



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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AGENDA

APRIL 24, 2023

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. 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: NONE SCHEDULED DEADLINE
- 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: [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
 - b. 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. Abigail DesVergnes – Richardson Avenue 4/27/23
 - b. Solaris Homes, LLC – 728 Pleasant Street 4/27/23
 - c. Mariana Santos – 101 Coleman Avenue 4/30/23
 - d. 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. Response comments and revised site plans submitted by Joshua White of JDE Civil, received April 12, 2023, to Director of Planning and Development Gary Ayrassian, relative to the street extension application of Kings and Castle Group, Inc. for “MIDDLE STREET EXTENSION”. (See Agenda #2Ba)
 - b. Follow-up peer review report submitted by Janet Bernardo of Horsley Witten Group, Inc., received April 14, 2023, to Chairwoman Shannon Bénay, relative to the definitive subdivision application of Laurel Knoll Land Trust for “LAUREL KNOLL”. (See Agenda #2Bb)
 - c. Form P2 – Request for an extension of time to May 31, 2023, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of SOWA, LLC relative to the Major Site Plan Review application for 1 Highland Avenue and 5 Route 1A. (See Agenda #3Ba)

- d. Form P1 – Request for a continuance to May 1, 2023, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of SOWA, LLC relative to the Major Site Plan Review application for 1 Highland Avenue and 5 Route 1A. (See Agenda #3Ba)
 - e. Form P1 – Request for a continuance to May 1, 2023, submitted by attorney Jack Jacobi of Coogan Smith, LLP on behalf of 42 County Street, LLC relative to the Major Site Plan Review application for 42 County Street. (See Agenda #3Bb)
 - f. Letter from Water Superintendent Kourtney Allen, dated April 14, 2023, to the Planning Board, providing comment on the street extension application of D&L Design Group, LLC for “BUFFINGTON STREET EXTENSION”. (See Agenda #16b)
 - g. Letter from Public Works Superintendent Michael Tyler, dated April 18, 2023, to the Planning Board, providing comment on the street extension application of D&L Design Group, LLC for “BUFFINGTON STREET EXTENSION”. (See Agenda #16b)
 - h. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated April 4, 2023, to City Clerk Kathleen Jackson, granting leave to withdraw without prejudice the definitive subdivision application of Ad Meliora, LLC for “NEWBERRY WOODS”.
 - i. 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.
 - j. Email from Beth Hallal, Health Agent, received April 10, 2023, to Senior Land Use Planner Stephanie Davies, relative to resident concerns regarding trash at “STONE FIELD ESTATES II” and “STONE FIELD ESTATES III”.
 - k. SRPEDD Commission Member Appointment Form, received March 23, 2023, from Stacy Royer of SRPEDD, regarding the Planning Board appointment for the 2023-2024 period.
 - 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 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.
 - 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.
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. April 3, 2023 (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. Regular meeting May 1, 2023 at 6:30 p.m.
 - b. Regular meeting May 15, 2023 at 6:30 p.m.
16. **RECENTLY FILED APPLICATIONS/OTHER: [LINK](#)***
 - a. Election of Chair, Vice-Chair, Secretary, SPREDD Delegate, and Appointment of Clerk
 - b. Peter Lavoie, D&L Design Group, LLC – "BUFFINGTON STREET EXTENSION" Street Extension Plan scheduled for May 15, 2023

*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.