

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING
THURSDAY, November 4, 2010**

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, November 4, 2010 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 Mary Signoriello. Also in attendance was Mary E. Burgess, Town Planner. Board member Thomas Welch was not in attendance. Chairman Houle called the meeting to order at 6:35 p.m.

Mary Burgess stated that due to a lack of quorum, the request for a site plan approval (Form O) for Chestnut Street could not be voted on, and therefore moved to the meeting scheduled on November 9, 2010 at 6:30 p.m.

Vouchers were signed by the Board

Public Hearing for Christina Estates was opened at 6:45 p.m. and recessed until 6:55 p.m.

**NORTH ATTLEBOROUGH PLANNING BOARD
PUBLIC HEARING
THURSDAY, NOVEMBER 4, 2010
6:45 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, November 4, 2010 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 and Mary Signoriello. Also in attendance was Mary E. Burgess, Town Planner. Board member Thomas Welch was not in attendance. Chairman Richard Houle opened the public hearing at 6:45 p.m., and recessed until 6:55 p.m. Richard McCarthy was recused for the public hearing and returned at 6:55 p.m. Mary Burgess read notice for the public hearing into the record.

Richard Houle: Anything else to read into the record, Mary?

Burgess: Not at this time.

Houle: Who's here to present?

Michael Intoccia: Michael from Intoccia Construction. Are we opening, are we going to continue?

Burgess: I did try and call you back.

Intoccia: Yeah, that's why I tried calling you.

Burgess: I did try and call you back, but apparently you're a very popular man, your mailbox is full, so I couldn't leave a message. I called because we only have three voting members today, and whether or not they want to proceed, I had suggested that we continue this hearing until the 18th and allow them the time to install the drains at the main entrance of Delphist Monast and Cumberland.

Houle: To connect them?

Intoccia: Yeah, we're going to connect them, we're going to do all the off site and then (inaudible). Finally getting done. Today we got the bonding and everything in place today, it's going into DPW tomorrow morning. Everything's all set.

Houle: Mary, this will be continued to when?

Burgess: We can continue it to the 18th at 6:45.

Richard Peterson: You received the bonding for what?

Intoccia: The street opening, we had to put bonds up, but they wanted three different types of bonds, so couldn't just do one, so we did three different types of bonds and got the certificate of insurance, we did everything they wanted. Got that all in place, getting hand delivered tomorrow morning.

Peterson: To where tomorrow morning?

Intoccia: I think it's DPW who (inaudible) road opening permit. And we've already, we'll be pretty much done with the Visconti, fixed his whole backyard...

Houle: When did you do that?

Intoccia: The last few days.

Burgess: Yeah, (inaudible) and I went out there.

Intoccia: We put the loam down today, it should be done by tomorrow. Came out nice.

Burgess: There's a lot of work to be done out there and (inaudible) going to be going out there and inspect the work, to stay on top of that.

Peterson: So it will be done tomorrow?

Intoccia: Yes, it will be done, probably hydro seeded on Monday, depending on the weather if it stops raining, but it's all done, and we're going to put the coated driveway too, on Monday or Tuesday.

Burgess: So you are going to top coat that?

Intoccia: Yeah, you know what we might do, is just do a base now, and then to the finish coat when we come down and do the (inaudible), the one on the right.

Burgess: I'm just worried about the drainage, hitting the drains

Intoccia: Yeah, Bobby already told me that, he's already lined up the pavement guy.

Houle: What about the borrow underneath the current road, does that need to be improved?

Burgess: This is just where the new entrance is going to go in, and Visconti's driveway is right there. In order for the new drainage to work for his yard, the driveway has to be graded a certain way, so that's what he's talking about.

Intoccia: Right, and I'm going to do the base so in case we have to adjust it when we do the road, it's only a base coat, I can cut into it and put the finish coat on in April so it looks nice for the summer.

Peterson: Will you put binder down (inaudible) tomorrow?

Intoccia: Yes. No, no, the beginning of the week. We're finishing the loam, we did half the yard I think today, we're finishing it tomorrow because of the rain.

Houle: Binder next week?

Intoccia: Yes, binder will be down next week. When I come in front of you, his whole yard will be 100% done, with the driveway and we'll be pretty much done without the street.

Houle: And it will be connected?

Intoccia: So we have no issues in the wintertime.

Houle: Well, I won't say no issues, there are some other issues outstanding.

Intoccia: Well hopefully we'll address this major issue and any other little issues, we'll take care of them. This is the major thing, is tie that drainage in and get the water, everything before the wintertime.

Burgess: And you have to get that Cease and Desist lifted.

Intoccia: We already talked to Shannon today, he's giving his questions to (inaudible) and (inaudible)

Houle: That's going to be very important to this Board.

Intoccia: Tuesday night I'll be going in front him, we've got everything going

Houle: And Mike, what about, I'm not a tax collector....

Intoccia: We already met with the tax collector, that's all set, we're giving her a check tomorrow. We made a thing I think over I think the next three months payment plan.

Houle: So you've got an approved payment plan with her?

Intoccia: Yeah. I can bring you a copy of it if you'd like. Mary helped me out a lot today, so thank you, it worked out well. We just want to get everything done and get going and that way we can finish up by April, have the blacktop all done in the back too and the drains working.

Burgess: Mr. Visconti is here. How does your yard look?

Visconti: So far, so good?

Houle: Is there anything else you'd like to say?

Visconti: Right now, I just want to thank Mr. Intoccia for getting the work done that was supposed to happen a few years back. I understand the issues he was facing. So far, so good. I just hope everything works.

Houle: Is that it?

Burgess: Yes, I think because of the three member board tonight it would be in your best interest to have four members when deciding this.

Linda Lee Thomas: Could I just see a new plan? I haven't seen any new plan, I'm at 254 Cumberland Ave.

Houle: Could you just state your name for the record:

Thomas: Linda Lee Thomas, 245 Cumberland Ave, which I'm right along side of the Leveque's former house, which what, that's going to be torn down?

Intoccia: Not the way it is, it's going to be another lot with a newer house on it.

Thomas: Oh, because I had no idea.

Intoccia: I've got my engineer here, he can spend time show her everything if you'd like.

Thomas: There's going to be another house there?

Intoccia: Yeah, we're going to knock it down, because the road's coming in and it will be a smaller house.

Burgess: Can't say too much, new testimony. So if you guys want to talk you can go in the hall.

Intoccia: Okay, I'm just giving you an update on where we stand.

Burgess: So this will be, we'll extend the opening of the public hearing to November 18th at 6:45 p.m.

Peterson: I make a motion that we extend the public hearing for subdivision modifications for Christina Estates to November 18th at 6:45 p.m.

Signoriello: I second.

Houle: All in favor? Motion passes 3 – 0.

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING (Continued at 6:55)
THURSDAY, November 4, 2010**

New Business

1) Form A: Lawrence Soullier, Date of final action: November 10, 2010
Farm Country Road, Map 29 Parcel 30
R40 District- 40,000 sq ft, 150' of frontage

- Dividing Lot 4 into 4A and 4B
- Lot 4A: 40,750 sq ft, 238.59' frontage on Farm Country Road
- Lot 4B: to remain unbuildable

Application was read into record by Mary Burgess. Mark Whalen of W.T. Whalen Engineering presented on behalf of the applicant. The applicant, Lawrence Soullier was present. The applicant is requesting endorsement of a plan believed not to require approval.

Ms. Burgess questioned whether an 81W form should be required, since it is part of an approved subdivision plan (81W form is for modification to an existing subdivision.) She also stated that proposed Lot 4B cannot be used as a buildable lot until the road is completed beyond the temporary cul-de-sac. Following discussion, the Board requested that the plans reflect the following: change Lot 4B to Parcel 4B and labeled as non-buildable, and indicate no determination of zoning. The item will be continued to November 18.

Motion to extend the final action on the Form A submission by Lawrence Soullier for endorsement of a plan believed not to require approval on Farm Country Road to November 22, 2010 was made by Richard Peterson and seconded by Mary Signoriello. Motion carried 4-0.

2) Form A: V.S. Haseotes & Sons, Date of final action: November 10, 2010
Hoppin Hill/Allen Avenue, Map 30 Lot 8
R40 District- 40,000 sq ft, 150' of frontage, Re-subdividing lot into 8 new lots

- Lot 8A: 40,000 sq ft; 153.41' on Hoppin Hill
- Lot 8B: 43,026 sq ft; 150' on Hoppin Hill
- Lot 8C: 52,928 sq ft; 151.04' on Hoppin Hill
- Lot 8D: 50,804 sq ft; 150' on Hoppin Hill
- Lot 8E: 40,708 sq ft; 217.17' on Allen Ave
- Lot 8F: 59,852 sq ft; 152.70 on Allen Ave
- Lot 8G: 78,689 sq ft; 153.01' on Allen Ave
- Lot 8H: 91,519 sq ft; 154.42' on Allen Ave
- All lots meet ANR requirements

No one was in attendance for this item; it will be continued to the meeting scheduled for November 9.

3) Form O: Distron Corporation, Date of final action: November 8, 2010
87 John Dietsch Square, Map 34A Lot 371B

- Town Planner, Beals & Thomas reviews completed
- No DPW review at this time

Application read into record by Mary Burgess. A second review is expected from Beals & Thomas. Matt Grenier of J.M. Grenier Associates, Shewsbury, presented on behalf of the applicant, who was not present. The applicant is requesting a site plan approval. Mr. Grenier reviewed the site plans to expand an existing 25,000 sq ft building with a 12,500 sq ft addition, with minimum alterations to the existing parking area. He also reviewed the changes to be made as designated in the site plan reviews to date. Following discussion, the Board requested additional changes to the plan. The request will be continued to the November 18, 2010 meeting.

Motion to extend the final action on the Form O submission by Distron Corporation for a site plan approval at 87 John Dietsch Square to November 22, 2010 was made by Richard Peterson and seconded by Richard McCarthy. Motion carried 4-0.

4) Proposed relocation to lower level conference room

Following brief discussion, it was the consensus of the Board that the Planning Board meetings be moved to the lower conference room.

Other Business:

1) Woodridge Estates Subdivision (Construction Modification)

- Soil sub base reviewed by DPW/EEI

In attendance: Jeff Kane of Earthworks Engineering, Tom Principe of Commonwealth Engineering, Glenn Bourque, Developer, Stephen Clapp, Attorney. Jeff Kane reported on the meeting held with the developer and DPW at which an agreement on a viable solution had been reached, specifically a grading plan for the large areas of fill at station 7 (7 + 60 to the end of the cul-de-sac.) A letter was received from the DPW Superintendent which states the material in question is acceptable for use. Mr. Kane stated that the issue is not whether the material is viable, it's that it does not meet the Planning Board specifications, resulting in the waiver request. Following lengthy discussion, the following motion was made:

Mr. Peterson made a motion to approve the waiver request at Woodridge Estates Subdivision for use of onsite material (as described in the Geisser Engineering letter dated October 26, 2010) in lieu of ordinary borrow, based on placement and handling procedures as outlined in DPW letter of November 1, 2010. Contingent upon receipt of additional information, in letter form from DPW, that the waiver will not hinder road acceptance. Seconded by Mr. McCarthy. Motion carried 4 – 0.

The Board briefly discussed the upcoming Master Plan Presentation on November 9; requesting assistance from the Town to complete the Master Plan, including money from an old block grant from DHCD; requesting to meet with the Board of Selectmen to discuss the grant money; and upcoming zoning applications.

Richard Peterson made a motion to adjourn the meeting, seconded by Mary Signoriello. Motion carried 4 – 0. The meeting adjourned 9:12 p.m.

Respectfully Submitted,

Mary Signoriello
Secretary

