

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING
THURSDAY, July 1, 2010**

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, July 1, 2010 at 6:30 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members Richard Houle, Chairman, Richard Peterson-Vice Chair, Thomas Welch , Richard McCarthy and Mary E. Burgess-Town Planner.

Planning Board Business:

No Minutes for Approval of Minutes

Endorsement of Vouchers: Staples, Earthworks: Bally Heather, Earthworks: Rules and Regs, Earthworks: Hickory Woods II, Police Detail: Hickory Woods II.

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PUBLIC HEARING
THURSDAY, July 1, 2010**

6:45 P.M.- Continuation of public hearing to determine if Thomas Fitzgerald should be declared in default of carrying out his obligations to complete the Bally Heather Subdivision, including Garrett Road, Jonathan Drive and Massand Road;

No one present on behalf of Thomas Fitzgerald.

No new information provided or needed to be read into record.

The Board had a brief discussion regarding making the sidewalks ADA compliant and if the sidewalks are going to be repaired they should be brought into compliance.

A motion was made by Richard McCarthy and seconded by Thomas Welch to close the public hearing at 6:48 pm.

A motion was made by Richard McCarthy and seconded by Richard Peterson to find Thomas Fitzgerald in default and to revoke the performance bond.

The motion carried 4-0.

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Other Business:

Form O: Construction Specialist Inc (CSI)

Applicantion read into record (attached).

Present for CSI: Don Curney and Wallace L Frigon Sr.

Read Town Planner's review into record (attached).

A brief discussion regarding the storage trailers being in violation of zoning and needing a variance from the Zoning Board of Appeals. The Board also discussed the change in drainage due to the 40 x 60 addition. A point was made regarding the storage trailers as materials of the existing use as CSI provides those among other materials to construction sites.

A motion was made by Thomas Welch and Seconded by Richard Peterson to approve the site plan with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall obtain a variance from the Zoning Board of Appeals to allow the storage containers. If the variance is not granted by the Zoning Board of Appeals, the applicant shall remove the storage containers and update the site plan to reflect the change.
- 2) Prior to the issuance of a building permit, the applicant shall identify the location of the water service within the site, per DPW, and update the site plan accordingly.
- 3) Any modifications to the site or to the approved site plan must be approved by the Planning Board.
- 4) Prior to the issuance of a Certificate of Occupancy, confirmation of compliance with all conditions of this site plan approval must be received from the Planning Board/Town Planner.
- 5) The site plan shall be drawn at a scale of 1" = 30'.

Discussion continued regarding providing the applicants with the Town Planner's site plan review document prior to the meeting.

The Board requested an update to the Aquifer Protection District bylaw to reflect changes indicated by DEP for the Semi Annual Town Meeting.

Richard Houle wished to express sympathy to Bob Norton's family.

Discussion: On going projects (attach synopsis)

Zoning Map update – SRPEDD is updating map using MMA hours and will provide a map removing all split zones including any changes made at Town Meeting.

Rules and Regulations – Town Planner met with John Lavin of EEI and discussed and drafted additional traffic and stormwater regulations including new detail/spec sheets.

Master Plan – Don Sullivan of SRPEDD is working on Housing section.

Discussed grant opportunity through the South Coast Rail to complete another section of master plan. Write grant for Transit oriented development for Belfour/GAtra site. Grant due July 15, 2010. Thomas Welch suggested that the PB seek funding from the Town to facilitate the completion of the remaining sections of the Master Plan. The Board agreed and recommended a letter be written to all Boards/Commission how a Master Plan would help them.

Assisted Living Bylaws – Look into other locations that could support Assisted Living. Request info from SRPEDD regarding other uses like this in other areas within the region. Possible resubmit for Annual Town Meeting.

Update on Bond takings

- Hickory Woods II: Binder coat installed June 25, structures and curbs June 29 – 2 and Top coat the following week (weather dependant) Trench drain spec for Pinsonnault Lane due on July 2.
- Butterfly Estates: Installed Light pole, updated as builts and road accepted at ATM
- Dorey Estates: Fixed Driveway apron, cleaned catch basins and roads accepted at ATM
- Queen's Grant: Contract with Miles of Excavating has closed and roads accepted at ATM Ok'd trash racks and driveway apron
- Balley Heather: Concluded tonight

Ask Boards/commission for feedback regarding Assisted Living Bylaw.

A motion was made by Richard Peterson and seconded by Thomas Welch to adjourn meeting at 8:30 p.m.

Respectfully Submitted,

Mary Signorellio
Planning Board Secretary