

(CITY SEAL)
ATTLEBORO PLANNING BOARD
NOTICE OF PUBLIC HEARING
SEPTEMBER 12, 2016

In accordance with the provisions of the General Laws of Massachusetts, Chapter 41, as amended, a public hearing will be held on **Monday, September 12, 2016 at 6:30 p.m.** in the **Council Chambers located in City Hall**, 77 Park Street, Attleboro, MA 02703, relative to the following:

The application of **Marette & Sons, Inc.** for a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-13.0 WATER RESOURCE PROTECTION DISTRICT to construct a single family dwelling and associated driveway, grading, and utilities within the Bungay River Water Resource Protection District, said premises being located at **21 Pasture Brook Road**, more specifically Assessor's plat #187, lot #4-A50 (Builder's Lot 88), located in the Single Residence-D zoning district.

The application of **Marette & Sons, Inc.** for a special permit pursuant to §17-9.0 SPECIAL PERMITS and §17-13.0 WATER RESOURCE PROTECTION DISTRICT to construct a single family dwelling and associated driveway, grading, and utilities within the Bungay River Water Resource Protection District, said premises being located at **27 Pasture Brook Road**, more specifically Assessor's plat #187, lot #4-A49 (Builder's Lot 87), located in the Single Residence-D zoning district.

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 **August 29, 2016** and **September 5, 2016**



City Of Attleboro, Massachusetts

PLANNING BOARD

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

RECEIVED
CITY OF ATTLEBORO
CITY CLERK

2016 SEP -7 PM 12: 29

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AGENDA SEPTEMBER 12, 2016 6:30 P.M.

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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. Marette & Sons, Inc. – Bungay River WRPD Special Permit, 21 Pasture Brook Road
 - b. Marette & Sons, Inc. – Bungay River WRPD Special Permit, 27 Pasture Brook Road
- 2B. PUBLIC HEARINGS HELD OPEN:** DEADLINE
- a. W.B. Construction & Development, Inc. “PHASE III – BRIGHAM HILL ESTATES”
Definitive Subdivision Plan 10/27/16
 - b. Texas River Realty, Inc. - “NICHOL AVENUE EXTENSION” 9/26/16
 - c. Attleboro Realty Development, LLC – “COLMAN ESTATES” Definitive Subdivision Plan 9/20/16
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED** DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:** DEADLINE
- a. Interplex Etch Logic – Major Site Plan Review, 54 Venus Way Deadline to close → 9/26/16
- 4. PENDING APPLICATIONS/MATTERS:** DEADLINE
- a. Steven Gietz – Bungay River WRPD Special Permit, 5 Ashden Court 11/13/16
- 5. FORM A PLANS:** DEADLINE
- a. Theodore Pitas, Jr. & Robert E. Pitas - Lynn Drive 9/13/16
- 6. APPOINTMENTS TO SPEAK:**
- a. Mark Rioux, Marette & Son – Water Resource Protection Permits for Rolling Hills VI & Deer Run Estates
 - b. Bill Ward, W.B. Construction & Development – Brigham Hill Estates
- 7. STAFF REPORT: TO BE EMAILED PRIOR TO MEETING**
- 8. CORRESPONDENCE:**
- a. Fire flow test for the proposed definitive subdivision plan, entitled “BRIGHAM HILL ESTATES – PHASE III”.
(See Agenda item #2Ba)
 - b. Letter from Planning Board Clerk Lauren Stamatis, dated August 24, 2016, to Bill Ward of W.B. Construction and Development, Inc. soliciting the second peer review fee for the proposed definitive subdivision, entitled “BRIGHAM HILL ESTATES – PHASE III”. (See Agenda item #2Ba)
 - c. Email from Bill Ward of W.B. Construction & Development, received August 30, 2016, to Planning Administrator Lauren Stamatis, regarding the construction deadline for the “BRIGHAM HILL ESTATES” subdivision. (See Agenda item #6b)
 - d. Cover letter and Tripartite Agreements from attorney Joseph M. Antonellis, dated August 2, 2016 (received August 4, 2016), to City Solicitor Robert S. Mangiaratti, Esq., relative to the “ROLLINGS HILLS, VI” and “DEER RUN ESTATES” subdivisions.

- e. Letter from Planning Board Clerk Lauren Stamatis, dated August 16, 2016, to City Clerk Stephen Withers, providing notification of the extension of time to September 14, 2016, granted relative to the submission of a performance security for the "DALE COURT EXTENSION" subdivision.
- f. Letter from Planning Board Clerk Lauren Stamatis, dated August 16, 2016, to City Clerk Stephen Withers, providing notification of the extension of time to October 17, 2018, granted relative to the Water Resource Protection District special permit issued for the "DEER RUN ESTATES" subdivision.
- g. Letter from Planning Board Clerk Lauren Stamatis, dated August 16, 2016, to City Clerk Stephen Withers, providing notification of the extension of time to September 30, 2018 for construction of the "ROLLING HILLS, VI" subdivision.
- h. Letter from Planning Board Clerk Lauren Stamatis, dated August 16, 2016, to City Clerk Stephen Withers, providing notification of the extension of time to September 30, 2018 for construction of the "DEER RUN ESTATES" subdivision.
- i. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 16, 2016, to the Municipal Council, recommending adoption of the proposed Zoning Ordinance amendments relative to medical uses.
- j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated August 22, 2016, to City Clerk Stephen Withers, relative to an approved modification to the traffic feature at the "BRIGHAM HILL ESTATES, PHASE II" Subdivision.

9. PERFORMANCE BOND CORRESPONDENCE:

- a. Letter from Planning Board Clerk Lauren Stamatis, dated May 6, 2016, to Public Works Superintendent Lance Hill, forwarding Mr. Case's request for a **FINAL** release of funds relative to the "PALM STREET EXTENSION" plan.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated August 10, 2016, to Superintendent Lance Hill of the Department of Public Works, forwarding the request that a bond amount be set for the "DALE COURT EXTENSION" subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated August 11, 2016, to Superintendent Lance Hill of the Department of Public Works, forwarding the request for a **PARTIAL** release of funds relative to the "STONE HAVEN" subdivision.
- d. Covenant Release Form submitted via email by Paulette Rioux of Marette & Sons, Inc., received August 30, 2016, to the Planning Board, relative to the Definitive Subdivision entitled "ROLLING HILLS ESTATES, VI."
- e. Covenant Release Form submitted via email by Paulette Rioux of Marette & Sons, Inc., received August 30, 2016, to the Planning Board, relative to the Definitive Subdivision entitled "DEER RUN ESTATES."

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 (previously distributed)
- j. June 20, 2016 (previously distributed)
- k. July 19, 2016 (previously distributed)
- l. August 15, 2016 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

- a. Report/update from Melinda Kwart

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

- a. Subdivision Committee meeting scheduled for September 12, 2016 at 6:00 p.m. in the Annex Room.
- b. Planning Board regular meeting scheduled for September 26, 2016 at 6:30 p.m. in the Council Chambers.
- c. Vote to elect Vice-Chairman at September 26, 2016 meeting.

15. RECENTLY FILED APPLICATIONS/OTHER:

- a. John DesVergnes – Orr's Pond WRPD Special Permit, 0 Tiffany Street (Builder's Lot #1)
- b. John DesVergnes – Orr's Pond WRPD Special Permit, 0 Tiffany Street (Builder's Lot #3)
- c. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A