

**NORTH ATTLEBOROUGH PLANNING BOARD  
PUBLIC HEARING  
SEMI ANNUAL TOWN MEETING  
THURSDAY, SEPTEMBER 25, 2008**

The North Attleboro Planning Board held Public Hearing for Semi Annual Town Meeting on Thursday, September 25, 2008 at 7:00 P.M. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members Richard Houle, Joan Marchitto-chairman, Christopher Sweet, Donald Cerrone, Richard Thimot and Mary Burgess-town planner.

Ms. Burgess- Reading in notice and Zoning Article #39 Adult Retirement Community (insert).

Interference on tape 1 side A and side B and tape 2 side A and side B.

Article #39;

Mrs. Marchitto, I believe this Planning Board started discussion about this about 2004. It involved input from the residents. RTM ...(inaudible) bylaw and to come to agreement ...(inaudible). Bylaw for the Planning Board was submitted to the RTM at that time RTM did pass a committee to look at it...(inaudible). There were two zoning uses back to commercial...(inaudible) Donald Cerrone from the Planning Board was chair.

Judy Lewis from Adult Retirement Committee, ...(inaudible).

Mrs. Marchitto, We had one public hearing...(inaudible).

Mr. Cerrone, Started working on it in 2004...(inaudible).

Glenn Ofcarcik-214 Broad St. also from Tilton & Associates speaking has questions...(inaudible)

Mrs. Marchitto, Talking about clusters. Couple situations have already come up...(inaudible) case by case basis. I think one of the things board was looking at was how descriptions ...(inaudible).

Mr. Ofcarcik, One filing application...(inaudible).

Mr. Cerrone, Case by case depends when you have public hearing if you have whole neighborhood coming you have this place full you have problem.

Mr. Ofcarcik, #10 dimensional requirement 10 & 11 talk about creating new lots...(inaudible). #11 last section E draw in lot lines...(inaudible).

Mr. Cerrone, If you're doing single family you might want to draw lot lines. You do that with cluster now your company has done that for cluster.

Mr. Ofcarcik...(inaudible).

Mr. Cerrone, Some lots are 7500, some are 10,000.

Mr. Ofcarcik, Buffering and screening you say no vegetation in buffer will be disturbed, destroyed or removed, except for normal maintenance...(inaudible).

Mr. Cerrone, You can't go in there and put shed after.

Mr. Ofcarcik, Part about cleaning...(inaudible).

Mr. Cerrone, Dry land you might get rid of trees, etc. you're not going to clean inside the wetland.

Mr. Ofcarcik, #12 application process...(inaudible). Talk about covenant no building areas shall be erected then you refer to applications and restriction deed that is qualified document...(inaudible). One case is saying ...(inaudible). #13 Special Regulations c you say no portion shall be further subdivided. You may want

to quantify that and stay with create more units have internal lot lines...(inaudible).  
Special descriptions after you say shall be further identified according to Planning Board Rules and Regulations. You're saying curbing...(inaudible).

Mr. Cerrone, You might want some sidewalks.

Mr. Ofcarcik, #14 decision SPGA may approve or approve with conditions or deny that was telling me that it is conventional subdivision...(inaudible).

Mr. Cerrone, It is up to the applicant what he wants to do.

Mr. Ofcarcik...(inaudible). Section 8 submit parcel on selective 5 acres...(inaudible).

Mr. Cerrone, Grant you waiver on 5 acres...(inaudible).

Robert Nerz-25 Mary Ann Way speaking...(inaudible).

Mr. Cerrone, ...(inaudible) we don't have any commercial/industrial most of our residential neighborhood. Most of those are in R10S that is where all the apartments are. Some are in R10, lot of them are like 4 units in R10 I think. R10S has quite few of them you have some in IC30 you had some in commercial too apartments on Rte.1 you have Meadows, etc. RTM changed that years ago back in 88/89. Our zone book says it now.

Mrs. Marchitto, My understanding sometime in mid 80's exactly what you're saying was building...(inaudible) in residential areas and the town as a board ...(inaudible). Zoning has changed more for the neighborhood...(inaudible) small areas. One of things put down was Adult Retirement Community and its taken long study but it is bylaw so developer can do something for adult type of community.

Mr. Cerrone, Never had bylaw to be able to do project like this for elderly in town. We lost a lot of elderly out of town this was one of the reasons. Last time it went to town meeting the biggest...(inaudible).

Amanda Adams-115 Farm Hill Rd. speaking...(inaudible).

Mr. Cerrone, You have to have zoning map, public hearing all that then board will make recommendation to RTM, has to go to Finance Committee all that and RTM vote on it.

Raymond Payson-54 Walcott Rd. speaking...(inaudible)

Mr. Cerrone, That was state funding...(inaudible) Cluster bylaw for one lot or private. If you have 5 acres it is all one lot you're going to cut up 5-acre lot. If it's going to be private want curbing, sidewalks. I wasn't on the board that was 20 something years ago firm designed looks nice in there it is beautiful they have houses set all over the place. We can't give you pass say everything...(inaudible) it's already approved before you even come to us.

Mr. Houle, Glenn you're here for fact and find mission and we're here to give you some.

Mr. Ofcarcik, Ask for waivers ...(inaudible) I'm trying to say is subdivision control...(inaudible)

Mrs. Marchitto, It was written...(inaudible). If it was to be accepted by the town that the board wanted the roadway design so that it could be public ...(inaudible). If choose to be private adequate for intended use of vehicle traffic by the association. It was intent to have the developer decide whether it to be private or public. We had much discussion as board.

Mr. Cerrone, If he's going private they maintain everything themselves it's all yours.

Mrs. Marchitto, Was attorney that advised us to put that in.

Mr. Ofcarcik, If you inherit it don't meet criteria...(inaudible).

Michelle Raymond-652 Old Post Rd.  
Constant Poholek-424 Old Post Rd.  
Mr. Sweet, Make motion, seconded by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article#40 Intensity Schedule for Adult Retirement Community (insert);  
No questions.  
Mr. Sweet, Make motion, seconded by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article#41 Definitions for Adult Retirement Community (insert);  
Mr. Sweet, Make motion, seconded by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article #43 Amend Zoning By-Law Map changing zoning district at 40 Plain St. from I-60 to C-30 (insert);  
Article #42 Amend Section V Use Regulations Schedule B Retail and Service (insert);  
Article #42 & #43 submitted by Eliot Brais.  
Eliot Brais, Owns apartments on Plainville side 1.2 acres Insurance type building. Thought article #42 more appropriate...(inaudible).  
Mrs. Marchitto, Allow special permit...(inaudible) not just for this property. I just think special permit in I60 you're opening up ...(inaudible).  
Mr. Brais, Right now you need variance to put in...(inaudible) I-60 across the street C-30...(inaudible).  
Mrs. Marchitto, #42 I just see the piece of land rezoned so that you can build what you want to build on it. In order to do that in #42 you want the RTM rezone all IC-30 so that your client can build ...(inaudible).  
Mr. Brais, #43 maybe more appropriate.  
Mrs. Marchitto, That type of rezoning I believe involves study involves other boards people in town to get involved. Some say no one is building industrial but I disagree that the purpose that the board has become ...(inaudible). We're not rezoning more.  
Mr. Cerrone, Where are we going to replace that when we rezone that?  
Walter Landry-137 West Barn Rd., Right next to town forest.  
Mr. Brais, Gas station in front of it another insurance company in front of it.  
Mr. Cerrone, Look at big picture only parcel effected is two.  
Ms. Burgess, When I did the research spot zoning ...(inaudible). What I looked at was all the other zone for this zoning district that allow...(inaudible)  
Mr. Cerrone, If we're going to do it do the whole thing is way it should be done. I understand where you're coming from. You're opening up rest of zone not just that lot. I'm not going to support either one of them that is my opinion because you have abutter next door you're going to leave him hanging.  
Mr. Houle, He can come back to and do same spot zoning.

Mr. Cerrone, You're zoning two pieces is biggest question your frontage make it so everybody is on same page.

Mrs. Marchitto, ...(inaudible) I think more people have to be involved than just one petitioner coming in and want to change one piece of property.

Mr. Houle, Article #43 what would be fall to that one? At least you're not rezoning everything.

Mr. Brais...(inaudible). Here is 13 professional building you can see that it is permitted. I60 is variance not special permit that is little problematic. C30 permitted as matter of right.

Mr. Houle, I don't see why we would have big problem with #43 they could come and do same if they wanted too.

Mrs. Marchitto, I think one of the situations with #43 is spot zoning ...(inaudible)

Mr. Cerrone, Everything was rush small business he never owned the building we have to look at whole picture of rezoning it is very dangerous. I can understand what they want to do and I have no problem with that but I think you have other parcels. You have to say if we're going to do it lets do it instead of taking this lot and do it and leave other lots hanging.

Mr. Sweet, Make motion to IP #42 & #43, seconded by Don Cerrone.

Do vote separate on each article.

Mr. Sweet, Withdraw motion and make motion to IP Article #42, seconded by Don Cerrone for discussion.

All in favor 5 to 0.

Mr. Sweet, Make motion to IP Article #43, seconded by Don Cerrone for discussion.

Mrs. Marchitto, I feel it should involve more that one board to make decision on this.

Mr. Cerrone, The whole area should be done not one parcel.

Mr. Houle, Has no problem.

All in favor 3 to 2 oppose Richard Thimot and Richard Houle.

Respectfully Submitted,

Article #26 Appropriate the amount of \$25,000 from funds previously deposited into free cash to Dept. of Public Works to be used for future roadway maintenance in vicinity of John Rezza Dr.;

Mrs. Marchitto, These articles are money that the developer put aside and gave to the town Planning Board for certain work...(inaudible).

Mr. Cerrone, Cul-de-sac neighborhood wanted sidewalks so selectmen were trying to get sidewalks Woodland Park to John Rezza Dr. Developer did last phase on left and section of sidewalks for those two cul-de-sacs gave the money to be used on John Rezza Dr.

Mrs. Marchitto, The Planning Board in past has waived especially sidewalks. What was occurring is that...(inaudible) developer was waiving sidewalks and board would ask for money to build sidewalks. This money was put aside and accumulation of money over the years for this. I think sitting here...(inaudible).

What Mr. Payson brought up is ...(inaudible) and what the 5 years...(inaudible) to build sidewalks on roads...(inaudible). This board started last year ...(inaudible) pushing to get this money on older subdivision. Ray I agree with you \$25,000 ...(inaudible) it should go to sidewalks ...(inaudible) This is solution that is doable.

Mr. Cerrone, Now the town is going to take it general funds and spend it. That is what I don't like.

Mrs. Marchitto, The Planning Board in the past was good job working really hard to get lot of ...(inaudible). We are going right through the articles.

Mr. Cerrone, If Public Works don't want to go for it I don't care what they want. We got the vote we're going to tell them what it is going to be used for. Sidewalks on John Rezza Dr. that is way I want it I don't care if they don't do sidewalks for 10 years at least money will go there...(inaudible).

Article #32 Vote to appropriate amount of \$2,000 from funds previously deposited into free cash to Conservation Commission to be used for future maintenance of detention basin on Lot 5 and 6 of Pratt Lane within Carpenter's Landing;

Mr. Sweet, Make motion, seconded by Dick Houle

All in favor 5 to 0

Respectfully Submitted,

Article #31 Vote to appropriate the amount of \$147,290 from funds previously deposited into free cash to Dept. of Public Works to be used for sidewalks on Allen Ave. in the location of Rte. 295 north to Hoppin Hill Avenue;

Mr. Sweet, Make motion, seconded by Dick Houle for discussion.

Mrs. Marchitto,...(inaudible). Where Target is to 295 on Allen Ave.

All in favor 5 to 0

Respectfully Submitted,

Article #30 Vote to appropriate the amount of \$147,290 from funds previously deposited into free cash to Dept. of Public Works to be used for roadway upgrades and maintenance to Old Post Rd.;

Installation of sidewalks on Old Post Rd. from intersection Mt. Hope north to Rte.1

Mr. Sweet, Make motion seconded by Dick Houle.

All in favor 5 to 0.

Respectfully Submitted,

Article #29 Vote to appropriate the amount of \$84,150 from funds previously deposited into free cash in the amounts of \$36,498 ( Queen's Grant) and \$47,652 (Windchime ) to the Dept. of Public Works to be used for the installation of sidewalks on Allen Ave. in the location of Rte. 295 north to Hoppin Hill Ave.;

Mr. Sweet, Make motion seconded by Dick Houle.

All in favor 5 to 0.

Respectfully Submitted,

Article #28 Vote to appropriate the amount of \$20,232 from funds previously deposited into free cash to Dept. of Public Works to be used for future roadway maintenance in the vicinity of Lindsay St.;

Mr. Cerrone, I want word maintenance taken out.

Mr. Houle, Instead of maintenance take it out and put upgrade.  
Mr. Cerrone, Go from Mt. Hope St. where church is north towards Rte.1  
Ms. Burgess, Dept. of Public Works to be used for sidewalks on Old Post Rd. north  
...(inaudible).  
Mr. Sweet, Make motion, seconded by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article #27 Vote to appropriate the amount of \$12,543 from funds previously  
deposited into free cash to the Dept. of Public Works to be used for future roadway  
maintenance of Smith St. south of Grant St.;  
Engineering of sidewalks Grant to Landry Ave.  
Mr. Sweet, Make motion, second by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article #26 Vote to appropriate amount \$25,000 from funds previously deposited  
into free cash to Dept. of Public Works to be used for future roadway maintenance  
in the vicinity of John Rezza Drive;  
Mr. Houle, How about upgrades to sidewalks on John Rezza Dr.?  
Mrs. Marchitto, Installation of sidewalks.  
Mr. Cerrone, On John Rezza  
Mr. Sweet, Make motion , seconded by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article #25 Reinstate access excluding access by commercial trucking to Allen Ave.  
via Old Post Rd. and S. Washington St. and to direct the North Attleborough  
Highway Dept. to make necessary improvements to ensure Allen Ave. ( from Old  
Post Rd. to S. Washington St.) meets the mandated safety requirements for a public  
roadway, and/or rescind all prior town meeting votes of 1989/91 Submitted by  
Board of Selectmen;  
Discussion among board members.  
Mr. Sweet, Make motion not to recommend article for town meeting IP, seconded  
by Dick Houle.  
All in favor 5 to 0.

Respectfully Submitted,

Article #36 Local Wetlands Protection Act:

Mr. Houle, Make motion to adjourn at 9:42 P.M., seconded by Don Cerrone.  
All in favor 5 to 0.

Respectfully Submitted,

No Agenda.

