

NORTH ATTLEBOROUGH PLANNING BOARD
Thursday, January 5, 2012
6:30 p.m.

The North Attleboro Planning Board held a meeting on Thursday, January 5, 2012, at 6:30 p.m. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members present were Richard J. McCarthy Jr., Chairman, Richard Peterson, Richard Houle, Mary Signoriello and Thomas Welch. Also present was Mary E. Burgess, Town Planner. Richard McCarthy called the meeting to order at 6:30 p.m.

Planning Board Business:

- 1) **Endorsement of Vouchers:** There were no vouchers to be endorsed at this time.
- 2) **Approval of Minutes (9/15/11):** Richard Peterson made a motion to approve the minutes of 9/15/11, as amended. Motion was seconded by Richard Houle. All members voted in favor, none opposed.

New Business:

1) Site Plan Modification

Applicant: RAR2-1250 S. Washington St., Inc.

Location: Fashion Crossing/South Washington Street (Assessors' Plat 27, Lot 135)

Timothy Powers of Allen & Major Associates, Inc. was present on behalf of the applicant.

The following items were discussed:

- a. Loading dock and stairs to building
- b. RH: Can you go around building completely? (Yes)
- c. One truck area to back up
- d. Carol Cushman, Key point Partners, only for Pier 1/ Old Navy reducing sizes of stores with the need for single interest.
- e. Dumpster location at foot of new stairs; any screening? No
- f. Update with parking alteration to Marshalls; still under advisement
- g. RM puddling in front of Jenny Craig/Game Stop: New pavement for entire parking spot
- h. RP is the section backwards for the stairs: Door is in reversed place.
- i. RH How much room to get around? 24'
- j. RH Lighting? Wall pack around
- k. RP means of egress? Possible rear exit
- l. New tenant: 5 below

Richard Houle motioned to approve the application of RAR2-1250 S Washington Street-MA, Inc. for modifications to the Fashion Crossing site plan, in accordance with the plans dated 12/2/11, drawn by Allen & Major Associates, Inc.

Motion was seconded by Thomas Welch. All members voted in favor (5-0).

2) Site Plan

Applicant: Metalor USA Refining Corp.

Location: 255 John Dietsch Blvd (Assessors' Plat 34A, Lots 4 & 4A)

David Simmons of Angle Tree Consulting and Engineering and Carl Boardman of Thom Oldhan were both present on behalf of the applicant.

The following issues were discussed:

- a. Increase loading area by 2,787 sq ft
- b. Regrade and remove pavement to create new area
- c. Remove grassed area and pave; move island for clearance
- d. RH is this a lean to? No
- e. Metal building with loading dock and stairs
- f. Grades and tapers off into driveway area
- g. No changes in pipes
- h. RH how will it impact the drainage
- i. CB planning for drainage area for National Elevator; worked with Bill McD.
 - i. Identified flow problem
 - ii. Direct discharge to National Elevator (10 cfs)
 - iii. Exasperate by National Elevator
 - iv. Create berm 2' high and swale to control structure into catch basin based on DPW.
- j. RP grading from loading dock door, flat at door ? 5% grading
- k. DS there's a retaining wall existing to raise grade in order puddling in front of load
- l. RP will the slope affect the run off or flow over retaining wall
- m. RH all water moves away from building? Yes
- n. DS better situation when done
- o. RP not really drawn like that
- p. RM are you growing? Yes

Thomas Welch motioned to approve the site plan application of Metalor USA Refining Corp., in accordance with the plans dated 12/14/11, drawn by Carlton Boardman P.E., filed with the Town Clerk on 12/27/11, subject to the following conditions:

- 1) Applicant shall receive written authorization/approval from DPW to allow stormwater overflow to drain into catch basin located on John Dietsch Boulevard.
- 2) Within 90 days, applicant shall provide the Planning Department with an updated progress report on the status of the existing drainage situation with the abutting property currently occupied by National Elevator Industry.

Motion was seconded by Richard Houle. All members voted in favor (5-0).

Work Sessions:

1) Review Planning Board Regulations – Special Permits

The Board discussed proposed modifications to their Rules and Regulations on Special Permits. Proposed modifications to the Definitions were discussed.

**NORTH ATTLEBOROUGH PLANNING BOARD
CONTINUATION OF PUBLIC HEARING
THURSDAY, JANUARY 5, 2012
7:30 P.M.**

Pursuant to Section 5 of Chapter 40A of the Massachusetts General Laws, the North Attleborough Planning Board continued the public hearing for articles 17-20 for proposed amendments to the North Attleborough Zoning By-Laws, which are scheduled for the January 9, 2012 Special Town Meeting. There was no discussion on said articles, and subsequently a motion was made by Richard Houle to continue the public hearing to Monday, January 9, 2012, at 6:00 p.m. in the lower-level conference room of the Town Hall, located at 43 South Washington Street, North Attleborough, MA.

The motion was seconded by Mary Signoriello. All members voted in favor (5-0).

Work Sessions (Continued):

• Review Planning Board Regulations – Special Permits

The following items pertaining to Special Permits were discussed:

Section II (Applications for Special Permits):

- A. Completeness of application
- B. Fees
- C. Application
- D. Plans and other pertinent information

Section III (Procedure for applications) was briefly discussed.

Section IV (Disposition of Applications):

- C. Performance Standards: Town Planner to research standards for noise.
- D. Development Standards: Remove photos from Design Criteria and remove specifications from Performance Criteria dimensional buffer zone requirements.

2) Site Plan Review

The work session for Site Plan Review was rescheduled for 2/2/12.

Other Business Items:

- Final review of the conditions of approval for Special Permit #160 for Boch Attleboro, LLC was scheduled for 1/19/12.
- There was a brief discussion on the application submission procedures with regard to applicants filing all applications directly with the Town Clerk in accordance with M.G.L.

Adjournment: Mary Signoriello made a motion to adjourn the meeting, seconded by Richard Peterson. All members voted in favor to adjourn at 9:22 p.m.

Respectfully Submitted,

Mary Signoriello
Secretary