

**NORTH ATTLEBOROUGH PLANNING BOARD
ZONING MAP WORKSESSION
THURSDAY, MAY 29, 2008**

The North Attleboro Planning Board held Zoning Map Worksession with SRPEDD on Thursday, May 29, 2008 at 6:45 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members Richard Thimot, Richard Houle, Donald Cerrone and Joan Marchitto-chairman. Mary Burgess-town planner and Christopher Sweet were not present. Greg Guimond-SRPEDD present.

Greg Guimond, Originally I was hoping to have this map and zoning map side by side to show you parcels over 5 acres vacant that have split lots. There are three things it is only showing two of the three things because the computer crashed. Thing it is not showing is split lots. I have all parcels over 5 acres in town I will have to come back but I wanted you to think about visually how to do it. 5 acres are privately owned and listed. Dark gray is 5 acres those are old subdivisions. They are paper lots from like 1890 and they are vacant. I was thinking to display them give you map that shows you 5 acres vacant with split lot. Then I was going to have as Rhode Islanders call side by each display of your zoning and your air photo they are 2005 air photo so you can actually see what is on the ground in each of these clusters.

Mr. Thimot, Would it make sense for us to look at creating some new zoning areas with smaller lots?

Mr. Guimond, That is one way of doing with split lots. I think what we first wanted to see to see how many have 5 acres vacant split lots, then you wanted to see where they were in town, then we needed to kind of look each of those in detail and then next step would be do we lower zoning do we change zoning that type of thing. That is how I was envisioning this process hopefully next time I will have three to four of the steps all done at same time so we can have full discussion on it. We have 5 acres vacant but not split there is no house or anything on them.

Mr. Houle, Are there other 5 acre lots that have something on them?

Mr. Guimond, Yes

Mr. Cerrone, Think we should show those too? Maybe you should do another map so we don't confuse them.

Mr. Guimond, We could do it separate or one is solid and ones that have one house on them or something would be like lighter shade of gray or something.

Mr. Thimot, Larry told me there is lot of land second grade land that hasn't been used do you know much about that?

Mr. Guimond, You have three classifications with the assessors you have vacant buildable, vacant questionable and vacant not buildable that is how it is set up in your case. They give you different tax rates that is not always to say that is exactly correct.

Mr. Cerrone, We're talking about split zone.

Mr. Guimond, We know we have split zone problem in three areas. Northeast side of 295 on Rte.1 that was industrial it is now residential. We'll show the 5-acre vacant in one color, 5 acres with something on it but still have buildable land in different shade that are split lot. We'll show the whole town identify the clusters and then I'll break out separate sheets for each of those clusters so you have more detailed view of what your zoning is and what is on the ground with 2005 air photos. This is R1 piece I was talking about just north of 295 to 120 I did manage to get free intern for the summer. You have Cinema, car dealers, mobile homes and everything kind of in there you have two different commercial districts, then you have two different

residential districts. I was going to have him over the summer look at this, look at zoning bylaw and see could we do something. Either make it just one like C60 verses C30, should we change it to something completely different. You have lot of paper lots that you can see from air photos they're not split up anymore they are in common ownership auto dealers.

Mr. Thimot, Does it make sense to think about residential?

Mr. Guimond, You have some residential in back we could either move residential closer or move it further away. Do mobile home people own their land?

Mr. Cerrone, No it's leased.

Mr. Guimond, That could potentially leave so that is something else we should keep in mind. This was like 500 or 600ft. strip maybe it should be little wider in some places and narrower in others. I wanted to have him look at different factors and end of summer we'll come in and give you all the information on it with photos and everything else. Were paper streets every closed Fuller St. etc.?

Mr. Cerrone, They are still there Fuller St. has never been abandoned.

Mr. Guimond, The other two streets down little further? It is car dealership parking lot I was wondering if it was ever abandoned?

Mr. Cerrone, Those might have been abandoned because of parking lot because of zone line. Pride wanted us to abandon it because he wanted to make it commercial we denied that.

Mr. Guimond, What do you as board and what do you think town would rather see in area? We kind of have big box central just down the street if you want that you could.

Mr. Cerrone, There is lot of valuable land but we're not getting the revenue.

Mr. Guimond, Does it make sense to have two different zones and does configuration make sense? Would it be more viable? Darker red is C30 and C60 is lighter. I was going to have to comparison with your table of use between the two districts and your dimensional.

Mr. Cerrone, Lot of these got variances and special permits. Pride came in I think under Planned Business Development 5 acres.

Mr. Guimond, Map on wall is all darker red doesn't show the pink.

Mr. Cerrone, We have original copies of original maps.

Mr. Guimond, Unless you had something go in that is why maybe you changed it to get the zoning to allow the hotel.

Mrs. Marchitto, C30 allows hotels too.

Mr. Cerrone, At one time we changed it back to C30 for car dealer.

Mr. Thimot, We changed almost all of Rte. 1 to C30.

Mr. Cerrone, It used to be C60 I think. Car dealers at one time couldn't go by right they had to get special permit and that is when Kimble, Attleboro Toyota and Nissan came in. They said if their building burnt down we can't rebuild and that is why we did it.

Mr. Guimond, I have feeling when we do the same for split parcels throughout the town we're going to have same type of questions pop up.

Mr. Cerrone, That mobile home park wasn't commercial you have to look at each parcel. Mobile home park was residential they got special permit. I think it used to be residential 30. This was part of Oak Knoll piece at one time the only thing commercial was entrance.

Mr. Guimond, We're going to do is comparison on table use, dimensional on two districts, photograph up and down the strip so you have all the ground what it is right now and then recommendation of several options to think about doing.

Mr. Thimot, What kind of use are you proposing for Rte.1?

Mr. Guimond, None yet.

Mr. Houle, That is going to be up to us.

Mr. Guimond, We'll give you couple suggestions basically what we were going to do is give you on the ground information right now, what's mapping, what is there and what is going on and what are difference between two districts in regards to what is on that strip right now.

Mr. Thimot, I personally would like to see some consideration residential on Rte.1 single family or condos.

Mr. Guimond, I would think you wouldn't want it on road though. We'll make sure we take look.

Mr. Houle, Personally I would like to see some more commercial so we could get some more revenue for the town I agree with Joan.

Mrs. Marchitto, Industrial Park we just gave commercial away that was C60 we don't have any C60.

Mr. Guimond, Have you ever seen those they call podium/commercial/residential buildings? Retail on first floor, office on second and then next two stories are residential.

Mr. Houle, What are the draw backs from that?

Mr. Guimond, Key to it is the parking what they often have to do and why they call podium is the parking is first layer underground then you have retail and some cases they put parking for residential just over the commercial and then build up from there. They wrap it so it looks like office or whatever I can get you photos and stuff for that. What I'm thinking that would take a larger area to do but that could give you good buffer between the commercial highway area and any other residential areas in the back. The height of those buildings would tend to block noise, light and everything else.

Mr. Cerrone, I want to go right to South Attleboro line see the whole thing.

Mr. Guimond, What has happen in several places the Santano roadway, which is in San Jose was Chevy dealer they converted it and they have Best Buy in there, etc. Other thing that is happening is the big Malls are dying and they're getting ripped down and converted into these as well Mall killed the downtown.

Mr. Thimot, You have given my thought to residential on Rte.1?

Mr. Guimond, I haven't thought of it in this section because it is four lanes and pretty heavy traffic volume. I was thinking for me should we be making it easier for the commercial development in that strip.

Mrs. Marchitto, Wouldn't it make sense to have mixed use closer to downtown area?

Mr. Guimond, Yes.

Mr. Cerrone, Talking about upkeep of Mall and wanting carnival and put some money into building.

Mr. Guimond, In next ten years you're going to have to think of something to do with that place. I need date to come back. We're going to do two different things we're going to extend this from 120 down to city line of Attleboro on Rte1 on the corridor going to show you 5 acre vacant split lots, 5 acre with something on it split lot. Where there is concentration I'll have little blow up maps that show zoning and parcels with air photos. We don't know how many numbers there is going to end up being. In certain circumstances we move off the road or we use the street that is your dividing line there are several different ways. If it is 15 to 20 it is matter of checking the setbacks. Assessors don't charge you more if you're in smaller lot zone they just charge you for buildable lot.

Mrs. Marchitto, I would think so.

Mr. Guimond, That is standard practice. I'm hearing demographically permanently we have enough single family home big ones with current demographics that they are projecting for next 20 or 30 years to last us. We have so many large single-family houses built that the demographics there is no support.

Mr. Cerrone, You don't have starter houses.
Mr. Guimond, Right it's either starter homes or condominiums.
Mr. Cerrone, Only way to build starter houses you have to create some small lots.
Mr. Thimot, Don and I have been playing with this for about 10 years.
Mr. Cerrone, Cumberland has lots 75 x 120/125 but you have to have sewer.
Mr. Guimond, If you have the infrastructure in place.
Mr. Cerrone, When Bayberry Rd. went in I'm going guess 68 or 69 it was R15 zone they were putting septic on small lots and soil was terrible that is when they changed zone to R20. Then when they had problems they had to run sewer line. Sewer comes different routes.
Mr. Guimond, You need it smaller than 20/15? Do you have map that shows sewer line?
Mr. Cerrone, Yes you should have that sewer and water map you should have both of them.
Mr. Guimond, Would like to probably come in middle of summer with the intern.
Mrs. Marchitto, We have to do schedule with Mary we're not meeting week of 4th. of July.
Mr. Guimond, Intern starts June 5th. Westfield State. I'm going to Norton for rail meeting.
Mrs. Marchitto, Will have Mary call you with date.
Mr. Houle, Make motion to adjourn at 7:25 P.M., seconded by Don Cerrone.
All in favor 4 to 0.

Respectfully Submitted,

No Agenda.