



City of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
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AGENDA

NOVEMBER 15, 2021

6:30 P.M.

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- | | |
|---|-----------------------------|
| 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: NONE SCHEDULED | <u>DEADLINE</u> |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED | <u>DEADLINE</u> |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN: LINK* | <u>DEADLINE</u> |
| a. Route 9 Realty, LLC – 211 Pleasant Street – Major Site Plan Review | Deadline to close → 12/6/21 |
| 4. PENDING APPLICATIONS/MATTERS: NONE | <u>DEADLINE</u> |
| 5. FORM A PLANS: | <u>DEADLINE</u> |
| a. William Leroux – 12 Crawford Avenue | 11/12/21 |
| 6. APPOINTMENTS TO SPEAK: | |
| a. Bill Ward, W.B. Construction & Development, Inc. – “BRIGHAM HILL ESTATES, PHASE II” | |
| 7. STAFF REPORT: NO WRITTEN REPORT | |
| 8. CORRESPONDENCE: LINK* | |
| a. Form P2 – Request for an Extension of Time to November 16, 2021, submitted by William Leroux, relative to the Form A plan for 12 Crawford Avenue. (See agenda item #5a) | |
| b. Notice from Planning Board Clerk Lauren Stamatis, dated August 30, 2021, to Bill Ward of W.B. Construction & Development, Inc., regarding the first lapsed deadline (July 4, 2021) for the “BRIGHAM HILL ESTATES, PHASE II” subdivision. (see agenda item #6a) | |
| c. Email from Bill Ward of W.B. Construction & Development, Inc., received November 2, 2021, to Director of Planning and Development Gary Ayrassian, regarding the construction status of the “BRIGHAM HILL ESTATES, PHASE II” subdivision. (see agenda item #6a) | |
| d. Letter from Zoning Board Clerk Lauren Stamatis, dated November 5, 2021, to Planning Board Chairman Jason Gittle, soliciting comment on the floodplain special permit application of Rust-Oleum Corp. for 113 Olive Street, Case #5575. | |
| e. Letter from Planning Board Clerk Lauren Stamatis, dated November 2, 2021, to Nick Reuter of Pike Avenue Acquisitions, LLC, soliciting the sidewalk fee of \$39,000.00 relative to the “PIKE ESTATES” subdivision. | |

- f. Letter from Scott Rolfe and James Borrebach of OHI Engineering, Inc., received April 30, 2021 via e-mail, to Mr. Steven Gietz, providing a status update relative to the punch list items remaining in the construction of the "STONE HAVEN" subdivision.
 - g. Email from Director of Planning & Development Gary Ayrassian, dated November 2, 2021, to attorney Edward Casey of Coogan Smith, LLP, inquiring as to the completion status of the "STONE HAVEN" subdivision.
 - h. Email from attorney Edward Casey of Coogan Smith, LLP, dated November 2, 2021, to Director of Planning and Development Gary Ayrassian, responding to the inquiry relative to the completion status of the "STONE HAVEN" subdivision.
 - i. Letter from Water Superintendent Kourtney J. Allen, dated November 5, 2021, to the Planning Board, providing comment on the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue.
9. **PERFORMANCE BOND CORRESPONDENCE: [LINK*](#)**
- a. Letter from Planning Board Clerk Lauren Stamatis, dated November 2, 2021, to Raymond Loughlin of SR Land Improvement, LLC, **DENYING** his request for a **PARTIAL** release of funds relative to the "EDWARD SR. ESTATES" subdivision.
 - b. Letter from Planning Board Clerk Lauren Stamatis, dated August 23, 2021, to Public Works Superintendent Michael Tyler, requesting that a bond amount be established for the "PIKE ESTATES" 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 mechanism for amending approved Site Plan Review decisions
 - b. Discuss Act Enabling Partnerships for Growth – new state zoning enabling legislation
 - c. Executive Summary: Trees
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- a. Route 9 Realty, LLC – 211 Pleasant Street – Major Site Plan Review
- 11D. **SUBDIVISION COMMITTEE:**
12. **PENDING MINUTES:**
- a. August 17, 2021
 - b. September 13, 2021
 - c. September 27, 2021
 - d. October 18, 2021
 - e. November 1, 2021
13. **SRPEDD DELEGATE'S REPORT:**
14. **PLANNING BOARD STUDY GROUP PROGRESS REPORT:**
- a. Executive Summary: Stormwater Techniques (Request for Primer)
 - b. Executive Summary: Community Preservation Act
 - c. Mobile Home Park Zoning
 - d. Commercial Vehicles Definition

15. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:

- a. Site Plan Review Committee meeting: November 15, 2021 at 5:30 p.m. in the Annex Room
- b. Stormwater Training Session Date: November 22, 2021 at 5:00 p.m. via Zoom
- c. Meeting Date: December 6, 2021 at 6:30 p.m. in the Council Chambers
- d. Meeting Date: December 20, 2021 at 6:30 p.m. in the Council Chambers

16. RECENTLY FILED APPLICATIONS/OTHER:

- a. Draft revisions to the Zoning Ordinance