



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

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AGENDA

JUNE 5, 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. Peter Lavoie, D&L Design Group, LLC – “BUFFINGTON STREET EXTENSION” – Street Extension 8/24/23
- 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 → 6/30/23
 - b. 42 County Street, LLC, 42 County Street – Major Site Plan Review
Deadline to close public hearing → 6/30/23
4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED DEADLINE
5. FORM A PLANS: [LINK](#)* DEADLINE
 - a. Weber Lyncee - 59 Allen Avenue and Cross Street 6/30/23
6. APPOINTMENTS TO SPEAK:
 - a. Tim Sullivan of Bishop Feehan – 70 Holcott Drive
 - b. Jenna Shea of DiPrete Engineering – “MILOSH ACRES”
7. STAFF REPORT: STAFF REPORT TO BE E-MAILED
8. CORRESPONDENCE: [LINK](#)*
 - a. Letter and supporting materials from Project Manager Jenna Shea of DiPrete Engineering, dated May 17, 2023 (received May 26, 2023), to the Planning Board, providing an update on the status of the “MILOSH ACRES” subdivision. (See Agenda #6b)
 - b. Municipal Council Vote #2 taken May 16, 2023, relative to the proposed loan order in the amount of three million five hundred (\$3,500,000.00) dollars for the design, permitting, bidding, construction and construction oversight costs associated with the temporary PFAS treatment facility located at the Wading River Plant.
 - c. Email from M. N. Shamsi of Saveena Drive, dated May 24, 2023, to the Planning Board, regarding his legal dispute with Robert Catenacci regarding a home in “STONE FIELD ESTATES III”.
 - d. Email from Nicholas Catenacci, dated May 22, 2023, to Director of Planning and Development Gary Ayrassian, providing an update on the cleaning and maintenance of the “STONE FIELD ESTATES III” subdivision.
 - e. Pictures taken on May 22, 2023, by Senior Land Use Planner Stephanie Davies, documenting the status of the “STONE FIELD ESTATES III” subdivision.

- f. Letter from City Solicitor Peter Mello of Murphy Hesse, Toomey & Lehane, LLP, dated April 27, 2023, to Robert Catenacci of One Thirty-One Pleasant St, LLC and Sanjeev Siwath, demanding compliance with the definitive subdivision decision issued for "STONE FIELD ESTATES III".
 - g. 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:**
12. **PENDING MINUTES:**
- a. May 15, 2023 (pending)
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 June 26, 2023 at 6:30 p.m.
 - b. Schedule meetings for July and August 2023
16. **RECENTLY FILED APPLICATIONS/OTHER: NONE**