



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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2023 MAR 30 AM 9:05  
CITY PLANNING BOARD  
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### AGENDA

APRIL 3, 2023

6:30 P.M.

- 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED DEADLINE
- 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED DEADLINE
- 2A. PUBLIC HEARINGS: [LINK\\*](#) DEADLINE
  - a. Ad Meliora, LLC – “NEWBERRY WOODS” Definitive Subdivision Plan 5/30/23
- 2B. PUBLIC HEARINGS HELD OPEN: [LINK\\*](#) DEADLINE
  - a. Kings and Castle Group, Inc. – “MIDDLE STREET EXTENSION” – Street Extension 6/22/23
  - b. Laurel Knoll Land Trust – “LAUREL KNOLL” Definitive Subdivision Plan 5/31/23
- 3A. SITE PLAN REVIEW PUBLIC HEARINGS: [LINK\\*](#) DEADLINE
  - a. SOWA, LLC, 1 Highland Avenue and 5 Route 1A – Major Site Plan Review Amendment Deadline to close public hearing → 4/24/23
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [LINK\\*](#) DEADLINE
  - a. 42 County Street, LLC, 42 County Street – Major Site Plan Review Deadline to close public hearing → 5/31/23
- 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED DEADLINE
- 5. FORM A PLANS: [LINK\\*](#) DEADLINE
  - a. Mariana Santos – 101 Coleman Avenue 4/19/23
  - b. Weber Lyncee - 59 Allen Avenue and Cross Street 4/30/23
- 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED
- 7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
- 8. CORRESPONDENCE: [LINK\\*](#)
  - a. Memorandum from Water Superintendent Kourtney Allen, dated March 9, 2023, to the Planning Board, providing comment on the definitive subdivision application of Ad Meliora, LLC for “NEWBERRY WOODS” (FKA “RIDGWOOD ROAD”). (See Agenda #2Aa)
  - b. Memorandum from Public Works Superintendent Michael R Tyler, dated March 3, 2023, to the Planning Board, providing comment on the definitive subdivision application of Ad Meliora, LLC for “NEWBERRY WOODS”. (See Agenda #2Aa)
  - c. Memorandum from Wastewater Superintendent Thomas Hayes, dated March 20, 2023, to Planning Board Clerk Lauren Stamatis, providing comment on the definitive subdivision application of Ad Meliora for “NEWBERRY WOODS.” (See Agenda #2Aa)
  - d. Memorandum from Water Superintendent Kourtney Allen, dated March 27, 2023, to the Planning Board, providing comment on the revised plans for the definitive subdivision application of Laurel Knoll Land Trust for “LAUREL KNOLL”. (See Agenda #2Bb)

- e. Second stormwater peer review report submitted by Janet Carter Bernardo of Horsley Witten Group, dated March 28, 2023, to Planning Board Chairwoman Shannon Bénay, relative to the definitive subdivision application of Laurel Knoll Land Trust for "LAUREL KNOLL". (See Agenda #2Bb)
- f. Memorandum from Water Superintendent Kourtney Allen, dated March 27, 2023, to the Planning Board, providing comment on the Major Site Plan Review application of SOWA, LLC for 1 Highland Avenue and 5 Route 1A. (See Agenda #3Aa)
- g. Revised site plan and environmental materials submitted by attorney Jack Jacobi of Coogan Smith, LLP, received March 28, 2023, to the Planning Board, relative to the Major Site Plan Review application of 42 County St, LLC for 42 County Street. (See Agenda #3Ba) (site plan copies for distribution)
- h. Email from Bob Catenacci of One Thirty One Pleasant St, LLC, dated February 10, 2023, to Senior Land Use Planner Stephanie Davies, providing an update on the construction status of the emergency overflow swale at the "STONE FIELD ESTATES III" subdivision.
- i. Email thread between Jason Aufiero and Director of Planning and Development Gary Ayrassian, dated March 20-March 21, 2023, regarding the stormwater easement encumbering 8 Windsor Drive in the "STONE FIELD ESTATES III" subdivision.
- j. SRPEDD Commission Member Appointment Form, received March 23, 2023, from Stacy Royer of SRPEDD, regarding the Planning Board appointment for the 2023-2024 period.
- k. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated March 21, 2023, to the Municipal Council, recommending that the loan order in the amount of two million (\$2,000,000.00) dollars to remodel, reconstruct, and make extraordinary repairs to the roof and windows at the Willett Elementary School is consistent with the Comprehensive Plan.
- l. Letter from Director of Planning Gary Ayrassian, dated March 17, 2023, to City Solicitor Peter Mello, requesting a legal opinion regarding use of the Form A process to abandon paper streets.

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

- a. Letter from John E Case III of County Street Realty Corp., dated March 22, 2023, to the Planning Board, requesting a **FINAL** release relative to work completed at the "BRADFORD ESTATES" subdivision.
- b. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the "BRADFORD ESTATES" subdivision.
- c. Letter from attorney James M. Cassidy on behalf of Kevin Murphy of KJM Construction, Inc., dated March 20, 2023, to the Planning Department, requesting a **FINAL** release relative to work completed at the "RIVER'S EDGE" subdivision.
- d. Letter from Planning Board Clerk Lauren Stamatis, dated March 22, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the "RIVER'S EDGE" subdivision.
- e. Memorandum from Public Works Superintendent Michael Tyler, dated March 23, 2023, to the Planning Board recommending a conditional **FINAL** release of funds of \$27,249.37 relative to work completed at the "RIVER'S EDGE" subdivision.
- f. Letter from Planning Board Clerk Lauren Stamatis, dated March 15, 2023, to Public Works Superintendent Michael Tyler, soliciting a recommendation for a **FINAL** release relative to work completed at the "CAMERON WOODS" subdivision.
- g. Memorandum from Public Works Superintendent Michael Tyler, dated March 21, 2023, to the Planning Board recommending a conditional **FINAL** release of funds of \$31,788.35 relative to work completed at the "CAMERON WOODS" subdivision.
- h. 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.

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. 42 County Street, LLC, 42 County Street – Major Site Plan Review
  - 11D. **SUBDIVISION COMMITTEE:**
    - a. “LAUREL KNOLL” Definitive Subdivision Plan
- 12. **PENDING MINUTES:**
  - a. March 6, 2023 (pending)
  - b. March 20, 2023
- 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. Regular meeting April 24, 2023 at 6:30 p.m.
  - b. Regular meeting May 1, 2023 at 6:30 p.m.
- 16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. Schedule the Election of Chair, Vice-Chair, Secretary, SPREDD Delegate, and Appointment of Clerk

\*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.