

(CITY SEAL)
ATTLEBORO PLANNING BOARD
NOTICE OF PUBLIC HEARING
JULY 19, 2016

In accordance with the provisions of the General Laws of Massachusetts, Chapter 41, as amended, a public hearing will be held on Tuesday, July 19, 2016 at 6:30 p.m. in the Annex Room located in City Hall, 77 Park Street, Attleboro, MA 02703, relative to the following:

The application of W.B. Construction & Development, Inc. for the proposed twenty-three (23) lot definitive subdivision plan entitled "PHASE III – BRIGHAM HILL ESTATES", located on **Pass Farm Road** and **Slater Street**, more specifically Assessor's plat #218, lots #6 and #6A; plat #219, lots #3 through #6, located in the Single Residence-D zoning district, engineered by Paul B. Hutnak, P.E. of Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760.

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 **July 5, 2016** and **July 12, 2016**



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

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AGENDA JULY 19, 2016 6:30 P.M.

- | | |
|--|------------------------|
| 1A. JOINT PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. Petition to Amendment §17-3.4 <u>TABLE OF USE REGULATIONS</u> of the <u>ZONING ORDINANCE</u> relative to Medical/Health Care Uses | |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 2A. PUBLIC HEARINGS: | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. "BRIGHAM HILL, PHASE III" Definitive Subdivision Plan (see Agenda Items #8a and 8b) | 10/27/16 |
| 2B. PUBLIC HEARINGS HELD OPEN: | <u>DEADLINE</u> |
| a. Texas River Realty, Inc. - "NICHOL AVENUE EXTENSION" Definitive Subdivision Plan (see Agenda Items #8c and 8d) | 8/28/16 |
| b. Attleboro Realty Development, LLC - "COLMAN ESTATES" Definitive Subdivision Plan (see Agenda Items #8e and 8f) | 8/6/16 |
| 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: NONE SCHEDULED | <u>DEADLINE</u> |
| 5. FORM A PLANS: | <u>DEADLINE</u> |
| a. One Thirty One Pleasant St, LLC - Oakhill Avenue (see Agenda Item #8f) | 7/13/16 |
| b. J&J Realty Development Corp. - Slater Street / Lois Court (see Agenda Item #8g) | 7/15/16 |
| c. Richard P. & Kim E. Perry - Homestead Lane | 7/22/16 |
| 6. APPOINTMENTS TO SPEAK: | |
| a. City Solicitor Bob Mangiaratti - Cave Corporation, "DALE COURT EXTENSION" | |
| b. Attorney Jack Jacobi - GSLC, LLC, "SHOPS AT MAYFAIR" (see Agenda Item #8i) | |
| 7. STAFF REPORT: PREVIOUSLY SUBMITTED | |
| 8. CORRESPONDENCE: | |
| a. Letter from Planning Board Clerk Lauren Stamatis, dated June 24, 2016, to Bill Ward of W.B. Construction & Development soliciting the stormwater management peer review fee relative to the proposed definitive subdivision plan entitled "BRIGHAM HILL, PHASE III". (see Agenda Item #2Aa) | |

- b. Memorandum from Acting Water Superintendent / Wastewater Superintendent Paul A. Kennedy, dated June 24, 2016, to Planning Board Clerk Lauren Stamatis relative to the proposed definitive subdivision plan entitled "BRIGHAM HILL, PHASE III". (see Agenda Item #2Aa)
- c. Email from Fire Prevention Captain Dennis Perkins, dated July 6, 2016, to Senior Land Use Planner Stephanie Davies relative to the proposed definitive street extension plan entitled "NICHOL AVENUE EXTENSION". (see Agenda Item #2Ba)
- d. Soil Evaluation Form from Jeff Tallman of Sitec Engineering, received June 23, 2016, relative to the stormwater management system associated the proposed definitive street extension plan entitled "NICHOL AVENUE EXTENSION". (see Agenda Item #2Ba)
- e. Letter from Planning Board Clerk Lauren Stamatis, dated July 6, 2016, to John Cloud of Attleboro Realty Development, LLC soliciting the second stormwater peer review fee relative to the proposed definitive subdivision plan entitled "COLMAN ESTATES". (see Agenda Item #2Bb)
- f. Form P2 – Request for an Extension of Time, received July 7, 2016, from One Thirty One Pleasant St, LLC requesting an extension of time to July 20, 2016 relative to the Form A application for property located on Oakhill Avenue. (see Agenda Item #5a)
- g. Form P2 – Request for an Extension of Time, received June 29, 2016, from J&J Realty Development Corp. requesting an extension of time to July 20, 2016 relative to the Form A application for property located on Slater Street / Lois Court. (see Agenda Item #5b)
- h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated June 21, 2016, to the Municipal Council recommending approval of the rezoning petition filed by the ARA and MBTA for 0, 101, 105, 116 Olive Street, 0, 15, 8, 28 Wall Street, and 0, 65 South Main Street.
- i. Cover Letter and architectural elevation plans submitted by attorney John F. D. Jacobi, III, dated July 12, 2016, relative to the Major Site Plan Review approval of GSLC, LLC "Mayfaire Shopping Plaza" on Washington Street. (see Agenda Item #6b)
- j. Cover letter, revised stormwater calculations, and plan set from William R. Buckley, Jr., P.E. of Bay Colony Group, Inc., dated June 30, 2016, relative to the proposed definitive subdivision plan entitled "COLMAN ESTATES". (see Agenda Item #2Bb)

9. PERFORMANCE BOND CORRESPONDENCE:

- a. Letter from Planning Board Clerk Lauren Stamatis, dated May 6, 2016, to Public Works Superintendent Lance Hill relative to Case Development, LLC's request for a **FINAL** release of funds relative to the "PALM STREET EXTENSION" development.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated June 2, 2016, to Superintendent of Public Works Lance Hill relative to Frontage Development LLC's request for a **FINAL** release of funds relative to the "Camp Street" 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 (previously distributed)
- b. March 7, 2016 (previously distributed)
- c. March 24, 2016 (previously distributed)
- d. March 28, 2016 (previously distributed)
- e. April 4, 2016 (previously distributed)
- f. April 19, 2016 (previously distributed)
- g. May 2, 2016 (previously distributed)
- h. May 17, 2016 (previously distributed)
- i. June 7, 2016
- j. June 20, 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 August 15, 2016 at 6:30 p.m. in the Council Chambers.

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. Cave Corporation - "DALE COURT EXTENSION" – OSRD Definitive Subdivision Plan