



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

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CITY OF ATTLEBORO
CITY PLANNING
76

AGENDA

NOVEMBER 7, 2022

6:30 P.M.

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- | | |
|---|-----------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Petition of the Municipal Council to rezone a portion of Highland Park from Single Residence-D to General Business | |
| 2A. PUBLIC HEARINGS: LINK* | <u>DEADLINE</u> |
| a. Laurel Knoll Trust – “LAUREL KNOLL” – Definitive Subdivision | 1/11/23 |
| 2B. PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Bristol Place Investments, LP – “BRISTOL PLACE,” Definitive Subdivision Plan | 12/31/22 |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: LINK* | <u>DEADLINE</u> |
| a. W.B. Construction & Development, Inc. – 0 County Street – Major Site Plan Review | 11/28/22 |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED | <u>DEADLINE</u> |
| 4. PENDING APPLICATIONS/MATTERS: LINK* | <u>DEADLINE</u> |
| a. Petition of the Municipal Council to amend <u>§17-3.3 PROHIBITED USES</u> of the <u>ZONING ORDINANCE</u> relative to commercial vehicles | |
| b. Petition of the Municipal Council to amend sections of the <u>ZONING ORDINANCE</u> relative to marijuana businesses | |
| c. Petition of the Municipal Council to amend sections of the <u>ZONING ORDINANCE</u> relative to in-law apartments | |
| d. Ad Meliora, LLC – “RIDGWOOD ROAD” Preliminary Subdivision Plan | 11/30/22 |
| 5. FORM A PLANS: LINK* | <u>DEADLINE</u> |
| a. Paul M. McGovern – 240 & 248 Brown Street | 11/23/22 |
| 6. APPOINTMENTS TO SPEAK: NONE SCHEDULED | |
| 7. STAFF REPORT: TO BE EMAILED | |
| 8. CORRESPONDENCE: LINK* | |
| a. Memorandum from Wastewater Superintendent Thomas Hayes, dated October 27, 2022, to Planning Administrator Lauren Stamatis, providing comment on the proposed definitive subdivision plan, “LAUREL KNOLL.” (see agenda item #2Aa) | |
| b. Email from District Fire Chief Charlie Moore, dated October 20, 2022, to Planning Board Clerk Lauren Stamatis, indicating the need for a water flow test for the proposed hydrant relative to the proposed definitive subdivision plan, “LAUREL KNOLL.” (see agenda item #2Aa) | |
| c. Email from Water Superintendent Kourtney Allen, dated October 18, 2022, to Bill Blais of OHI Engineering, regarding insufficient water pressure in the area of MacDonald Lane relative to the proposed definitive subdivision plan, “LAUREL KNOLL”. (see agenda item #2Aa) | |

- d. Form P2 – Request for an Extension of Time to open a public hearing to November 7, 2022, submitted by Bill Ward of W.B. Construction & Development, Inc., received October 7, 2022, relative to the Major Site Plan Review application for 0 County Street. (See Agenda item #3Aa)
- e. Memorandum from Wastewater Superintendent Thomas Hayes, dated October 18, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of W.B. Construction & Development, Inc. for 0 County Street. (see agenda item #3Aa)
- f. Email from District Fire Chief Charlie Moore, received October 12, 2022, to Planning Board Clerk Lauren Stamatis, indicating no comments on the Major Site Plan Review application of W.B. Construction & Development, Inc. for 0 County Street. (see agenda item #3Aa)
- g. Memorandum from Public Works Superintendent Michael Tyler, dated October 12, 2022 (received October 14, 2022), to Planning Board Clerk Lauren Stamatis, providing comment on the Major Site Plan Review application of W.B. Construction & Development, Inc. for 0 County Street. (See Agenda item #3Aa)
- h. Memorandum from Water Superintendent Kourtney Allen, dated October 12, 2022, to the Planning Board, providing comments on the Major Site Plan Review application of W.B. Construction & Development, Inc. for 0 County Street. (see agenda item #3Aa)
- i. Hydrant Flow Report from Gary J P LeBlanc of G&G Fire Protection Incorporated, dated May 25, 2022, to the Attleboro Water Department, relative to the Major Site Plan Review for 0 County Street. (See Agenda item #3Aa)
- j. Email from Director of Planning and Development Gary Ayrassian, dated November 2, 2022, to the Planning Board and Zoning Board, reporting the Municipal Council's vote to approve the amendments to §17-3.3 PROHIBITED USES of the ZONING ORDINANCE relative to commercial vehicles. (see agenda item #4a)
- k. Response comments and stamped plans via email from Patrick Connolly of Beals Associates, Inc., received October 19, 2022, to Director of Planning and Development Gary Ayrassian, relative to the preliminary subdivision plan, "RIDGEWOOD ROAD". (see agenda item #4d)
- l. Legal Notice via email from Dalton Battin of Prince Lobel Tye, LLP, received September 20, 2022, to the Planning Board, regarding the rescheduled virtual community outreach meeting for Canna-Farm relative to 1 Turner Street, Attleboro, MA.

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

- a. Memorandum for Public Works Superintendent Michael R Tyler, dated August 26, 2022 (received August 30, 2022), to the Planning Board, recommending a **FINAL** release of funds in the amount of **\$33,243.50** relative to completion of the "DALE COURT EXTENSION" subdivision.

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
- c. Petition of the Municipal Council to amend sections of the ZONING ORDINANCE relative to marijuana businesses
- d. Petition of the Municipal Council to amend sections of the ZONING ORDINANCE relative to in-law apartments
- e. Site Plan Review amendments related to design/architectural standards by overlay district

11C. **SITE PLAN REVIEW COMMITTEE:**

11D. **SUBDIVISION COMMITTEE:**

12. **PENDING MINUTES:**
 - a. September 12, 2022 (pending)
 - b. September 20, 2022 (pending)
 - c. October 3, 2022
 - d. October 18, 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: November 21, 2022 at 6:30 p.m.
 - b. Vote to hold Joint Public Meeting with the Municipal Council on December 6, 2022 at 7 p.m.
 - c. Regular meeting: December 6, 2022 at 6:30 p.m.
16. **RECENTLY FILED APPLICATIONS/OTHER: NONE**

*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.