

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING
THURSDAY, January 6, 2011
6:30 p.m.**

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, January 6, 2011 at 6:30 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members present were Chairman Richard Houle, Richard McCarthy, Richard Peterson and Thomas Welch. Mary Signoriello arrived at 6:34 p.m. Also in attendance was Mary E. Burgess, Town Planner. Chairman Houle called the meeting to order at 6:30 p.m.

Vouchers were signed by the Board

Approval of Minutes

Mr. Welch made a motion to approve the minutes of October 28, 2010, seconded by Mr. Peterson. Motion carried 3 – 0 (Peterson, Signoriello, Welch approved)

Mr. Peterson made a motion to approve the minutes of November 4, 2010, seconded by Mr. McCarthy. Motion carried 4 – 0 (Houle, Peterson, McCarthy, Signoriello approved)

Mr. Peterson made a motion to approved the minutes of November 18, 2010, seconded by Mr. McCarthy. Motion carried 5 – 0.

Mary Burgess suggested the meeting move to New Business until 6:45 p.m. to open the Public Hearing, and then continue that matter until the March meeting.

New Business

Boch Attleboro Request to Modify Conditions of Approval

Mary Burgess reported that Boch Attleboro is requesting to modify the conditions of approval regarding the sidewalk, asking to move the sidewalk into the right of way outside of the private property. This is based on the recommendation of the Conservation Commission, due to the location of the wetlands. Michael Clemmey, representing Boch Attleboro, and Jim Susi of United Consultants reviewed the plans and possible future plans. Following discussion, it was the consensus of the Board that Boch Attleboro request approval from MassHighway on the change, and submit the new plans to the Planning Board.

**NORTH ATTLEBOROUGH PLANNING BOARD
PUBLIC HEARING
THURSDAY, January 6, 2011
6:55 P.M.
(CHRISTINA ESTATES)**

Pursuant to the provisions of Chapter 41 Section 81W of the Massachusetts General Laws, and the North Attleborough Planning Board's Rules and Regulations Governing Subdivision of Land, the North Attleborough Planning Board held a public hearing on Thursday, January 6, 2011 at

6:45 p.m. in the Planning Board office, located at 43 South Washington Street, North Attleborough, MA, pertaining to the following matter:

Application of Cumberland Associates Realty Trust, to modify the definitive subdivision entitled Christina Estates, located westerly of Cumberland Avenue, easterly of Cushman Road, southerly of Countryside Court and northerly of England Road, further identified as Lots 65, 71, 119, 193, 195, 196, 197, 201, 202, and 203, on Assessors' Plat 27, and located within the R-20 zoning district. Applicant is proposing to construct a cul-de-sac on Delphist A. Monast, Jr. Way, and to extend Paul Lizotte Drive to connect with Cumberland Avenue, to be used as the main access to the remaining lots.

Board members present were Chairman Richard Houle, Richard McCarthy, Richard Peterson, Mary Signoriello and Thomas Welch. Also in attendance was Mary E. Burgess, Town Planner.

Chairman Richard Houle opened the public hearing at 6:55 p.m.

Mary Burgess: For the record, I contacted Bob Shelmerdine of Christina Estates, he's the attorney, and I relayed my dismay regarding not receiving anything from the engineer. If you remember, at the last meeting I was pretty clear that I didn't want 44 or 45, I wanted all 46 conditions answered and addressed, or don't bother coming back. Well, they didn't give me anything. So, that being said...

Richard Houle: Nothing on any of it?

Burgess: Nothing. I've got absolutely nothing from them. So, that being said, I said don't bother showing up because we don't want to see you. If you want to continue it, considering that they couldn't get it done in six weeks, I would suggest we continue it to the first meeting in March, and send out a letter saying that you're not getting continued past your final action deadline.

Richard Peterson: Why do we have to continue it at all?

Burgess: The final action deadline isn't until the end of March. I'm suggesting that we say, okay, if you don't come to the show ready to play, then the public hearing will get closed regardless on the 31st.

Houle: To be quite honest with you, I don't know how many times we're going to have to do this and have to wait for him to come in, give us information, I don't even know, Mary, I've lost count.

Peterson: That's why I asked.

Houle: Mary, do you need a vote on that?

Burgess: Yes, I need a vote to continue it to March 3rd at 6:45. Would you like to recuse yourself?

Richard McCarthy: Yes, I need to recuse myself.

Burgess: Richard McCarthy recuses himself.

Houle: Would somebody like to put a motion forward?

Peterson: I make a motion to continue the public hearing for Christina Estates to March 3rd at 6:45 p.m.

Houle: Do I hear a second?

Thomas Welch: Second.

Houle: All in favor? Motion passes 4 – 0. We'll close the public hearing at 6:55 p.m. (Mr. McCarthy returns to Open Meeting)

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING (Continued)
THURSDAY, January 6, 2011**

Other Business

Nissan Village

Mary Burgess reported that Nissan Village is present to request minor field changes. Attorney Dave Simmons and Carl Boardman, PE, were in attendance on behalf of Nissan. The changes include changing a Stormceptor for a Hydroworks, as well as changing a trench drain at the rear of the property with a double catch basin. Both were approved by Earthworks and DPW. Earthworks' review and comments were read into the record by Town Planner Burgess. Following brief discussion, Mrs. Signoriello made a motion to accept the change in the site plan dated 12/15/10, of the trench drain substitution as presented. Motion was seconded by Mr. Welch and was approved 5 – 0.

Mary Burgess reported that MassHighway, in response to Nissan's application for Access to a Proposed Sidewalk Construction permit, requested Nissan submit a letter from North Attleboro DPW agreeing to maintain proposed sidewalks. Mr. Hollowell has agreed to maintain the sidewalks.

Ms. Burgess read into the record a letter from J. David Simmons, Esq., regarding a proposed minor site plan design change for Nissan Village. The change is being requested to accommodate two overhead doors to provide an exit from the express service bays along the back of the building. Mr. Simmons reviewed the new plans for the Board. Brief discussion ensued. Ms. Burgess requested that a new landscaping layer sheet, including open space and space count, be submitted to the Board with the new site plans. Mr. Peterson made a motion to approve new layout plan with field change #3, and a new set of plans to illustrate field changes 1 and 2, as referenced in the construction folder. Motion seconded by Mr. McCarthy and was approved 5 – 0.

Toll Brothers

Mary Burgess reported that Toll Brothers has asked for a bond release. The as-builts were received today, and will be reviewed by Jeff Kane at Earthworks.

In-Law Apartments

The Board discussed the need for rules and regulations regarding in-law apartment criteria.

Ms. Burgess suggested the Planning Board work with the Zoning Board and Building Inspector regarding addressing criteria for specific rules and regulations. Following lengthy discussion, Chairman Houle requested that Ms. Burgess research the issue with these Boards and report back to the Planning Board on her findings.

Deer Hollow Road

Ms. Burgess reported that the special town meeting on January 10 will include a private petition requesting a street acceptance for Deer Hollow Road, which is a private street with drainage problems. The street, which was built in 1987 and is in the Buck's Creek subdivision, was not accepted because an accurate as-built was not submitted. Following discussion, the Board requested that Town Planner draft a letter to the Town Meeting Moderator outlining why the road is not an accepted road, and stating that the Planning Board agrees with the DPW for an indefinite postponement. Mr. Peterson will give the letter to the Moderator and read it into the record at the meeting.

SRPEDD Studies

The Board received from the Town Planner prior studies conducted by SRPEDD (Southeastern Regional Planning & Economic Development District). A representative from SRPEDD will be at the next meeting to review the draft for the TOD (Transit Oriented Development.) It was suggested to her to include the results of the recent survey as part of the application for a DLTA (District Local Technical Assistance) grant. It was also recommended she include three requests for the grant; low-impact development, Comprehensive Land Use Reform Planning Act, and miscellaneous (something related to the Master Plan, but not parking utilization).

The Board discussed low impact development, plans for possible municipal parking lot at St. Mary's Church, and the open space plan. Also discussed was the possibility of a joint zoning project and economic development with Plainville and North Attleboro, specifically regarding zoning along Route 152. Chairman Houle will contact the Plainville Planning Board Chairman to open discussions.

FY2012 Budget

Ms. Burgess reported that the Department Heads must submit budget proposals by January 24th. It is anticipated that the Town budget could be cut between 2.5 and 5%. She reviewed the how the cuts could affect the Planning Department budget.

Mr. Peterson made a motion to adjourn the meeting, seconded by Mrs. Signoriello. Motion carried 5 – 0. The meeting adjourned 9:10 p.m.

Respectfully Submitted,

Mary Signoriello
Secretary