

(CITY SEAL)  
ATTLEBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 26, 2016

---

In accordance with the provisions of §17-15.0 SITE PLAN REVIEW of the City of Attleboro Zoning Ordinance, as amended, a public hearing will be held on **Monday, September 26, 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 **SOWA, LLC** for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the construction of a new shopping plaza consisting of two new retail buildings measuring 15,600± square feet and 7,210±, two new restaurant buildings measuring 4,000± square feet, and 4,600± square feet, and 289 off-street parking stalls, as well as associated landscaping, utilities, grading and stormwater management systems; the subject premises being located at **1 Highland Avenue** and **5 Route 1A**, more specifically Assessor's plat #64, lots #1A and 1B, located in the General Business zoning district.

The application and plans may be reviewed in the Department of Planning and Development located on the first floor of City Hall. Any person interested or wishing to be heard on the application may appear at the public hearing at the time and place designated above.

---

**Paul Danesi**  
Chairman

PLEASE BILL TO CITY OF ATTLEBORO 508.223.2222  
PLEASE PRINT UNDERLINED WORDS IN **BOLD PRINT**  
PLEASE RUN AD ON **September 19, 2016**

(CITY SEAL)  
ATTLEBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 26, 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 26, 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 John H. DesVergnes 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 Orr's Pond Water Resource Protection District, said premises being located at 0 Tiffany Street, more specifically Assessor's plat #134, lots #12A, 12A1, 12A2 (Builder's Lot #1), located in the Single Residence-B zoning district.

The application of John H. DesVergnes 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 Orr's Pond Water Resource Protection District, said premises being located at 0 Tiffany Street, more specifically Assessor's plat #134, lots #12A, 12A1, 12A2 (Builder's Lot #3), located in the Single Residence-B zoning district.

The application of Marette & Sons, Inc. for the proposed amended twenty-eight (28) lot definitive subdivision entitled "Deer Run Estates, as shown on the plan entitled "Low Pressure Sewer Plan & Profile at Colt's Way" filed pursuant to MGL Ch. 41 §81W, said premises being located off Colt's Way and Lindsey Street, more specifically Assessor's plat #131, lot #2, surveyed by Kenneth G. McKenzie, Jr., P.L.S. and engineered by Bryan J. Weiner, P.E. of Dunn McKenzie, Inc., 206 Dedham Street, Norfolk, MA 02056, dated May 23, 2016. The subject premises are 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 September 12, 2016 and September 19, 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 22 PM 12:08  
ECL

## AGENDA

SEPTEMBER 26, 2016

6:30 P.M.

- |   |                              |
|---|------------------------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED   | <u>DEADLINE</u>              |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED   | <u>DEADLINE</u>              |
| 2A. PUBLIC HEARINGS:  | <u>DEADLINE</u>              |
| 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. Marett & Sons, Inc., “DEER RUN ESTATES” §81W Definitive Subdivision Plan   | 1/14/17                      |
| 2B. PUBLIC HEARINGS HELD OPEN:  | <u>DEADLINE</u>              |
| a. W.B. Construction & Development, Inc. “PHASE III – BRIGHAM HILL ESTATES”<br>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   | 9/26/16                      |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS:   | <u>DEADLINE</u>              |
| a. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A   | Deadline to close → 10/17/16 |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:   | <u>DEADLINE</u>              |
| a. Interplex Etch Logic – Major Site Plan Review, 54 Venus Way  | Deadline to close → 9/26/16  |
| 4. PENDING APPLICATIONS/MATTERS: NONE   | <u>DEADLINE</u>              |
| 5. FORM A PLANS: NONE SCHEDULED   | <u>DEADLINE</u>              |
| 6. APPOINTMENTS TO SPEAK: NONE  |                              |
| 7. STAFF REPORT: TO BE EMAILED PRIOR TO MEETING   |                              |
| 8. CORRESPONDENCE:  |                              |
| a. Cover letter and revised site plans from William R. Buckley, Jr., P.E. of Bay Colony Group, Inc., dated September 19, 2016, to Chairman Paul Danesi, relative to the proposed definitive subdivision, entitled “COLMAN ESTATES.” (See Agenda item #2Bc) (Copies for distribution)  |                              |
| b. Email from Chief Kyle P. Heagney of the Police Department, received September 20, 2016, to Planning Administrator Lauren Stamatis, providing comment on the Major Site Plan Review application of SOWA, LLC for 1 Highland Avenue and 5 Route 1A, “SHOPS ON WASHINGTON.” (See Agenda item #3Aa)                            |                              |
| c. Memorandum from Wastewater Superintendent and Acting Water Superintendent Paul A. Kennedy, dated September 21, 2016, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of SOWA, LLC for 1 Highland Avenue and 5 Route 1A, “SHOPS ON WASHINGTON.” (See Agenda item #3Aa) |                              |
| d. Notification letter from Senior Land Use Planner Stephanie Davies, dated September 14, 2016, to Anthony Ferri of Rust-Oleum Corporation, that the Major Site Plan Review pre-application petition for 118 Olive Street is not complete.  |                              |

- e. Email from attorney Christopher B. Sherwood, received September 13, 2016, to Director of Planning and Development Gary Ayrassian, requesting an extension of time to September 30, 2016, relative to the submission of performance security for the "DALE COURT EXTENSION" definitive subdivision.
- f. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated September 13, 2016, to City Clerk Stephen Withers, granting an extension of time to September 30, 2016 relative to the construction deadline for the "BRIGHAM HILL ESTATES" definitive subdivision.
- g. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated September 19, 2016, to City Clerk Stephen Withers, rescinding the extension of time relative to the Water Resource Protection Permit issued to the "DEER RUN ESTATES" definitive subdivision to October 17, 2018.
- h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated September 13, 2016, to City Clerk Stephen Withers, granting an extension of time relative to the Water Resource Protection Permit issued to the "DEER RUN ESTATES" definitive subdivision to October 17, 2017.
- i. Memorandum from Director of Planning and Development Gary G. Ayrassian, dated September 15, 2016, to Mayor Kevin J. Dumas, providing a recommendation on the donation of land, located on Ash Street and Pine Street.
- j. Memorandum for Director of Planning and Development Gary G. Ayrassian, dated September 16, 2016, to Mayor Kevin J. Dumas, providing a recommendation on the donation of land, located on Bishop Street.
- k. Citizen Planner Training Collaborative Flyer, received September 22, 2016, to the Planning Board, relative to Fall 2016 Workshops.

**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. 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. 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."
- f. 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:**

- a. Texas River Realty, Inc. - "NICHOL AVENUE EXTENSION"
- b. Attleboro Realty Development, LLC - "COLMAN ESTATES" Definitive Subdivision Plan

**12. PENDING MINUTES:**

- a. September 12, 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 October 3, 2016 at 6:30 p.m. in the Council Chambers.
- b. Planning Board regular meeting scheduled for October 17, 2016 at 6:30 p.m. in the Council Chambers.

**15. RECENTLY FILED APPLICATIONS/OTHER:**

- a. Vote to elect Vice-Chairman
- b. Lawrence & Eleanor Habershaw – Orr's Pond WRPD Special Permit, 989 West Street