



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

2023 JAN 12 AM 9:55

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AGENDA

JANUARY 17, 2023

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: NONE SCHEDULED | <u>DEADLINE</u> |
| 2B. PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan | 1/11/23 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc., 0 County Street – Major Site Plan Review | Deadline to close public hearing → 1/31/23 |
| b. 42 County Street, LLC, 42 County Street – Major Site Plan Review | Deadline to close public hearing → 3/31/23 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED | <u>DEADLINE</u> |
| 5. FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. Mariana Santos – 101 Coleman Avenue | 2/1/23 |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: NO WRITTEN REPORT | |
| 8. CORRESPONDENCE: LINK* | |
| a. Email from attorney Edward Casey of Coogan Smith, LLP, received January 9, 2023, to Senior Land Use Planner Stephanie Davies, requesting a continuance to January 17, 2023 relative to the definitive subdivision plan filed by Laurel Knoll Land Trust for “LAURELKNOLL”. (See Agenda #2Ba) | |
| b. Revised site plans and lighting plan submitted by William Blais of OHI Engineering, Inc., received January 5, 2023, to the Planning Board, relative to the Major Site Plan Review application of W.B. Construction and Development, Inc. for 0 County Street. (See Agenda #3Ba, hardcopies for distribution) | |
| c. Email from attorney Edward Casey of Coogan Smith, LLP, received January 9, 2023, to Planning Board Clerk Lauren Stamatis, requesting a continuance to January 23, 2023 relative to the Major Site Plan Review application of W.B. Construction and Development, Inc. for 0 County Street. (See Agenda #3Ba) | |
| d. Response comments submitted by Joey Fonseca of Bohler Engineering, dated December 19, 2022, to the Planning Board, relative to the Major Site Plan Review application of 42 County Street, LLC for 42 County Street. (see Agenda #3Bb, copies for distribution) | |
| e. Email from attorney Jack Jacobi of Coogan Smith, LLP, received January 7, 2023, to Director of Planning and Development Gary Ayrassian, requesting a continuance to January 23, 2023 relative to the Major Site Plan Review application of 42 County Street, LLC for 42 County Street. (See Agenda #3Bb) | |

- f. Letter from attorney Jack Jacobi of Coogan Smith, LLP, dated January 11, 2023, to the Planning Board, requesting a continuance to February 7, 2023, relative to the Major Site Plan Review application of 42 County Street, LLC for 42 County Street. (see **Agenda #3Bb**)
- g. Municipal Council Vote #1 taken December 20, 2022 calling to hold a joint public hearing on January 17, 2023 regarding the proposed amendments to §17-3.4(11C) TABLE OF USE REGULATIONS – COMMUNITY FACILITIES, §17-10.15 MARIJUANA BUSINESS USES, and §17-11.2 DEFINITIONS of the ZONING ORDINANCE relative to marijuana businesses.
- h. Municipal Council Vote #2 taken December 20, 2022 relative to the proposed loan order in the amount of four hundred seventy-five thousand (\$475,000.00) dollars for the cost of purchasing and equipping an ambulance.
- i. Memorandum from Director of Planning and Development Gary Ayrassian, dated January 11, 2023, to Acting Mayor Jay DiLisio, requesting a public hearing be scheduled relative to the acceptance of Dale Court Extension.
- j. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 20, 2022, to the Municipal Council recommending that the loan order in the amount of \$355,000.00 to purchase and equip a front-end loader for the Public Works Department is consistent with the COMPREHENSIVE PLAN.
- k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated December 20, 2022, to City Clerk Kathleen Jackson, recommending approval of the request to withdraw without prejudice the petition of the Mayor to rezone a portion of Highland Park.

9. **PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)**

- a. Letter from Bill Ward of W.B. Construction & Development, Inc., dated January 4, 2023 (received January 11, 2023), to Director of Planning and Development Gary Ayrassian, soliciting **PARTIAL** releases for “BRIGHAM HILL ESTATES”, “BRIGHAM HILL ESTATES, PHASE II”, and “BRIGHAM HILL ESTATES, PHASE III” subdivisions.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **PARTIAL** release relative to work completed at the “BRIGHAM HILL ESTATES” subdivision.
- c. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **PARTIAL** release relative to work completed at the “BRIGHAM HILL ESTATES, PHASE II” subdivision.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **PARTIAL** release relative to work completed at the “BRIGHAM HILL ESTATES, PHASE III” subdivision.
- e. Letter from Bill Ward of W.B. Construction & Development, Inc., dated January 4, 2023 (received January 11, 2023), requesting that the bond amount for the “BRIGHAM HILL ESTATES, PHASE IV” subdivision be updated to reflect the work completed to date under covenant.
- f. Letter from Planning Board Clerk Lauren Stamatis, dated January 11, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to the request for an updated bond amount regarding work completed at the “BRIGHAM HILL ESTATES, PHASE IV” subdivision.

10. **MISCELLANEOUS PENDING CORRESPONDENCE:**

- a. see separate Delinquent Subdivisions Correspondence Tracking Report

11. **PLANNING BOARD COMMITTEES:**

11A. **COMPREHENSIVE PLAN COMMITTEE:**

- a. Funding request for sustainable growth primer

11B. **ORDINANCE COMMITTEE:**

- a. Minimum lot width dimensional requirement

11C. **SITE PLAN REVIEW COMMITTEE:**

- a. W.B. Construction & Development, Inc. – 0 County Street – Major Site Plan Review

11D. SUBDIVISION COMMITTEE:

- a. "LAUREL KNOLL" Definitive Subdivision Plan

12. PENDING MINUTES:

- a. December 6, 2022 (previously distributed)
- b. December 19, 2022 (previously distributed)

13. SRPEDD DELEGATE'S REPORT:

14. PLANNING BOARD STUDY GROUP PROGRESS REPORT:

- a. Trees
- b. Inclusionary Housing
- c. Site Plan Review amendments related to design/architectural standards by overlay district
- d. Discuss Act Enabling Partnerships for Growth (new state zoning enabling legislation)
- e. Community Preservation Act

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

- a. Site Plan Review Committee meeting January 17, 2023 at 6:00 p.m.
- b. Regular meeting Monday, February 6, 2023 at 6:30 p.m.
- c. Vote to hold Joint Public Hearing with the Municipal Council February 7, 2023 at 7:00 p.m.
- d. Regular meeting February 27, 2023 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER: NONE SCHEDULED

*Digital access links are taken down as soon as the day after the meeting. For access after that time, please make a request by emailing planning@cityofattleboro.us or stopping by the Office of Planning and Development during normal business hours.