

NORTH ATTLEBOROUGH PLANNING BOARD
REGULAR MONTHLY MEETING
THURSDAY, AUGUST 30, 2007

The North Attleboro Planning Board held its Regular Monthly Meeting on Thursday, August 30, 2007 at 7:00 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members Richard Thimot, Richard Houle, Christopher Sweet, Donald Cerrone-chairman and Mary Burgess-town planner.

NORTH ATTLEBOROUGH PLANNING BOARD
PUBLIC HEARING
THURSDAY, AUGUST 30, 2007

7:00 P.M.- Continuation of Rules and Regulations governing subdivision of Land;

Mr. Cerrone, Had Mary run draft by town council.

Mr. Thimot, Out of order a little bit questioning the mitigation for WalMart is it legal or not?

Mr. Cerrone, \$1.00 square foot was part of original agreement with rezone article. That project has been going since 1990 somewhere around there. That was deal they made at time with the town \$1.00 square foot for buildings as far as I'm concerned that is part of that agreement.

Mr. Thimot, Make motion ...(inaudible) town council.

Mr. Cerrone, Motion second for discussion. Carpionato made the offer to the town we didn't ask him.

Ms. Burgess, Did talk to town council it can go into general fund then article designated for funds.

Mr. Cerrone, Public works has got an article right now at town meeting for same thing to get some of the money. I was waiting to see what kind of reaction at town floor before we start putting articles in. We have lot of money on certain projects we have to combine with public works together go to town meeting give money to public works to use on this area of town. It has to be an article that both boards agree. Next question comes no waivers if somebody comes in front of us with approved subdivision there aren't going to be waivers. I don't mind working sometimes the board has to make a judgment call, case by case. We still have all that mitigation money is around \$330,000.

Ms. Burgess, I want to make sure it's still there. Will get town council's comments in writing.

Mr. Cerrone, Motion made all in favor 4 to 0 ask town council.

1) Section 5: Design and Construction Standards;

Mr. Cerrone, Can we find out if we can use 5" vertical instead of 8" because it was slope before for the cost. Check with public works.

2) Section 6: Required improvements for an approved subdivision;

No problem with town council.

3) Section 5.13: Easements;

Needs to be re worded. Private owners need to be able to get relief prior to road acceptance in the situation that the road never gets accepted. Partial release.

Mr. Cerrone, After the town takes road over you can do anything you want. Rules and regulations say you have to have certain amount of trees in that zone.

4) Section 5.1.1.1: Adequate Access from Public Ways;

Town council include subdivision brought up to standards they change.

Mr. Cerrone, You're saying off site improvements.

Glen Ofarcik-Tilton & Associates, Off site work before set bond.

Ms. Burgess, If he does a covenant but he can't sell any houses.

Mr. Ofarcik, This allows construction doesn't allow sell the lot. I have to have road the built before I can get house lots.

Mr. Cerrone, You're going to deal with public works on off site they will tell you how they want it constructed.

5) Section 4.5: Approval by Other Boards;

Mr. Cerrone, Might want to put forestry dept.

Okay to get one signature from DPW depts.

Mr. Cerrone, Sometime you have building that has to go to historical commission.

Mr. Houle, Fire dept.

Mr. Cerrone, Building inspector also.

6) Section 4.2: Contents "k";

Mr. Cerrone, We're not approving anything on lots.

Mr. Houle, Hydrology report should show where water is going and how it's draining.

7) Section 5.10: Street lighting;

Mr. Cerrone, You want that working before any permits are issued before they start building.

Want street light with curb and all that working.

8) Section 4.2.2: Contents;

Mr. Cerrone, Submit asbuilt before the paving/binder for water, drains/sewer whatever you're running utility asbuilts. After binder have them do an asbuilt.

Mr. Ofarcik, Progress asbuilt on utilities.

Change word site plan to definitive plan.

9) Section 7.1.1: Inspection and Control;

Mr. Cerrone, Our engineer follows that rule they build subdivision according to that plan. It's going to be planning board under subdivision control. Right now these developers are getting caught between all the boards. We get their comments at various boards when they review the plans. If they don't want the roads they get chapter 90 money it accounts for miles of roads for town. Vortechnic units are changing they have another system. We can't change rules every time we want something different we have to follow the book.

10) Section 5.12.2: Drainage;

At board's discretion sometime basin doesn't hold water.

11) Section 5.6: Side Slopes;

Take out Section 5.5 put 5.6 there.

Ms. Burgess, 5.5 has already been deleted.

Larry Tilton-Tilton & Associates, Be very careful with word dissolving of easement.

Mr. Cerrone, If you're phasing it out last two lots keep easement for next phase. Lots are sold no easement you can't go back now there is temporary easement until this road is accepted you can make them do necessary corrections. After everything is done we don't want that temporary easement there anymore it has to go away. When planning board signs off that town is taking over the road everything meets our rules and regulations that easement should go away.

Fees;

Ms. Burgess, I don't know last time they were updated.

Mr. Cerrone, Road is by footage plus we charge developer for consulting.

Ms. Burgess, I did check with other towns we're pretty low on our subdivision fees.

Mr. Cerrone, I'd like to know how much money in revenue we took in last year in fees everything with the expenses we have before we raise fees. Right now these developers are paying for reviews everything it's costing them money. Developers pay for traffic studies, etc. Draft applications:

Form A; Originally one we don't have place for phone numbers, don't have stipulation that we are allowed to go onto property. This is just getting signature for permission and then just narrative because lots of times we don't know what they're doing.

Form B; Preliminary subdivision plan added phone number and what zone district and narrative.

Form B1; Definitive plan first sheet check off list for applicant, narrative, sign off sheet.

Form B2; Definitive subdivision plan revision so we can keep handle on revisions and appropriate depts.

Form B3; If you need to modify and existing approved definitive plan Section 81 W.

Mr. Cerrone, I think you should put project name. I wish we had ones from public works to put in our rules and regulations. Their design, manholes, etc. I had some question sent it back to them and haven't got it back yet I would like to put it in the book.

Recess and continue hearing until 9/13/07 at 8:30 P.M.

Respectfully Submitted,

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Commonwealth Capital Application;

Ms. Burgess, It's basically check list to get a score for certain grants.

Richard Thimot left table at 8:18 P.M.

Ms. Burgess, Our current score is 45. There are couple things we don't have. The way some of grant applications go. It works for us both ways if it's high we get good things on other grants if it's low they give us money to upgrade.

Mr. Cerrone, Don Johnson filled out couple things for grants for downtown we didn't get anything because we didn't qualify.

Ms. Burgess, Last time this was filled out was FY05.

Mr. Cerrone, Don was involved with public works, planning board and downtown association with all the merchants. We filed grant for bike/walk trail.

Ms. Burgess, When this was done three years ago you got 60 for score.

Mr. Cerrone, I think we should get our master plan done and zoning map. I was talking to Mary about zoning map to get some numbers and open space plan update. It's important to have right zone map make sure it is exactly what is supposed to be out there.

Richard Thimot returned at 8:22 P.M.

Mr. Cerrone, Senior housing I think they're going to meet again. Mary if you want get a hold of Lewis set up meeting to go over that. I think you should ask conservation this open space committee, get member from planning board, member from selectmen, park and rec. has to be involved so we can get an update open space plan. Mansfield is doing master plan maybe you would want to check with them.

Mr. Thimot, SRPEDD also.

Mr. Cerrone, We have lot of zoning issues we have to get map. Find out what it is going to cost, how we're going to go about doing it original map of zoning.

Mr. Thimot, I have 20 hours with SRPEDD and Joan has 20 hours.

Mr. Cerrone, Downstairs selectmen's office meeting room there are maps I would like to have same copies here.

Administration Inspection Policy Consulting Engineering;

Ms. Burgess, What's been happening is back invoices for inspection services. Linda and I would like planning board to adopt a policy stating any service that is going to be charged by consulting engineer has to be...(inaudible) included but not limited ...(inaudible). He has submitted 40 reports last week.

Mr. Sweet, Make motion to accept policy submitted, seconded by Dick Houle.

Mr. Cerrone, Motions made to accept administration policy for planning board's consulting engineer letter dated 8/30/07. All in favor 4 to 0.

Thursday Inspections by Planning Board Sheldonville and Hoppin Hill Farms;

Mr. Cerrone, We went out last Thursday night anytime we do inspections like that we'd like to have letter from engineer to go over all the questions. I don't see any need for town planner to go back out there following day because we have to go back out and see if the stuff was done. I think board should be notified if you're going back out there. The issue about the bond should have been brought up that night. You have to stop on top of bonds, letter of credit, etc. that is very important that is the only leverage we have with these guys. I think we should do another night Windchime, Massand, one on Kelley Blvd. and Waterson.

Mark Fisher;

Ms. Burgess, Regarding land use attorney on retainer.

Hickory Woods;

Donald Cerrone and Richard Thimot left table at 8:45 P.M.

Mr. Houle, You met with Mark Fisher and dept. heads the other day.

Ms. Burgess, Yesterday I met...(inaudible) wanted update. Board of health issue still looking for study...(inaudible). I spoke with developer on Monday. They want to have another meeting through town council...(inaudible). I mentioned that this board...(inaudible).

Mr. Cerrone, I would like them to send memo to board anytime they want to discuss it and it's up to the board.

Mr. Houle, I agree board is responsible for subdivision control law it is our sole responsibility. There are meetings taking place that this board is not even part of it granted Mary is part of it and is representative of this board. If there are going to be meetings I think board should have someone there or have them meet here when we're all here and everything is out in the open.

Mr. Cerrone, I don't mind meeting if there is progress report we've been going through this since April those people are caught in the middle because of the board. It isn't the planning board's not trying to work with them.

Mr. Houle, Having meetings without people that are actually responsible for putting it forward I don't understand how that is going to progress this. I would welcome anybody that comes to out meeting that has good suggestion that wants to lend some tenacity to this I would be more than willing to listen. We're all working hard and I think we all should be working together not as separate meetings. I'm a board member that is actually voting on this and there are meetings going on that I don't even know about and am not part of. How am I possible supposed to vote on this?

Ms. Burgess, I have no problem updating if there is anything to update on.

Donald Cerrone and Richard Thimot returned to table at 8:55 P.M.

Mr. Houle, Make motion to adjourn, seconded by Christopher Sweet.

Mr. Cerrone, Adjourned at 8:55 P.M. all in favor 4 to 0.

No Agenda.

Respectfully Submitted,

