments from Vice President Andrew Chagnon of Pare Corporation, revised March 25, 2016 (received March 31, 2016) to the Planning Board, relative to the proposed Definitive Subdivision plan, entitled “QUARRY ESTATES”. (See Agenda item #4a)
 - c. Stormwater management second peer review from Janet Carter Bernardo of Horsley Witten Group, Inc., dated April 19, 2016, to Chairman Paul Danesi of the Planning Board, relative to the proposed Definitive Subdivision Plan, entitled “Quarry Estates”. (See Agenda item #4a)
 - d. Memorandum from Senior Project Manager Patrick Dunford of VHB, dated April 18, 2016, to Adam Stein of Mechanic Redevelopment Limited Partnership, providing a traffic evaluation regarding 67 Mechanic Street. (See Agenda item #4c)

- e. 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.
- f. Letter from President Timothy Caponigro, dated April 1, 2016, to the Planning Board, requesting an extension of time to May 30, 2017 relative to the Definitive Subdivision, entitled "STONE FOREST ESTATES".
- g. Letter from Anthony Marinella, dated April 8, 2016, to the Planning Board, requesting an extension of time to December 30, 2016 relative to the Definitive Subdivision, entitled "AVALON ESTATES".
- h. Letter received via facsimile from Manager Len LeGrand of Frontgate Development, LLC, dated April 12, 2016, to the Planning Board, requesting an extension of time to July 31, 2016, relative to the construction of the Definitive Subdivision Plan, entitled "CAMP STREET".
- i. Letter from Chairman Jonathan F. Henry of the SRPEDD Commission, dated April 12, 2016, to Planning Board Chairman Paul Danesi, requesting completion of the SRPEDD appointment form.
- j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated April 6, 2016, to City Clerk Stephen Withers, granting an extension of time to September 28, 2016 relative to the construction of the Definitive Subdivision, entitled "THE MEADOWS".
- k. Certificate of vote from Planning Board Clerk Lauren Stamatis, dated April 21, 2016, to City Clerk Stephen Withers, granting an extension of time for the construction of the "BRIGHAM HILLS ESTATES" Definitive Subdivision.
- l. Letter from Planning Board Clerk Lauren Stamatis, dated April 27, 2016, to Texas River Realty, Inc., soliciting the stormwater management peer review fee relative to the proposed Street Extension Plan, entitled "NICHOL AVENUE EXTENSION".

9. PERFORMANCE BOND CORRESPONDENCE:

- a. Memorandum from City Treasurer Laura Gignac, dated April 26, 2016, to Director of Planning and Development Gary Ayrassian, relative to a correction in the bond release amount for "MEADOWSWEET FARMS" Subdivision (new amount \$15,294.04).
- b. Letter from Planning Board Clerk Lauren Stamatis, dated April 21, 2016, to Steven Gietz of Lindsey Farms, LLC, establishing a bond amount for the "STONE HAVEN" Subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated April 21, 2016, to Marc Rioux, establishing a bond amount for the "DEER RUN ESTATES" Subdivision.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated April 21, 2016, to Marc Rioux, establishing a bond amount for the "Rolling Hills, VT" Subdivision.
- e. Letter from Planning Board Clerk Lauren Stamatis, dated April 21, 2016, to John Cloud of A. Caponigro & Co., Inc., certifying the release of funds in the amount of \$45,530.41 relative to "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:

- a. Edgewood Dev. Co., Inc. - "QUARRY ESTATES" Definitive Subdivision Plan

11D. SUBDIVISION COMMITTEE:

12. PENDING MINUTES:

- a. February 16, 2016
- b. March 7, 2016
- c. March 28, 2016
- d. April 4, 2016
- e. April 19, 2016

13. SRPEDD DELEGATE'S REPORT:

- a. Report/update from Melinda Kwart

14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:

- a. **Vote to hold Joint Public Hearing with Municipal Council** on May 17, 2016 at 7:00 p.m. relative to the petition filed by the Attleboro Redevelopment Authority and Massachusetts Bay Transportation Authority to rezone property at 0 Olive Street, 101 Olive Street, 105 Olive Street, 116 Olive Street, 0 Wall Street, 15 Wall Street, 8 Wall Street, 28 Wall Street, 0 South Main Street and 65 South Main Street from "Industrial" to "Transit-Oriented Development".
- b. Planning Board regular meeting scheduled for May 17, 2016 at 6:30 p.m. in the Council Chambers.

15. RECENTLY FILED APPLICATIONS/OTHER: NONE

- a. Street Extension Plan submitted by Texas River Realty, Inc. for "NICHOL AVENUE EXTENSION" (public hearing scheduled for May 17, 2016).
- b. Rezoning Petition submitted by the Attleboro Redevelopment Authority and Massachusetts Bay Transportation Authority to rezone property located at 0, 101, 105, 116 Olive Street, 0, 15, 8, 28 Wall Street, and 0, 65 South Main Street from "Industrial" to "Transit-Oriented Development". **(Copies to be distributed)**