



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

AGENDA

MAY 16, 2022

6:30 P.M.

RECEIVED
CITY OF ATTLEBORO
CITY CLERK
2022 MAY 11 PM 2:09

- | | |
|--|-----------------------------|
| 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. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan | 5/18/22 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Anthony Properties Realty, Inc. – 754 Newport Avenue, Major Site Plan Review | Deadline to close → 6/30/22 |
| 4. PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| a. Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision | 6/12/22 |
| b. Petition of the Municipal Council to amend <u>§17-3.3 PROHIBITED USES</u> of the <u>ZONING ORDINANCE</u> relative to commercial vehicles | |
| 5. FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. Thomas Walsh – 60 and 92 Westgate Road | 5/27/22 |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: TO BE EMAILED | |
| 8. CORRESPONDENCE: LINK* | |
| a. Response comments submitted by Renee Codega of VHB, dated April 15, 2022, to the Planning Board, relative to the architectural design peer review report for the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba) | |
| b. Supplemental response comments submitted by Renee Codega of VHB, dated May 11, 2022, to the Planning Board, relative to the architectural design peer review report for the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba) | |
| c. Response comments submitted by Patrick Dunford of VHB, dated May 10, 2022, to the Planning Board, relative to the traffic study peer review report for the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba) | |
| d. Memorandum received from Public Works Superintendent Michael R Tyler, dated May 9, 2022, to the Planning Board, providing comment on the “RIDGEWOOD ROAD” preliminary subdivision plan. (See Agenda #4a) | |
| e. Memorandum received from Water Superintendent Kourtney J. Allen, dated May 10, 2022, to the Planning Board, providing comment on the “RIDGEWOOD ROAD” preliminary subdivision plan. (See Agenda #4a) | |

- f. Memorandum received from Wastewater Superintendent Thomas Hayes, dated May 10, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the "RIDGWOOD ROAD" preliminary subdivision plan. (See Agenda #4a)
- g. Email from John Case, received April 26, 2022, to Public Works Superintendent Michael Tyler and Director of Planning and Development Gary Ayrassian, providing a construction update relative to the subdivisions entitled "HILLCREST AVENUE EXTENSION," "HILLCREST AVENUE EXTENSION II," "RHODES STREET EXTENSION," and "BRADFORD ESTATES."
- h. Letter from Steve Lustig of 36 Pass Farm Road, received May 5, 2022, to Director of Planning and Development Gary Ayrassian, requesting the grass strip not be installed in the right-of-way in front of their home in the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- i. Letter from Wayne and Yvonne Post of 25 Pass Farm Road, received May 6, 2022, to Director of Planning and Development Gary Ayrassian, requesting the grass strip not be installed in the right-of-way in front of their home in the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- j. Letter from Linh Dong and Tien Le of 32 Pass Farm Road, received May 9, 2022, to Director of Planning and Development Gary Ayrassian, requesting the grass strip not be installed in the right-of-way in front of their home in the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- k. Letter from Sue and Joe McGinley of 42 Pass Farm Road, received May 9, 2022, to Director of Planning and Development Gary Ayrassian, requesting the grass strip not be installed in the right-of-way in front of their home in the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- l. Letter from David Kosnoff of 31 Pass Farm Road, received May 9, 2022, to Director of Planning and Development Gary Ayrassian, requesting the grass strip not be installed in the right-of-way in front of his home in the "BRIGHAM HILL ESTATES, PHASE III" subdivision.
- m. 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.
- n. SRPEDD Commission Member Appointment Form for the period May 25, 2022 through May 24, 2023.

9. PERFORMANCE BOND CORRESPONDENCE: NONE

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 15, 2022 (Joint Public Hearing)
- f. February 28, 2022
- g. March 7, 2022
- h. March 21, 2022

- i. April 4, 2022
- j. April 25, 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: June 6, 2022 at 6:30 p.m.
- b. Regular meeting: June 27, 2022 at 6:30 p.m.

16. RECENTLY FILED APPLICATIONS/OTHER:

- a. Elections for Chairman, Vice-Chairman, Secretary, SRPEDD delegate, and 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 or stopping by the Office of Planning and Development during normal business hours.