



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 NOV 16 PM 4: 21

(Handwritten initials)

AGENDA NOVEMBER 21, 2016 6:30 P.M.

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
- 2A. PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 2B. PUBLIC HEARINGS HELD OPEN: DEADLINE
 - a. Texas River Realty, Inc. - "NICHOL AVENUE EXTENSION" 12/19/16
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: DEADLINE
 - a. Arista Development, LLC – Major Site Plan Review, 152-156 Pleasant Street Deadline to close → 11/21/16
 - b. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A Deadline to close → 11/21/16
- 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED DEADLINE
- 5. FORM A PLANS: DEADLINE
 - a. SR Land Improvement, LLC – County Street 11/24/16
 - b. Cumberland Farms, Inc. – 220 & 226 Pleasant Street 12/5/16
 - c. Gordon Woodbine – 99 Smith Street 12/7/16
- 6. APPOINTMENTS TO SPEAK:
 - a. Attorney Jack Jacobi – "Shops on Washington"
- 7. STAFF REPORT: TO BE EMAILED PRIOR TO MEETING
- 8. CORRESPONDENCE:
 - a. Cover letter, response comments, and revised plans from attorney Jack Jacobi on behalf of Arista Development, LLC, dated November 16, 2016, to the Planning Board, relative to the Major Site Plan Review application for 152-156 Pleasant Street. **(Agenda item #3Ba)**
 - b. Letter from attorney John F. D. Jacobi, III, dated November 10, 2016, to the Planning Board, requesting a continuance to December 5, 2016 relative to the Major Site Plan Review application for "Shops on Washington" submitted by SOWA, LLC. **(Agenda item #3Bb)**
 - c. Letter from attorney John F. D. Jacobi, III, dated October 26, 2016, requesting modifications to the pylon sign associated with the Major Project Site Plan, "Shops at Mayfaire." **(Copies for distribution)**
 - d. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated November 2, 2016, to City Clerk Stephen Withers, granting a continuance to November 21, 2016 relative to the Major Site Plan Review application for "Shops on Washington" submitted by SOWA, LLC. **(Agenda item #3Bb)**
 - e. Form P2 – Request for an Extension of Time from attorney Jack Jacobi on behalf of GSLC, LLC, dated November 15, 2016, requesting an extension of time to December 5, 2016 for the Major Site Plan Review decision amendment for the "Shops at Mayfaire" commercial development. **(Agenda item #15a)**

- f. Memorandum from Public Works Superintendent Lance Hill, dated November 7, 2016, to Planning Board Chairman Paul Danesi, relative to the proposal of a new garage structure at 101 Lamb Street.
 - g. Memorandum from Director of Planning and Development, Gary G. Ayrassian, dated November 3, 2016, to the Planning Board, requesting the Board to review and comment on the Commission's proposed amendments to the STORMWATER MANAGEMENT RULES AND REGULATIONS.
 - h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated November 2, 2016, to the Municipal Council, recommending approval of the proposed amendment to the ZONING ORDINANCE relative to 17-3.4(#11) TABLE OF USE REGULATIONS – WHOLESALE, TRANSPORTATION, AND INDUSTRIAL and §17-11.0 DEFINITIONS.
 - i. Certificate of Vote from Director of Planning and Development Gary Ayrassian, dated November 15, 2016, to the Municipal Council, recommending approval of the \$7,400,000.00 loan order relative to the Wastewater Department's Sludge Landfill project.
 - j. Certificate of Vote from Director of Planning and Development Gary Ayrassian, dated November 15, 2016, to the Municipal Council, recommending approval of the \$5,000,000.00 loan order relative to the Water Department's Luther Reservoir Pump Station rehabilitation project.
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 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.
 - c. Letter from Planning Board Clerk Lauren Stamatis, dated October 26, 2016, to Superintendent Lance Hill of the Department of Public Works, requesting that a bond amount be established for the approved definitive subdivision plan, entitled "COLMAN ESTATES."
 - d. Letter from Planning Board Clerk Lauren Stamatis, dated October 26, 2016, to Superintendent Lance Hill of the Department of Public Works, requesting that a bond amount be established for the approved definitive subdivision plan, entitled "PLASE III – BRIGHAM HILL 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. October 17, 2016
 - b. November 1, 2016
 - c. November 15, 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 December 5, 2016 at 6:30 p.m. in the Council Chambers.
 - b. Planning Board regular meeting scheduled for December 19, 2016 at 6:30 p.m. in the Council Chambers.

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

- a. **VOTE to hold a joint public hearing on December 20, 2016** relative to the Rezoning Petition from the Zoning Board of Appeals to amend §17-3.5 TABLE OF ACCESSORY USE REGULATIONS and §17-10 SPECIAL REGULATIONS of the ZONING ORDINANCE relative to raising and keeping poultry not for commercial use and by inserting §17-16.0 SIGNS.
- b. **VOTE to hold a joint public hearing on December 20, 2016** relative to the Rezoning Petition from the Planning Board to amend §17-3.4 TABLE OF USE REGULATIONS – COMMUNITY FACILITIES relative to the proposed amendments for medical and healthcare land uses in the Industrial Business Park zoning district.
- c. Amended Major Site Plan Review application of GSLC, LLC for “Shops at Mayfaire” commercial development **(Copies for distribution)**
- d. Memorandum from Planning Board member Jim Lewis, received via email September 22, 2016, to the Planning Board and staff, relative to the §17-13.0 WATER RESOURCES PROTECTION DISTRICT.