



# City of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET

ATTLEBORO, MASSACHUSETTS 02703

TEL 508.223.2222 FAX 508.222.3046

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## AGENDA

JUNE 27, 2022

6:30 P.M.

- 
- |   |                             |
|---|-----------------------------|
| 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:  | <u>DEADLINE</u>             |
| a. One Thirty One Pleasant St, LLC – “NICHOLAS DRIVE” Street Extension Plan   | 6/30/22                     |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS: NONE SCHEDULED  | <u>DEADLINE</u>             |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:   | <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:  | <u>DEADLINE</u>             |
| a. Ad Meliora, LLC – “RIDGEWOOD ROAD” Preliminary Subdivision   | 7/31/22                     |
| b. Laurel Knoll Land Trust – “LAUREL KNOLL” Preliminary Subdivision   | 7/25/22                     |
| 5. FORM A PLANS:  | <u>DEADLINE</u>             |
| a. Kasservergues, Inc. – 636 Read Street  | 6/28/22                     |
| b. Hergaff Trust – 10 & 14 Marjorie Street  | 7/4/22                      |
| 6. APPOINTMENTS TO SPEAK:   |                             |
| a. John Case, III – “BRADFORD ESTATES,” “HILLCREST EXTENSION,” “HILLCREST EXTENSION II,” & “RHODES STREET EXTENSION”  |                             |
| 7. STAFF REPORT: TO BE EMAILED  |                             |
| 8. CORRESPONDENCE:  |                             |
| a. Form P1 – Request to continue a public hearing to August 31, 2022, submitted by attorney Jack Jacobi of Coogan Smith, LLP, on behalf of Anthony Properties Realty, Inc., relative to the Major Site Plan Review application for 754 Newport Avenue. (See Agenda #3Ba)                                |                             |
| b. Email from Linda and Robert D’Agostino, dated May 23, 2022, to Director of Planning and Development Gary Ayrassian, citing opposition to 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, received June 17, 2022, to the Planning Board, relative to the second traffic study peer review for the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba)                       |                             |
| d. Response letter to abutter comments, submitted by Renee Codega of VHB, dated June 10, 2022, to the Planning Board and Zoning Board, relative to the abutter concerns relative to the Major Site Plan Review application of Anthony Properties Realty, Inc. for 754 Newport Avenue. (See Agenda #3Ba) |                             |

- e. Memorandum from Public Works Superintendent Michael Tyler, dated June 13, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the "LAUREL KNOLL" preliminary subdivision plan. (See Agenda #4b)
  - f. Memorandum from Water Superintendent Kourtney Allen, dated June 17, 2022 (received June 21, 2022), to the Planning Board, providing comment on the on the "LAUREL KNOLL" preliminary subdivision plan. (See Agenda #4b)
  - g. Memorandum from Wastewater Superintendent Thomas Hayes, dated June 23, 2022, to Planning Board Clerk Lauren Stamatis, providing comment on the "LAUREL KNOLL" preliminary subdivision plan. (See Agenda #4b)
  - h. Form P2 – Request for an Extension of Time to July 31, 2022 to open the public hearing, submitted by attorney Jack Jacobi of Coogan Smith, LLP, relative to the Major Site Plan Review application of Rhino Capital Advisors, LLC for 1275 Commerce Way. (See Agenda #16a)
  - i. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated June 7, 2022, to City Clerk Kathleen Jackson, denying the requested modifications to the approved "VIRIDIAN MEADOWS, PHASE II" subdivision plan.
  - j. 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.
9. **PERFORMANCE BOND CORRESPONDENCE:**
- a. Letter from John E Case III of Case Development, LLC, dated June 1, 2022, to Planning Board Chairman Jason Gittle, requesting a **FINAL** release of funds for the "RHODES STREET EXTENSION" street extension.
  - b. Memorandum from Public Works Superintendent Michael Tyler, dated June 22, 2022, to the Planning Board, recommending denial of the **FINAL** release of funds request for the "RHODES STREET EXTENSION" street extension.
  - c. Email correspondence between Matt Trabucco of the Case Companies and Senior Land Use Planner Stephanie Davies, relative to the completion of the "BRADFORD ESTATES" subdivision and the "HILLCREST EXTENSION," and "HILLCREST EXTENSION II" street extensions. (See Agenda #6a)
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. Discuss draft Accessory Dwelling Unit amendment to Zoning Ordinance
- 11C. **SITE PLAN REVIEW COMMITTEE:**
- 11D. **SUBDIVISION COMMITTEE:**
12. **PENDING MINUTES:**
- a. January 24, 2022 (**pending**)
  - b. February 28, 2022
  - c. March 7, 2022
  - d. March 21, 2022
  - e. April 4, 2022
  - f. April 25, 2022
  - g. May 16, 2022
  - h. June 6, 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: July 18, 2022 at 6:30 p.m.
  - b. Regular meeting: August 22, 2022 at 6:30 p.m.
  
16. **RECENTLY FILED APPLICATIONS/OTHER:**
  - a. Rhino Capital Advisors, LLC – 1275 Commerce Way – Major Site Plan Review (copies for distribution)