



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

APRIL 4, 2022

6:30 P.M.

RECEIVED
CITY OF ATTLEBORO
CITY CLERK
2022 MAR 30 PM 3:19
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- 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 → 4/30/22
 - b. JS Fuller TIC, LLC & et. al. – 50 Fuller Avenue, Major Site Plan Review Deadline to close → 4/25/22
 - c. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review Deadline to close → 4/30/22
- 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: TO BE EMAILED
- 8. CORRESPONDENCE: [LINK*](#)
 - a. Traffic Study Peer Review submitted by Rebecca Brown of Greenman Pederson, Inc., received March 23, 2022, to Senior Land Use Planner Stephanie Davies, relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Bc)
 - b. Form P1 – Request to continue a public hearing to April 25, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of Anthony Properties, LLC, relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Bc)
 - c. 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.
 - d. Municipal Council Certificate of Vote taken March 15, 2022, relative to the proposed loan order in the amount of five million two hundred thousand (\$5,200,000.00) dollars for the design, permitting, bidding, construction and construction oversight costs associated with the replacement of the ozone system at the West Street treatment plant.
 - e. SRPEDD Commission Member Appointment Form for the period May 25, 2022 through May 24, 2023.

9. **PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)**
 - a. 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.
 - b. 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.
 - c. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2022, to John E. Case III of Case Development, LLC, denying the **FINAL** release of funds request for the “BRADFORD ESTATES” subdivision.
 - d. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2022, to John E. Case III of Case Development, LLC, denying the **FINAL** release of funds request for the “RHODES STREET EXTENSION” street extension.
 - e. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2022, to John E. Case III of Case Development, LLC, denying the **FINAL** release of funds request for the “HILLCREST AVENUE EXTENSION” street extension.
 - f. Letter from Planning Board Clerk Lauren Stamatis, dated March 23, 2022, to John E. Case III of Case Development, LLC, denying the **FINAL** release of funds request for the “HILLCREST AVENUE EXTENSION II” 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 Act Enabling Partnerships for Growth – new state zoning enabling legislation
 - b. 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
 - f. March 7, 2022
 - g. March 21, 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. Joint meeting with Zoning Board of Appeals and David Gamble, Gamble Associates: April 6, 2022 at 6:00 p.m.
 - b. Regular meeting: April 25, 2022 at 6:30 p.m.
 - c. Regular meeting: May 2, 2022 at 6:30 p.m.

16. **RECENTLY FILED APPLICATIONS/OTHER:**
 - a. Elections for Chairman, Vice-Chairman, Secretary, SRPEDD delegate, and Clerk