

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING
Thursday, May 5, 2011
6:30 p.m.**

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, May 5, 2011 at 6:30 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members present were Vice Chairman Richard Peterson, Richard McCarthy and Mary Signoriello. Absent were Chairman Richard Houle and Thomas Welch. Also in attendance was Linda Frizzell from the Town Planner's Office. Mr. Peterson called the meeting to order at 6:30 p.m.

There were no vouchers to be signed.

Approval of Minutes

There were no minutes for approval.

Other Business

FY2012 Budget

Mr. Peterson reported that the Town Administrator requested the submission of a revised FY12 budget, to include an additional 1.56% decrease from the level-funded amount, resulting in an additional decrease of \$1,945.33. Based on the recommendation of Town Planner Mary Burgess, Mr. McCarthy made a motion to reduce the line item amounts as follows: \$1,000 from Legal Services and \$945.33 from Engineering Services. Seconded by Mrs. Signoriello. Motion carries 3 – 0.

Harris Farms Request for Bond Release

The Board reviewed the applicant's request for bond release. Mr. McCarthy made a motion that the release of Surety Bond #6294148 in the amount of \$217,019.55 be granted, subject to Conservation Commissions issuance of the Certificate of Compliance, per Condition No. 2 of the Planning Board's approved Modification to Special Permit #107, dated February 18, 2004. Seconded by Mrs. Signoriello. Motion carries 3 – 0.

**NORTH ATTLEBOROUGH PLANNING BOARD
PUBLIC HEARING
THURSDAY, May 5, 2011
6:45 P.M.
(ZONING MAP ARTICLES)**

Pursuant to Section 5 of Chapter 40A of the Massachusetts General Laws, the North Attleborough Planning Board will hold a public hearing on Thursday, May 5, 2011, at 6:45 p.m. in the Planning Board office, located at 43 South Washington Street, North Attleborough, MA, for the following articles for proposed modifications to the North Attleborough Zoning By-Laws and Map, which is scheduled for the June 6, 2011 Annual Town Meeting.

Article: To see if the Town will vote to amend the Zoning By-Laws, Section II, first paragraph, to read as follows:

The boundaries of each of said districts are hereby established as shown, defined and bounded on a Geographic Information System Map entitled "Zoning By-Law Map of the Town of North Attleborough, Massachusetts", at a scale of 1inch = 1000 feet, dated March 7, 2011 ~~dated September, 1969~~, and subsequently amended and on file in the office of the Town Clerk. All explanatory matter thereon is hereby made a part of this bylaw. Or to do or act in any manner relative thereto. (Planning Board)

Article: To see if the Town will vote to amend the Zoning By-Law Map of the Town of North Attleborough, Massachusetts dated September, 1969 as amended, by changing the zoning district of the land described as North Attleborough Assessor's Plat 8, Lot 28, located at 179 Park Street in said North Attleborough, from R10 to C7.5. A portion of Assessor's Plat 8, depicting Lot 28 and its location is attached hereto as Exhibit "A". Or to do or act in any manner relative thereto. (Petitioned – Steve Copoulos)

Complete copies of the above referenced text and relative materials to these articles for the proposed modifications to the North Attleborough Zoning By-Laws and Map may be viewed in the Planning Board Office during regular business hours.

Vice Chairman Richard Peterson opened the public hearing at 6:45 p.m. and read the legal notice into the record. Board members present were Vice Chairman Richard Peterson, Richard McCarthy and Mary Signoriello. Also in attendance was Linda Frizzell of the Town Planner's Office.

Richard Peterson: Now, we would like to address the second article that I just read first, due to an issue that's come up. One of our members this evening has to recuse themselves, Mary Signoriello, and henceforth we will not be able to vote on the Planning Board's acceptance of this article this evening, so we would like to be able to extend the hearing to

Richard McCarthy: Continue the hearing.

Peterson: Continue the hearing to May 19th in order for us to have a quorum to vote on this particular article. So we apologize to Mr. Copoulos but that's the situation at hand.

McCarthy: We're not taking any testimony relative to this matter as well.

Steve Copoulos: I'm not able to attend on that date, do I have to be there?

Peterson: No, you do not have to be there, it's really, if you would like to be here, if you could

Copoulos: I would like to, I just don't know if I would be back, I have matters overseas I have to take care of.

Peterson: We apologize, because of her having to recuse herself

Copoulos: Can you push it back, you don't have another date or anything like that?

Peterson: No, next week would be the earliest we could do it.

Copoulos: I'm talking about a little bit later,

Peterson: Oh, later? I guess we could make it later. What we were trying to originally do with you coming this evening is so that we would have it all for the Finance Committee, because we are meeting with them next week.

McCarthy: Town Meeting is when?

Peterson: Town Meeting is June 6th. We have a meeting, the next meeting, that's the only meeting we have before the Town Meeting.

Linda Frizzell: We have a June 2nd meeting.

Peterson: We could do it then I suppose.

Copoulos: My apologies, I already had

Peterson: No, we understand, our apologies also.

Copoulos: I just don't know if I can make it back by that date, I'll be gone till the 25th. I can do it (inaudible)

Peterson: The thing, we'll have to, we'll notify the Finance Committee and they'll have to, say for instance, that they vote in the negative on it, then once we provide our information to them they can come back at Town Meeting and just say that they've changed their vote.

Copoulos: (inaudible)

Peterson: So, you prefer the 2nd?

Copoulos: I would prefer the 2nd

McCarthy: I'll make a motion to continue, is there a reference on this one? No. There's not an article number or anything. I make a motion to continue the Public Hearing for Zoning Petition Amendment for

Frizzell: 179 Park Street

McCarthy: Yeah, 179 Park Street, to June 2nd, and we don't have anything, so we do it at

Frizzell: We don't have any other hearing

McCarthy: So we do 6:45?

Copoulos: I appreciate that, I just want to make sure I'm here if you need me for anything.

Peterson: All right, we have to second it and vote on it. Do I have a second on the motion?

Signoriello: Can I do that?

McCarthy: You can, this is an administrative function, not

Peterson: That's right, you're right

Signoriello: All right. Then I'll second.

Peterson: All in favor?

Peterson, Signoriello, McCarthy: Aye

Peterson: Okay, now we are going to be voting on the second article, I'll just read it again and then open the floor to any discussion (Article re-read into the record). So as you see, before us is the map as it is been prepared and revised as of March 7, 2001 [sic]. We had Public Hearing showing what the proposed map was going to look like, where the changes were anticipated, and we had some feedback from some members of the public in regard to their lots. With the idea of this zoning map what is, is to kind of clarify the boundaries of the zoning districts, we had many hundreds, I believe, split lots which made it more complicated when it came time for a property owner to assess how they could use their property, in many cases they would have had to come before a zoning hearing for variances and such, so this was kind of a first step in part of a future plan of looking at all the districts later on and to better assess how we're using our zoning. But at the present time this was a start, was to (inaudible) clean it up a bit, and we did have a couple of parcels that owners preferred to keep them the way they were, and the map was adjusted to reflect that. This is the map that we were going to vote on tonight to present to Town Meeting for approval, so if anyone has any comments that you would like to make...

McCarthy: I guess the other thing that's important relative to this is that we're going to kind of step forward as far as zoning maps that will have something that's electronic, it will be digital, people will be able to, I'd say much better be able figure out what the zoning is in town for various properties, so it's a nice step forward as far as technology-wise goes. I would hope at some point we would then have this available on the website, too, to be available for people to be able to view and they won't have to necessarily come to Town Hall if they don't need to, they could go to the internet.

Peterson: It will be a big plus.

McCarthy: It will be a big plus, so it's a big step forward for us.

Peterson: So if there's any public comments, if not, I'll entertain a motion to accept the zoning by-law map that we're going to present to Town Meeting.

McCarthy: I make a motion to accept the zoning map amendment, as presented in the petition.

Signoriello: Second.

Peterson: All in favor?

Peterson, McCarthy, Signoriello: Aye.

McCarthy: And then I guess I'll make a motion to close the Public Hearing.

Frizzell: I think we're continuing it, so we can do the other article.

McCarthy: Don't they, why, they wrap together in one hearing?

Peterson: Yes, they are. The Public hearing was on zoning map "articles".

McCarthy: Alright, so retract what I said then.

McCarthy: I make a motion to continue the public hearing to June 2, 2011, at 6:45 p.m. Motion was seconded by Mary Signoriello. All members voted in favor, none opposed.

**NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING (Continued at 6:58)
THURSDAY, May 5, 2011**

New Business

Site Plan Review: 96 – 98A Orne Street

The Board asked the applicants if they wanted to be heard at this meeting, or postpone to a future meeting, since there only three out of five members were present. The applicant opted to present the plan. Steve Nelson, Architect from Hayward, Boynton and William, Attleboro, MA, presented on behalf of the applicants, Robert and Grace Dorr, who were present. The applicant is proposing an addition to the existing structure to accommodate an office and bathroom for an automotive shop. Following brief discussion, and based on the recommendation of the Town Planner, the Board instructed the applicants to revise the plans to show the following: removal of a portion of the buffer to include a curb-cut on Orne St., drainage details, landscaping details, lighting details, and location of the dumpster (Mrs. Frizzell will verify request for changes with Town Planner, Mary Burgess).

There was further discussion regarding the curb-cut of Orne Street.

Mrs. Signoriello made a motion to continue the site plan review to May 19th and extend final action to June 30th. Seconded by Mr. McCarthy. Motion carried 3 – 0.

Adjournment

Ms. Signoriello made a motion to adjourn the meeting. Seconded by Mr. McCarthy. Motion carried 3 – 0. The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Mary Signoriello
Secretary