



City Of Attleboro, Massachusetts

PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET
ATTLEBORO, MASSACHUSETTS 02703
TEL 508.223.2222 FAX 508.222.3046

MINUTES

JANUARY 3, 2022

In accordance with the provisions of the Massachusetts General Laws Ch. 40A and Ch. 41, as amended, the Planning Board held public hearings on Monday, January 3, 2022 at 6:30 p.m. in the Council Chambers on the first floor of City Hall, 77 Park Street, Attleboro, MA , relative to the following :

Planning Board Members Present: Vice Chairwoman Shannon Bénay, Jim Lewis, Sean McNamara, Thom Morin, and Heather Whitehead

Planning Board Members Absent: Chairman Jason Gittle and Fred Uriot

The Board heard the application of NeighborWorks Housing Solutions for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to construct a 4,680± sf building to accommodate an emergency shelter and supportive housing, 20 off-street parking stalls, and associated landscaping, utilities, grading and stormwater management system; the subject premises being located at 150 Pleasant Street, more specifically Assessor's plat #52, lot #52, located in the General Business zoning district.

Speaking in favor of the application was attorney Jack Jacobi who requested a continuance to January 24, 2022. Thom Morin made a motion to grant a continuance to January 24, 2022. Jim Lewis seconded the motion and all voted in favor.

There being no one else to speak, the public hearing was continued.

The Board heard the application of Anthony Properties for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to construct two new retail/restaurant buildings, ±5,100 sf and ±3,000 sf, respectively, retain the existing ±7,300 sf commercial building, build a new ±10,000 sf daycare facility, and construct 135 parking spaces, as well as associated driveways, landscaping, utilities, grading and stormwater management system; the subject premises being located at 754 Newport Avenue, more specifically Assessor's plat #69, lot #26B, located in the General Business and General Residence-A zoning districts.

Speaking in favor was attorney Jack Jacobi who requested a continuance to February 7, 2022. Thom Morin made a motion to grant a continuance to February 7, 2022. Heather Whitehead seconded the motion and all voted in favor.

There being no one else to speak, the public hearing was continued.

The Board held a business meeting.

The Board discussed the application of Route 9 Realty, LLC for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, to raze the existing commercial building and residential building, to construct a new 1,967 square foot restaurant with

drive-through, and 16 off-street parking stalls, as well as associated landscaping, utilities, grading and stormwater management system; the subject premises being located at 211 Pleasant Street, more specifically Assessor's plat #52, lots #102A, 103A, 103, 104, and 105, located in the General Business zoning district.

Jim Lewis made a motion to **APPROVE WITH CONDITIONS** the Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE to construct a 1,967± square foot restaurant with a drive-up window, a parking lot consisting of 16 off-street parking stalls, associated landscaping, utilities, grading and a stormwater management system, the subject premises being located at 211 Pleasant Street, more specifically Assessor's plat #52, lot #102A, #103A, #103, #104, and #105, located in the General Business zoning district, as shown on the site plan entitled "SITE REDEVELOPMENT PLANS PROPOSED TACO BELL RESTAURANT" engineered by Frank C. Monteiro, P.E. of Greenman-Pedersen, Inc., 44 Stiles Road, Suite 1, Salem, NH 03079, dated June 4, 2021, revised through December 2, 2021. Thom Morin seconded the motion. A discussion followed and all voted in favor. The Board attached conditions.

The Board reviewed the Form P2 - Request for an Extension of Time to January 24, 2022 to open the public hearing, submitted by Morin's Realty, LLC on December 28, 2021, relative to their Major Site Plan Review application for 95 Frank Mossberg Drive.

Jim Lewis made a motion to grant an extension of time to January 24, 2022 to open the public hearing. Sean McNamara seconded the motion and all voted in favor save Thom Morin, who abstained.

The Board reviewed the memorandum from Public Works Superintendent Michael R Tyler, dated January 3, 2022, to the Planning Board, recommending a FINAL release of funds in the amount of \$130,151.70 plus interest, relative to the "STONE HAVEN" subdivision.

Sean McNamara made a motion to approve a **FINAL** release of funds in the amount of \$130,151.70 plus interest relative to the "STONE HAVEN" subdivision. Thom Morin seconded the motion and all voted in favor.

The Board reviewed all other correspondence.

The Board tabled the pending minutes of August 17, 2021, September 13, 2021, September 27, 2021, October 18, 2021, November 1, 2021, November 15, 2021, December 6, 2021, and December 16, 2021.

The meeting adjourned at 7:15 p.m.