



# City Of Attleboro, Massachusetts

## PLANNING BOARD

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## MINUTES

SEPTEMBER 20, 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, September 20, 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: Chairwoman Shannon Bénay, Vice Chairwoman Heather Whitehead, Bill Beardwood, Tiffany Foster, and Jim Lewis

Planning Board Members Absent: Fred Uriot

The Board heard the application of Bristol Place Investments LP for the proposed five (5) lot commercial definitive subdivision plan entitled "BRISTOL PLACE," located at 1270 Newport Avenue, more specifically Assessor's plat #27, lot #4, located in the Planned Highway Business zoning district, engineered by DiPrete Engineering, Two Stafford Court, Cranston, RI 02920.

Senior Land Use Planner Stephanie Davies reminded the Board that the applicant had been granted a continuance to the second meeting in October. There being no one else to speak, the public hearing was continued.

The Board heard the application of Rhino Capital Advisors, LLC for Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the construction of a 58,600 square foot manufacturing building and 80 parking spaces with associated grading, utilities, and stormwater management system; the subject premises being located at 1275 Commerce Way, more specifically Assessor's plat #154, lot #12, located in the Industrial Business Park zoning district.

Ms. Davies reminded the Board that the applicant had been granted a continuance to October 3<sup>rd</sup>. There being no one else to speak, the public hearing was continued.

**The Board held a business meeting.**

The Board discussed 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.

Ms. Davies noted that staff are drafting a decision for the Board's review. The Board tabled the matter.

The Board discussed the application of Ad Meliora, LLC, 10 Converse Place, Winchester, MA 01890, relative to the proposed forty three (43) lot preliminary subdivision plan entitled "RIDGEWOOD ROAD", said premises being located at 80 Ridgewood Road, engineered by Patrick Connolly, R.P.E. of Beals Associates, Inc., 2 Park Plaza, Suite 200, Boston, MA 02116, dated April 25, 2022, said premises being Assessor's plat #105, lots #1A, 1B1, 1B2, 1B3, and 1C located in the Single Residence-C zoning district.

Ms. Davies distributed the revised plans received that afternoon. She stated that a stormwater work session was held with them last week. The Board tabled the matter.

**The Board reviewed the Form A plan submitted by First American Realty, Inc. for 34 Forest Street .**

Jim Lewis pointed out that there is no frontage requirement in the industrial zone.

Ms. Davies noted that there are also no setbacks other than the front yard. She noted that there is just a sliver providing frontage, which is akin to all the other lots in the Texas Instruments campus. She stated that there is access through the private Willard Road.

Jim Lewis made a motion to endorse the Form A plan. Heather Whitehead seconded the motion and all voted in favor.

**The Board scheduled a Subdivision Committee meeting for October 4, 2022 at 6:15 p.m. to discuss "BRISTOL PLACE" and "RIDGEWOOD ROAD".**

**Jim Lewis made a motion to hold a Joint Public Meeting on October 18, 2022 regarding the petition of the Municipal Council to rezone a portion of Highland Park from Single Residence-D to General Business. Heather Whitehead seconded the motion and all voted in favor.**

**The Board reviewed all other correspondence.**

**The Board tabled the pending minutes of July 18, 2022 , August 22, 2022 , and September 12, 2022 .**

The Board adjourned at 7:00 p.m. to join the Municipal Council for a Joint Public Hearing in the Council Chambers.

City Clerk Kate Jackson read the first public hearing notice of the evening:

**JOINT PUBLIC HEARING** with the Planning Board on September 20, 2022 for the proposed amendments to Section 17, Table of Use Regulations and Definitions as it pertains to Marijuana. (Councilor Kelly abstained due to a conflict being a federal attorney)

Speaking neither for nor against was Senior Land Use Planner Stephanie Davies, who came forward to explain the proposed amendments to expand the marijuana business to allow retailers to apply to general business and highway

Speaking in favor Peter D'Agostino of Tenax Strategies.

Speaking in favor was Blair Fish, COO of Nova Farms of Attleboro and John Kenyon, Owner, Nova Farms.

Speaking in favor was Scott Horan of Tiffany Street and also a member of the Traffic Study Commission

Speaking against was Joseph Drazuk of Westminster Avenue.

Speaking against was Frank Cook of Division Street.

No one else came forward to speak. The public hearing was closed by Planning Board Chair Benay and Ordinance Chair DeSimone

Clerk Jackson read the next public hearing notice:

**JOINT PUBLIC HEARING** with the Planning Board on September 20, 2022 to amend Zoning Ordinance 17 to allow for Accessory Dwelling Units on qualifying residential properties. Proposed amendments available at the Council office.

Speaking in favor was Senior Land Use Planner Stephanie Davies.

No one came to speak against or neither for nor against. Planning Board Chair Ms. Bénay and Ordinance Chair DeSimone closed the public hearing.

The President thanked the Planning Board for their attendance for the 2 public hearings.