



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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### AGENDA

MARCH 7, 2022

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: [LINK\\*](#) DEADLINE
  - a. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan 5/18/22
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK\\*](#) DEADLINE
  - a. Bishop Feehan High School – Major Site Plan Review – 70 Holcott Drive Deadline to close → 3/21/2022
  - b. Morin Realty, LLC – 95 Frank Mossberg Drive, Major Site Plan Review Deadline to close → 2/28/22
  - c. JS Fuller TIC, LLC & et. al. – 50 Fuller Avenue, Major Site Plan Review Deadline to close → 3/7/22
  - d. NeighborWorks Housing Solutions – 150 Pleasant Street, Major Site Plan Review Deadline to close → 3/7/22
  - e. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 3/31/22
- 4. PENDING APPLICATIONS/MATTERS: [LINK\\*](#) DEADLINE
  - a. Bristol Place Investments LP – “BRISTOL PLACE” Preliminary Subdivision 4/2/22
  - b. Petition of the Municipal Council to amend §17-3.3 PROHIBITED USES of the ZONING ORDINANCE relative to commercial vehicles
- 5. FORM A PLANS: NONE SCHEDULED DEADLINE
- 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
- 7. STAFF REPORT: REPORT TO BE EMAILED
- 8. CORRESPONDENCE: [LINK\\*](#)
  - a. Response comments and revised plans submitted by Robert Catenacci of One Thirty One Pleasant St, LLC, dated February 28, 2022, to the Planning Board, regarding the “NICHOLAS DRIVE EXTENSION” street extension plan. (See Agenda #2Ba)
  - b. Email from Michael Sullivan of 11 Nicholas Drive, received February 28, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the “NICHOLAS DRIVE EXTENSION” street extension plan. (See Agenda #2Ba)

- c. Email from Michael Sullivan of 11 Nicholas Drive, received February 28, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to the “NICHOLAS DRIVE EXTENSION” street extension plan and providing a copy of the associated variance application before the town of Rehoboth. (See Agenda #2Ba)
  - d. Form P1 – Request to Continue to March 21, 2022 a public hearing, submitted by Jacqueline Bart of GFI Partners, on behalf of JS Fuller TIC LLC & Etal, received March 2, 2022, relative to the Major Site Plan Review application for 50 Fuller Avenue. (See Agenda #3Bc)
  - e. Email from attorney Jack Jacobi of Coogan Smith, LLP, on behalf of NeighborWorks Housing Solutions, received March 1, 2022, to Director of Planning and Development Gary Ayrassian, requesting a continuance to March 21, 2022, relative to the Major Site Plan Review application for 150 Pleasant Street. (See Agenda #3Bd)
  - f. Elevations submitted by Renee Codega of VHB, received February 28, 2022, to Senior Land Use Planner Stephanie Davies, relative to the proposed daycare in association with the special permit and variance application of Anthony Properties for 754 Newport Avenue. (See Agenda #3Be)
  - g. Email from attorney Jack Jacobi of Coogan Smith, LLP, on behalf of Anthony Properties, received March 1, 2022, to Director of Planning and Development Gary Ayrassian, requesting a continuance to March 21, 2022, relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Be)
  - h. Email from Senior Land Use Planner Stephanie Davies, dated February 10, 2022, to Bob Catenacci of One Thirty One Pleasant St, LLC, regarding a notice of violation relative to the “STONE FIELD ESTATES III” subdivision.
  - i. Letter from Daniel Campbell, P.E., of Level Design Group, LLC, dated January 21, 2022 and revised February 18, 2022, to the Planning Board, providing a phasing plan relative to the “PIKE ESTATES” subdivision
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK\\*](#)**
- a. Memorandum from Public Works Superintendent Michael Tyler, dated February 14, 2022, to the Planning Board, indicating that the inspections have been delayed due to snow, relative to the **PARTIAL** release of funds requests for “VIRIDIAN MEADOWS” and “VIRIDIAN MEADOWS, PHASE II”.
  - b. Memorandum from Public Works Superintendent Michael Tyler, dated January 26, 2022, to the Planning Board, recommending a bond amount of **\$1,635,102.66** relative to the “PIKE ESTATES” subdivision.
  - c. Covenant Release Form submitted by Robert Catenacci of One Thirty One Pleasant Street, LLC, received December 29, 2021, relative to the “STONE FIELD ESTATES III” subdivision.
  - d. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “HILLCREST AVENUE EXTENSION” street extension.
  - e. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “HILLCREST AVENUE EXTENSION II” street extension.
  - f. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “BRADFORD ESTATES” subdivision.
  - g. Letter from Planning Board Clerk Lauren Stamatis, dated February 25, 2022, to Public Works Superintendent Michael Tyler, soliciting a recommendation relative to a **FINAL** release of funds for the “RHODES STREET EXTENSION” street extension.
10. **MISCELLANEOUS PENDING CORRESPONDENCE:**
- a. See separate Delinquent Subdivisions Correspondence Tracking Report
11. **PLANNING BOARD COMMITTEES:**
- 11A. **COMPREHENSIVE PLAN COMMITTEE:**
    - a. Executive Summary: Sustainable Growth (Request for Primer)
  - 11B. **ORDINANCE COMMITTEE:**
    - a. Discuss mechanism for amending approved Site Plan Review decisions
    - b. Discuss Act Enabling Partnerships for Growth – new state zoning enabling legislation

- c. Executive Summary: Trees

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

**11D. SUBDIVISION COMMITTEE:**

**12. PENDING MINUTES:**

- a. December 16, 2021
- b. January 3, 2022
- c. January 24, 2022
- d. February 7, 2022
- e. February 28, 2022

**13. SRPEDD DELEGATE'S REPORT:**

**14. PLANNING BOARD STUDY GROUP PROGRESS REPORT:**

- a. Executive Summary: Community Preservation Act

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

- a. Regular meeting: March 21, 2022 at 6:30 p.m.
- b. Regular meeting: April 4, 2022 at 6:30 p.m.
- c. Regular meeting: April 25, 2022 at 6:30 p.m.

**16. RECENTLY FILED APPLICATIONS/OTHER: NONE**

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\*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](mailto:planning@cityofattleboro.us) or stopping by the Office of Planning and Development during normal business hours.