

Michael D. Borg
Town Manager



TOWN OF NORTH ATTLEBOROUGH
43 South Washington Street
North Attleborough MA 02760
508-699-0100

INTEROFFICE MEMORANDUM

DATE: Wednesday, October 12, 2022
TO: Town Council
FROM: Michael D. Borg, Town Manager
RE: Town Manager Report

Below are key activities, that I think would be of interest:

PUBLIC HEALTH – Updates

- Nothing to report at this time

EMERGENCY MANAGEMENT - Updates

- **October 21, 2022** -Snow Operations Tabletop Exercise
- **CODE RED-** All residents, Boards, Committees, and Commission Members should all sign up for CODE RED notifications. This can be done by going to our website nattleboro.com and it is on the main page “**Emergency Alert Signup**”.

COMMUNICATION – Updates

- Lenore’s Pantry 44th Birthday! September 24, 2022

OPERATIONS – Updates

- **October 6, 2022- 40R Update-** Planning Board had a Pre-Application Meeting – Developer reviewed the Project and Concept Site Plan- The Developer, Architect, Civil Engineer & Traffic Engineer were all be in attendance to answer any questions that the Planning Board may have had-**See attached**
- **October 13, 2022** at 5:00PM -Veteran’s Office will be celebrating the **Navy’s Birthday** with a cake cutting ceremony in the Main Lobby of the Town Hall. Everyone is invited to attend!
- **October 30, 2022** -Assessors Valuations are Finalized
- **November 1, 2022** - Beach Gates at both Whiting’s and Falls Pond will be closing for the season.
- **November 7, 2022** -Public Hearing to **Set the Tax Classification Schedule** for the Town of North Attleboro at the 11/7/2022 Town Council Meeting
- **November 8, 2022** - State Election
 - **October 22, 2022 to November 4, 2022-** Early Voting – **See attached**
- **November 11, 2022-** Veteran’s Celebration with Wrentham & Plainville at 11:00AM

- DPW is in the process of installing rapid flashing beacons at crosswalks at Martin, Falls, Amvet, Roosevelt, and Community Schools as well as in front of Town Hall.
- Adamsdale Well should be up and running by the end of October 2022. This well has been redesigned and is in compliance with the new PFAS Regulations.
- Article in the Wall Street Journal about the Emerald Square Mall – **See attached**
 - https://www.wsj.com/articles/one-third-vacant-massachusetts-mall-shows-why-regional-operators-are-in-a-bind-11665489602?st=ioavlof92r74v4g&reflink=article_gmail_share
- Cannabis Sales monies from the State \$104,169.31 for the June/July/August Quarter. We received 3% of gross sales- Native Sun had \$3,472,310.33 of business that quarter.
- **The Opportunity Fund** is the new bank/investment account that has been established by the Treasurer at the behest of Craig Cameron, Board of Electric Commissioner and member of the Finance Sub-Committee, where undesignated monies of NAED will be held & invested in Treasury Bills and possibly other permissible income-producing investments, such as Certificates of Deposit (CD), for the purpose of generating higher rates of return than are currently available using standard money-market bank accounts. Of particular interest of the Town is the fact that the income from these investments may, by law, be kept for use by the Town, not the Electric Department. NEAD will keep the principal and the Town will keep the interest. Many thanks to Craig Cameron and the entire Board of Electric Commissioners, as well as the NAED General Manager, Peter Schiffman, for creating this opportunity.
- **November 27, 2022- Holiday Season Kick Off** begins.
 - Three events:
 1. Leftover Turkey Trott- 5K Run- in the morning at **11:00AM**, before the parade. This event will also serve as a potential fund/awareness event for children in need this holiday season.
 2. Santa Parade at **3:00PM**
 3. Kris Kringle Mart- Christmas Market consisting of local vendors in front of Town Hall immediately following the parade.

PERSONNEL – Updates

- Nothing to report at this time



Early Voting Information For North Attleborough Voters

You can early vote from
October 22 to November 4
at

North Attleborough Town Hall
43 S. Washington St.
North Attleborough MA

Saturday, October 22	9 am - 3 pm
Monday, October 24	8 am - 4 pm
Tuesday, October 25	8 am - 4 pm
Wednesday, October 26	8 am - 4 pm
Thursday, October 27	8 am - 6 pm
Friday, October 28	8 am - noon
Saturday, October 29	9 am - 3 pm
Monday, October 31	8 am - 4 pm
Tuesday, November 1	8 am - 4 pm
Wednesday, November 2	8 am - 4 pm
Thursday, November 3	8 am - 6 pm
Friday, November 4	8 am - Noon

Or vote on Election Day, November 8, 2022
All precincts vote at North Attleborough High School
7 am – 8 pm

Voting is now more convenient than ever and on
YOUR schedule



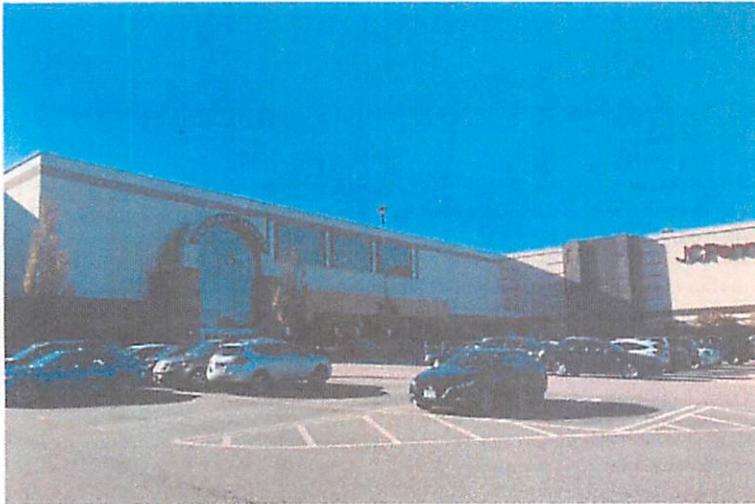
Questions. Please call us! 508-699-0106; we're here to help!
Email: boardofelections@nattleboro.com

<https://www.wsj.com/articles/one-third-vacant-massachusetts-mall-shows-why-regional-operators-are-in-a-bind-11665489602>

REAL ESTATE PROPERTY REPORT

One-Third Vacant, Massachusetts Mall Shows Why Regional Operators Are in a Bind

Shopping center recently sold for a fraction of its value only a decade earlier



The Emerald Square Mall in North Attleborough, Mass., was once a bustling shopping hub.

PHOTO: KATE KING/THE WALL STREET JOURNAL

By *Kate King* [Follow](#)

Oct. 11, 2022 8:00 am ET

NORTH ATTLEBOROUGH, Mass.—The only mall in this former manufacturing town recently sold for a fraction of its value only a decade earlier, another sign that regional malls are sitting out a broader recovery in retail real estate.

The previous owner of Emerald Square Mall, which spans 1 million square feet and features stores such as Victoria's Secret and Macy's, defaulted on \$94.5 million of debt in mid-2020. That marked the largest loss recorded on a loan securitized in the last dozen years, according to Moody's Investors Service.

Kohan Retail Investment Group, a shopping-mall investment company that owns more than five dozen malls across the U.S., recently acquired Emerald Square for \$29 million. The property was valued at \$167 million in 2012, according to real-estate data provider Trepp.

Once a bustling shopping hub, the three-level Emerald Square Mall is now about 65% occupied, with long stretches of vacant storefronts. Sears, which had operated as one of the mall's anchors for more than three decades, closed last year and its space remains empty.

Mike Kohan, the firm's chief executive, said he would give priority to filling the empty space at Emerald Square, including with nonretail tenants such as call centers, medical offices and fitness.

"Tenants that bring more traffic into the mall," he said.



The Emerald Square Mall, which was built in 1989, is now about 65% occupied.

PHOTO: KATE KING/THE WALL STREET JOURNAL

After grappling for years with the fallout from overbuilding and online shopping, U.S. retail real estate overall is emerging from the Covid-19 pandemic in a surprisingly strong position. But certain areas remain acutely challenged, particularly older, low-end malls.

The total number of U.S. malls has declined from an estimated 2,500 in the 1980s to about 700 today, according to Nick Egelanian, president of retail advisory firm SiteWorks, which tracks U.S. mall performance. Many were turned into open-air retail, an expensive and difficult undertaking that often takes decades. Some were demolished. Others remain standing, but aren't operating and stand as vacant "ghost towns."

Mr. Egelanian expects the number of malls to continue to decline over the next 10 years to an estimated 150 nationwide. The survivors will be top-tier properties, with updated infrastructure and the best fashion and luxury retailers as well as dining and entertainment, he said.

Many malls are struggling because their anchor tenants, department stores, have seen declining market share since the 1980s due to the rise of more convenient and lower-cost discount stores, Mr. Egelanian said. In more recent years, online shopping has further depressed foot traffic to malls.

Built in 1989, Emerald Square Mall sits at the intersection of two major highways, less than 20 miles from Providence, R.I., and about an hour's drive from Boston. Its slow decline frustrates town officials who count on the mall as the city's largest property taxpayer.

"We want it to grow up and become what it's going to be next," said North Attleborough's town manager, Michael Borg.



North Attleborough's town manager, Michael Borg, wants the mall's operators to find different uses for its vacant spaces

PHOTO: KATE KING/THE WALL STREET JOURNAL

Mr. Borg suggested knocking down the former Sears and building affordable housing, updating the food court, wooing a minor-league hockey team and marketing the third floor as space for life-sciences, light manufacturing and other nonretail uses.

Some regional malls elsewhere are undergoing significant overhauls. In Orange County, Calif., developer William Shopoff, president and chief executive of Shopoff Realty Investments LP, recently closed a nearly \$100-million deal for two of the Westminster Mall's anchor properties and is planning to build 2,000 apartment units, a hotel and new retail.

But numerous legal and financial hurdles make it difficult to save or redevelop failing malls, Mr. Egelanian said.

Most properties have multiple owners, with one group controlling the mall's core and the anchor properties owned by other entities or the retailers themselves. Many of these properties back securitized loans that are coming due and cannot be refinanced because the value of the malls has fallen below the balance of the loans.

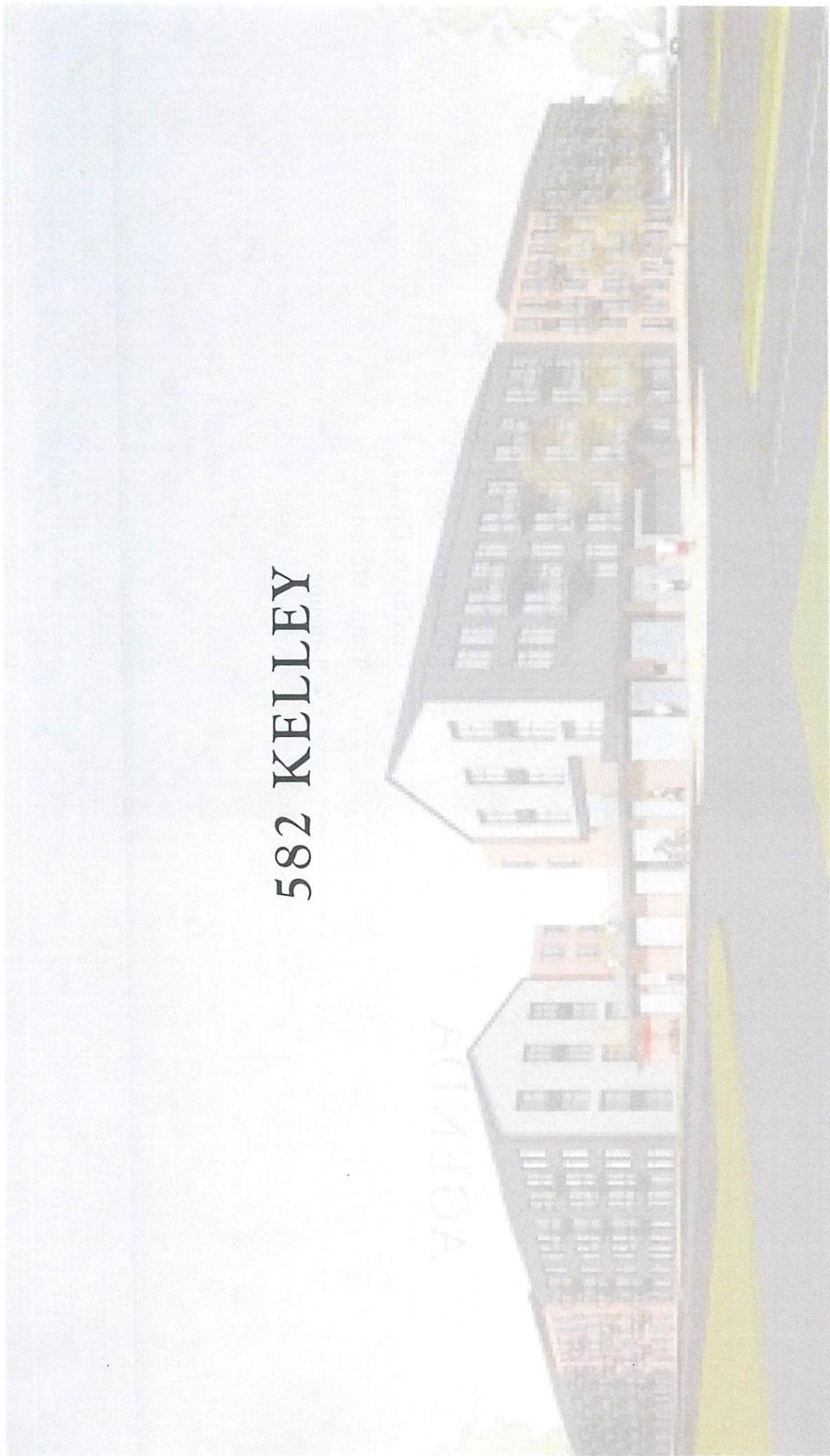
"When these malls were built, it was thought they would never die," Mr. Egelanian said. "It's just a very tedious, long-term process."

The loan backed by Emerald Square was transferred to a special servicer and liquidated earlier this year at a 76.7% loss on the \$94.5-million unpaid principal balance, according to Moody's Investors Service. The transaction marked the largest loss on a commercial mortgage-backed securities liquidation since underwriting and leverage for these loans changed following the 2008 financial crisis, Moody's said.

Write to Kate King at Kate.King@wsj.com

Appeared in the October 12, 2022, print edition as 'Mall Spotlights Regional Retail Woes'.

582 KELLEY



AGENDA

- Intros
- 40R Overview
- Concept Plans & Programming
- Landscape Concept
- Grading & Drainage
- Traffic Mitigation
- Timeline

TEAM

Marcus Partners, Developer

- *Caitlin Walker*, Senior Development Manager
- *Yuri Blazar*, Vice President

LDS Consulting Group, 40B/40R Consultant

- *Lynne Sweet*, Principal

BBH Law

- *Mark Bobrowski*, Land-Use Council

Cube 3 Architects

- *Eric Samuelson*, Project Manager
- *Ahmed Aly*, Project Manager

Bohler, Civil Engineers

- *Matt Mrva*, Principal
- *Keith Curran*, Senior Project Manager

MDM, Traffic Consultant

- *Robert Michaud*, Principal

LEC, Wetlands Consultant

- *Claire Hoogeboom*, Wetland Scientist

Whitestone, Geotech Engineer

- *Ryan Roy*, Vice President
- *Hannah Zydanowicz*, Assistant Project Manager

40R OVERVIEW

	40R
Subsidized Housing Inventory (w/project)	6% ↑
MBTA Community Credit	YES*
Housing Choice Community & State Grants	YES
Adoption of 40R Zone (40R fee to town)	\$350,000
Building Permit Issuance (40R fee to town)	\$933,000
3BDs - 10% Requirement	NO
Annual Real Estate Taxes	\$1.18M
Annual Excise Taxes	\$100,000
One-time Building Permit Fee	\$170,000

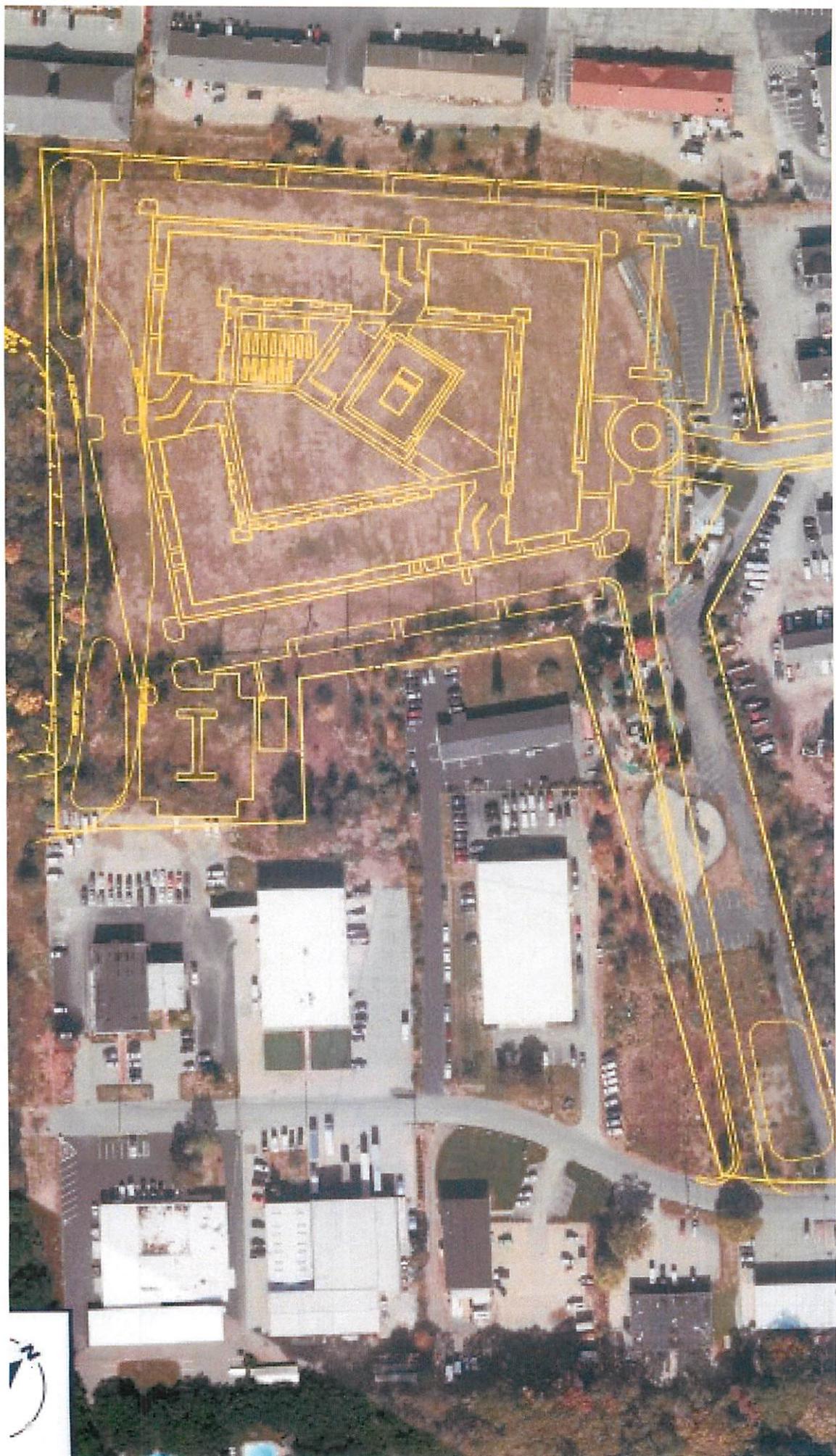
* This project would count towards the 50 acre and 15 units per acre minimum under 40R

CONCEPT PLANS / PROGRAMMING



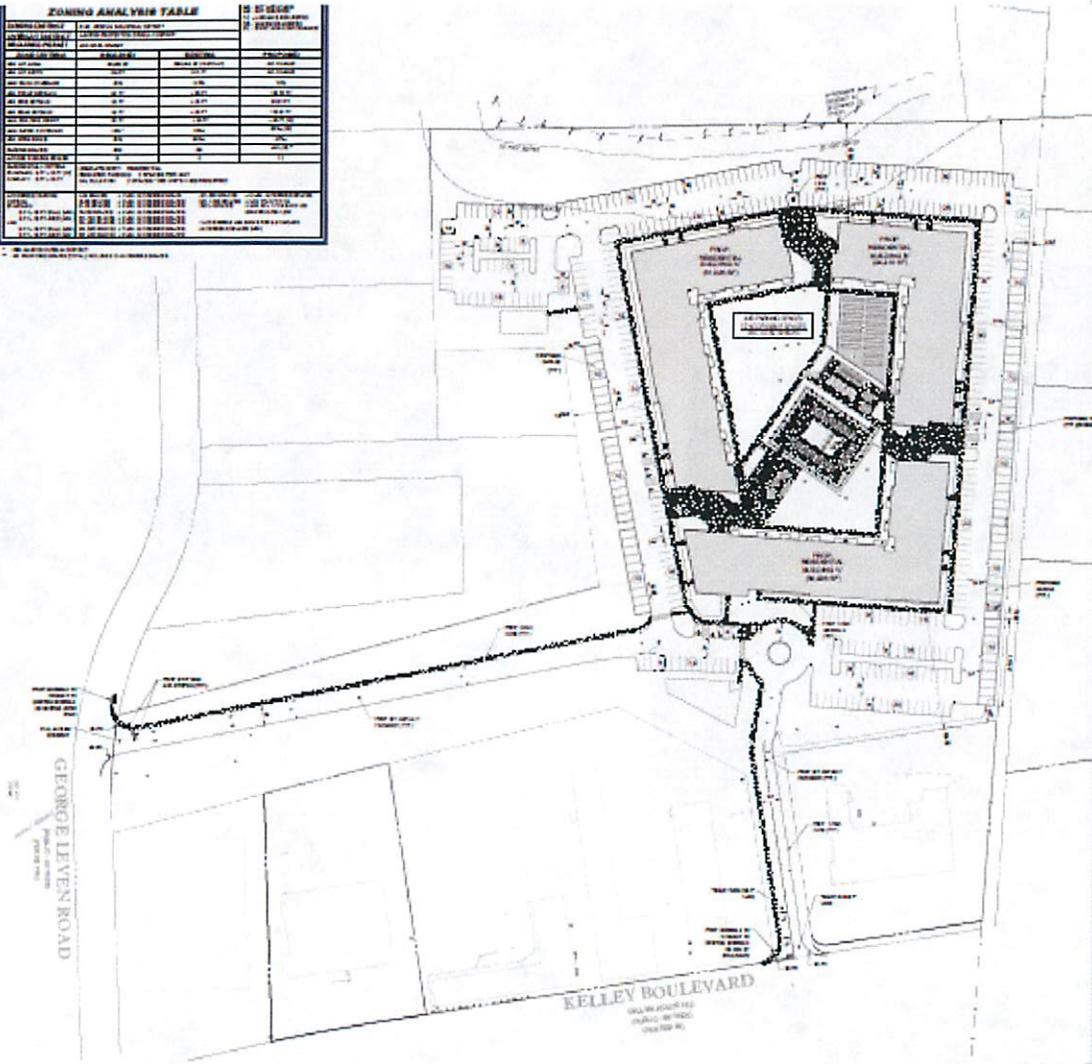
PLAINVILLE

NORTH ATTLEBORO





ZONING ANALYSIS TABLE			
EXISTING ZONING	PROPOSED ZONING	PERMITTED USES	REMARKS
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	1-2 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	3-4 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	5-6 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	7-8 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	9-10 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	11-12 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	13-14 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	15-16 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	17-18 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	19-20 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	21-22 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	23-24 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	25-26 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	27-28 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	29-30 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	31-32 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	33-34 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	35-36 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	37-38 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	39-40 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	41-42 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	43-44 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	45-46 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	47-48 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	49-50 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	51-52 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	53-54 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	55-56 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	57-58 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	59-60 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	61-62 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	63-64 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	65-66 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	67-68 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	69-70 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	71-72 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	73-74 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	75-76 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	77-78 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	79-80 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	81-82 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	83-84 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	85-86 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	87-88 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	89-90 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	91-92 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	93-94 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	95-96 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	97-98 UNITS PER LOT	CONFORMS TO ZONING
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL MEDIUM-DENSITY	99-100 UNITS PER LOT	CONFORMS TO ZONING



PROGRAMMING

- Units: 311
 - 11% Studios, 48% 1BDs, 38% 2BDs, 3% 3BDs
- Buildings: 3 Bldgs @ 4 Stories (w/Elevators)
- Parking: 461 (1.48/unit)
 - Includes 80 fully enclosed parking garages
- Indoor Amenities:
 - Clubhouse, Fitness Center, Co-working Spaces, Secure Package Room(s), Pet Wash, Bike Storage
- Outdoor Amenities:
 - Pool, Grills, Garden Plots, Tot Lot, Dog Park, Sidewalks

ZONING ANALYSIS TABLE

ZONING DISTRICT		IC-30 - SPECIAL INDUSTRIAL DISTRICT		N/A - NOT APPLICABLE
OVERLAY DISTRICT		AQUIFER PROTECTION OVERLAY DISTRICT		N/S - NOT SPECIFIED
REQUIRED PERMIT		40R DEVELOPMENT		(V) - VARIANCE REQUESTED
ZONE CRITERIA		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA		30,000 SF	595,843 SF (13.679 AC)	NO CHANGE
MIN. LOT WIDTH		150 FT	517 FT	NO CHANGE
MAX. BLDG COVERAGE		40%	0.3%	18%
MIN. FRONT SETBACK		50 FT	> 50 FT	159.75 FT
MIN. SIDE SETBACK		25 FT	> 25 FT	82.81 FT
MIN. REAR SETBACK		25 FT	> 25 FT	125.51 FT
MAX. BUILDING HEIGHT		30 FT	< 30 FT	> 30 FT (W)
MAX. IMPER. COVERAGE		15%*	10%±	53%± (W)
MIN. OPEN SPACE		30%	90%±	47%±
PARKING SPACES		600	95	461 (W)**
ACCESS. PARKING SPACES		9	2	12
USE/CATEGORY: RESIDENTIAL REQUIRED PARKING: 2 SPACES PER UNIT CALCULATION: 2 SPACES * 300 UNITS = 600 REQUIRED				
ACCESSIBLE PARKING CRITERIA STANDARD:		1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000	
VAN:		8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

N/A - NOT APPLICABLE
 N/S - NOT SPECIFIED
 (V) - VARIANCE REQUESTED
 (W) - WAIVER REQUESTED
 (E) - EXIST. NON-COMFORMANCE





LANDSCAPE CONCEPT



Symbol	Description
Green circle	Planting
Green square	Planting
Green rectangle	Planting
Green triangle	Planting
Green diamond	Planting
Green oval	Planting
Green hexagon	Planting
Green octagon	Planting
Green star	Planting
Green cross	Planting
Green circle with dot	Planting
Green square with dot	Planting
Green rectangle with dot	Planting
Green triangle with dot	Planting
Green diamond with dot	Planting
Green oval with dot	Planting
Green hexagon with dot	Planting
Green star with dot	Planting
Green cross with dot	Planting
Green circle with cross	Planting
Green square with cross	Planting
Green rectangle with cross	Planting
Green triangle with cross	Planting
Green diamond with cross	Planting
Green oval with cross	Planting
Green hexagon with cross	Planting
Green star with cross	Planting
Green cross with cross	Planting

1. 20' BUFFER ZONE (SEE PLAN)
 2. 10' BUFFER ZONE (SEE PLAN)
 3. 5' BUFFER ZONE (SEE PLAN)
 4. 2' BUFFER ZONE (SEE PLAN)
 5. 1' BUFFER ZONE (SEE PLAN)

1. 20' BUFFER ZONE (SEE PLAN)
 2. 10' BUFFER ZONE (SEE PLAN)
 3. 5' BUFFER ZONE (SEE PLAN)
 4. 2' BUFFER ZONE (SEE PLAN)
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1. 20' BUFFER ZONE (SEE PLAN)
 2. 10' BUFFER ZONE (SEE PLAN)
 3. 5' BUFFER ZONE (SEE PLAN)
 4. 2' BUFFER ZONE (SEE PLAN)
 5. 1' BUFFER ZONE (SEE PLAN)

SHADE TREES



QUERCUS PALUSTRIS



LIRIODENDRON TULIPIFERA



ACER RUBRUM



TILIA CORCATA



LIQUIDAMBAR STYRACIFLUA ROTUNDIFOLIA

ORNAMENTAL TREES



PRUNUS SARGENTI 'COLUMNARIS'



CARPINUS BETULUS 'FASTIGIATA'



BETULA NIGRA

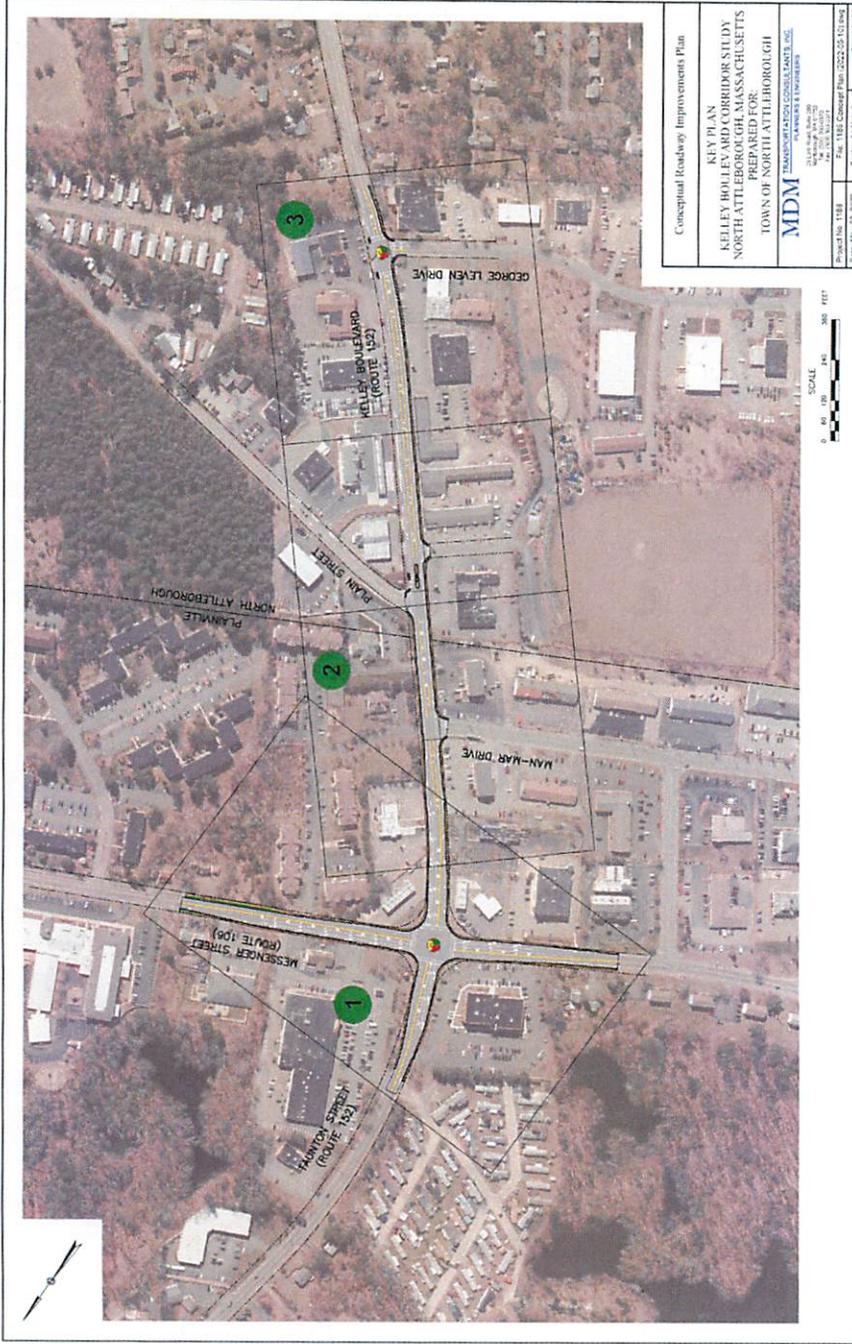


CERIS CANADENSIS

GRADING & DRAINAGE PLAN

TRAFFIC MITIGATION EFFORTS

ROUTE 152 IMPROVEMENTS (MASSWORKS)



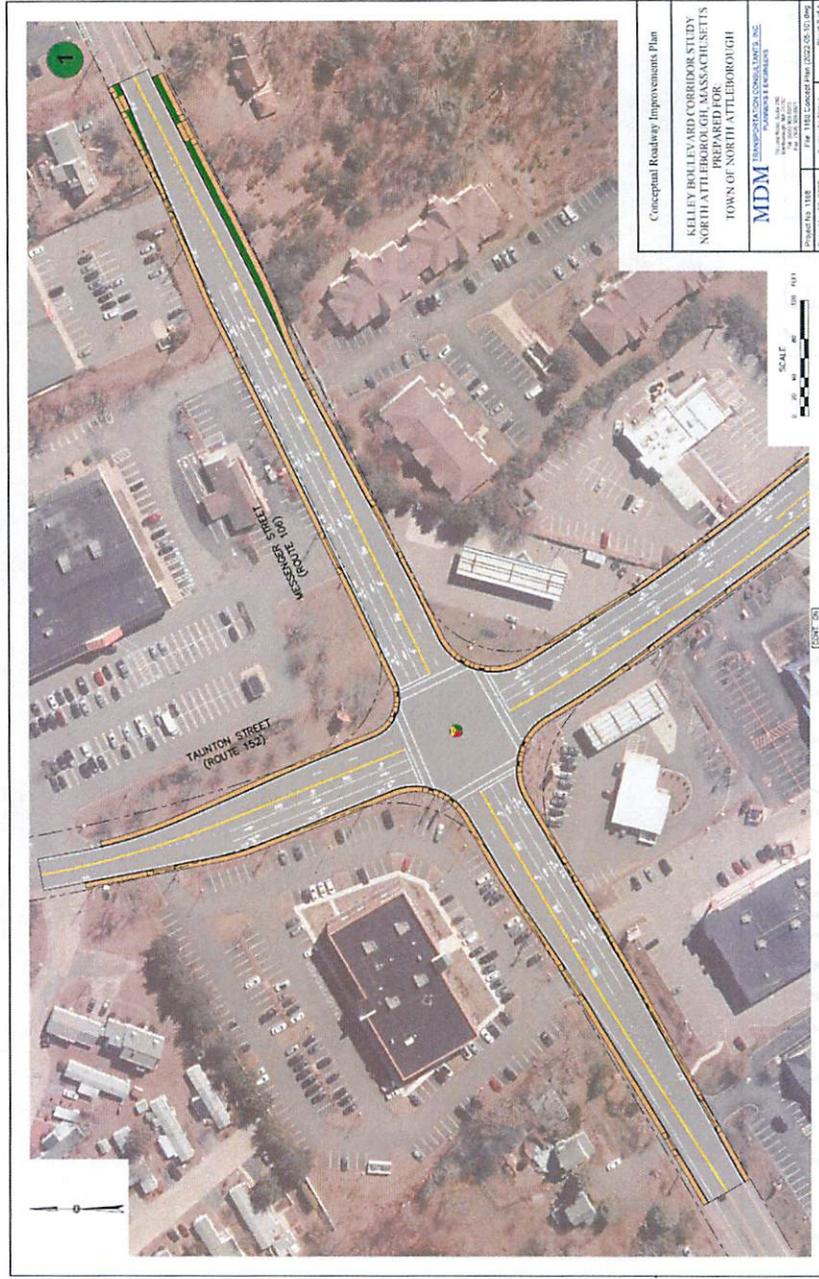
Conceptual Roadway Improvements Plan

KEY PLAN
 KELLEY BOULEVARD CORRIDOR STUDY
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PREPARED FOR:
 TOWN OF NORTH ATTLEBOROUGH

MDM TRANSPORTATION CONSULTANTS, INC.
 11 ANNAWAY STREET
 NORTH ATTLEBOROUGH, MASSACHUSETTS 01940
 TEL: 508-851-1100 FAX: 508-851-1101

Revised: Nov. 1993
 File: 1112 Concept Plan - 2022-05-10 10:05
 2028 May 22 2022 Scale: As Shown Sheet 1 of 4

ROUTE 152 IMPROVEMENTS - ROUTE 106



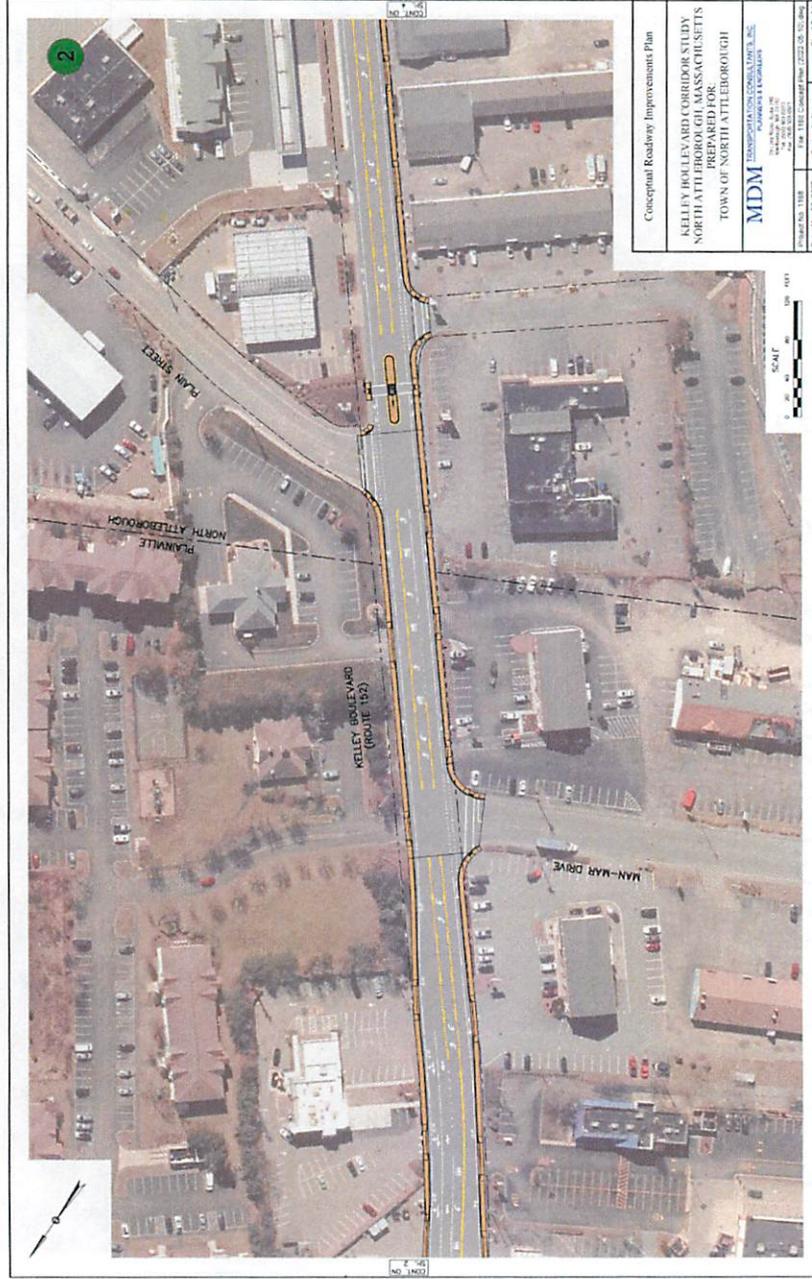
Conceptual Roadway Improvements Plan
 KELLEY BOLLIVARD CORRIDOR STUDY
 NORTH ATTLEBOROUGH, MASSACHUSETTS
 PROJECT NUMBER: 152-106
 TOWN OF NORTH ATTLEBOROUGH

MDM MASSACHUSETTS DESIGN & CONSTRUCTION, INC.
 100 STATE STREET
 SUITE 200
 BOSTON, MASSACHUSETTS 02109
 TEL: 617.552.1100 FAX: 617.552.1101

PROJECT NO. 152-106 DATE: MAY 23, 2022 DRAWN BY: JLD CHECKED BY: JLD
 SCALE: AS SHOWN SHEET 2 OF 4

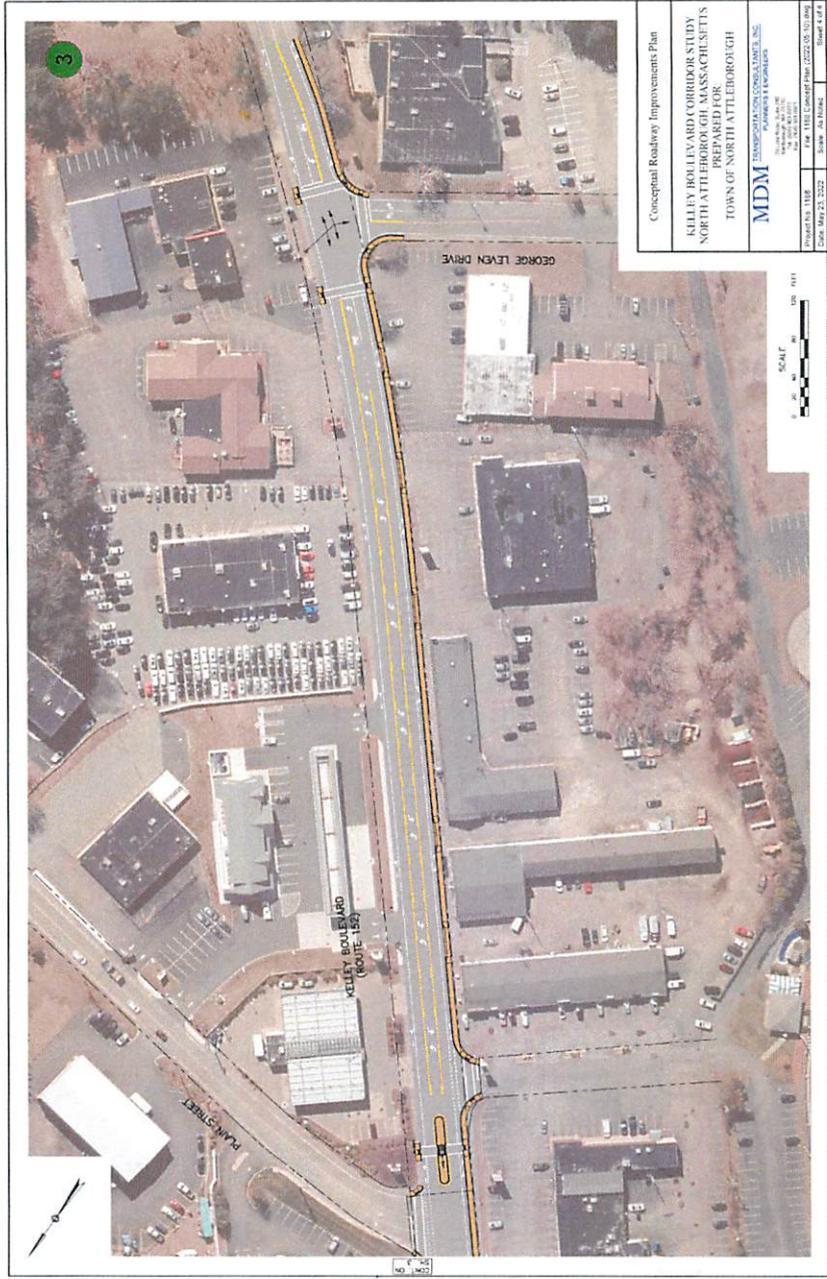
DATE: 05/23/2022

ROUTE 152 IMPROVEMENTS - KELLEY BLVD



Conceptual Roadway Improvements Plan
KELLEY BOULEVARD CORRIDOR STUDY
NORTH ATTLEBOROUGH, MASSACHUSETTS
PREPARED FOR
TOWN OF NORTH ATTLEBOROUGH
MDM TRANSPORTATION CONSULTANTS, INC.
179 W. Main Street
North Attleborough, MA 01937
Phone: 508.351.1100
Fax: 508.351.1101
E-mail: info@mdm-inc.com
Date: May 23, 2022 Scale: As Shown Sheet 2 of 4

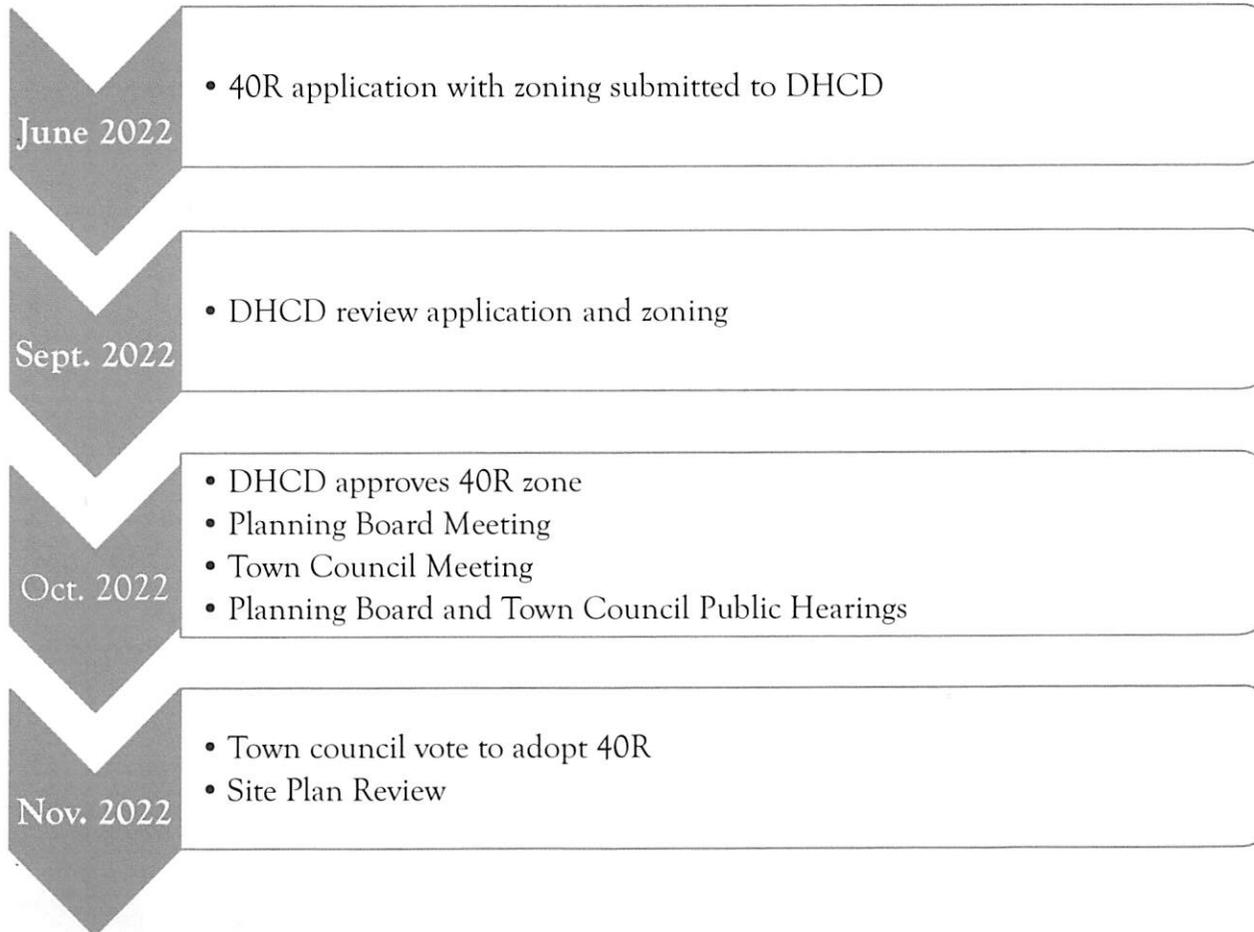
ROUTE 152 IMPROVEMENTS - KELLEY BLVD



MARCUS PARTNERS COMMITMENT

- MassWorks Grant
 - 10% Design To-Date, Committed to 25% Design (~\$220K Total)
 - Grant Writer (\$75K)
 - Additional \$500K Towards Total Traffic Mitigation
- Public School Mitigation
 - Annual Reporting
 - \$5K Per Child In Excess of 10 Each Year

40R TIMELINE



APPENDIX

40R ZONING: DESIGN STANDARDS

1. Blank facades are not permitted. Changes in plane or material shall be used to provide a pedestrian scale in areas where windows and doors are not functionally required.
2. The front facades, side, and rear portions of buildings shall have a subtle change in architectural expression. The front and rear of the buildings shall differentiate subtly in color. All buildings should have a coordinated color scheme.
3. Long horizontal facades should be avoided by the incorporation of clear distinction in materials and colors and/or other means of breaking down such spans.
4. Vinyl siding and EIFS are generally prohibited, although these materials may be used on facades not visible from the public way or open space, or adjacent residential uses, provided that these materials are detailed and installed in ways that are consistent with the requirements of these Design Standards.
5. Rooftop mechanical equipment shall be set back from the facades so that it is not visible from the public way or abutters, or screened from view by architectural elements integrated into the building design. Louvers and other mechanical systems shall be on facades not visible from the public way or abutters, or on the roof. Rooftop mechanical equipment is preferred. If mechanical equipment is located on ground-level, it must be screened with plantings or fencing or installed at the inner courtyard.
6. Long continuous roof lines should be avoided. Varying roof lines and forms are encouraged.
7. Landscaping and tree planting is required at surface parking locations and along at least one right-of-way to provide some screening and relief from the continuity of parking spaces. A mix of trees and bushes that are of native origin and that require minimal maintenance shall be selected. Trees and bushes should be pruned to provide proper headway and visibility for vehicle operators and pedestrians.
8. All trash and recycling containers and any other outside storage shall be screened and enclosed.
9. To the extent it does not prevent a Project from achieving the density permitted in Sub-section 7.1 and is not otherwise in conflict Section II.F or the Governing Laws, the general character, proportion and scale of any buildings should be complementary to the surrounding buildings.
10. Buildings shall be oriented parallel or perpendicular to the street and/or village green or common. A Development Project's main building entry should face the street and development entryway. There should be a clear indication of the front entrance.

DISCUSSION/QUESTIONS