

**NORTH ATTLEBOROUGH PLANNING BOARD**  
**WORK SESSION**  
**Tuesday, August 9, 2011**  
**6:30 p.m.**

The North Attleboro Planning Board held a Work Session on Tuesday, August 9, 2011 at 6:30 p.m. in the Planning Board Office located at 43 South Washington Street, North Attleborough, Massachusetts. Board members present were Chairman Richard McCarthy, Vice Chairman Richard Peterson, Richard Houle, Mary Signoriello and Thomas Welch. Also in attendance was Town Planner Mary Burgess. Chairman McCarthy called the meeting to order at 6:32 p.m.

**Exhibit Space Bylaw (Emerald Square)**

Attorney David Manoogian presented on behalf of the Emerald Square Mall. Mall Manager Tom Smith was also in attendance. Attorney Manoogian presented an updated proposal for an exhibit space bylaw. The proposal outlined a two-step approval process: the Planning Board would approve a permanent exhibit area for use within a set timeframe (April to October), and the Board of Selectmen would approve the licenses for individual events. The bylaw would apply only to the mall, and would also prohibit certain types of events (i.e., carnivals).

Discussion ensued. It was the consensus of the Board members that this proposal addresses the safety concerns discussed at previous meetings. It was the intent of Attorney Manoogian to place the bylaw on the warrant for the RTM in October.

**Single Family Residential Bylaw**

Mrs. Signoriello recused herself from the meeting at 7:03 p.m. Chairman McCarthy read into the record letters from Bill McDowell, DPW, Conservation Commission, and Walter Matthis, town resident and ZBA member. Town Planner Mary Burgess reported that she had requested feedback on the proposed bylaw from 11 town departments, and to date had received replies from 3. Larry Tilton, Tilton Engineering presented on behalf of the applicants, Ray and Judy Aubin, who were also in attendance. Mary Burgess reported on the DPW's areas of concern, based on discussion with Mr. McDowell. Discussion ensued regarding public vs. private driveway, location of underground utilities, driveway surface, and open space. Several suggestions were made regarding formatting the bylaw in order to be consistent with current bylaw (language, terminology, definitions). Planning Board members will attend an upcoming Board of Public Works meeting in order to discuss concerns.

Mrs. Signoriello returned to the meeting at 8:02. There was a brief recess until 8:12.

**Transit Oriented Development Bylaw**

Chairman McCarthy reported that comments were received from Town Administrator Mark Fisher and waived the reading into the record. A copy is available at the Town Planner's Office. A Public Forum is scheduled for September 27, 2011 at 7:00 p.m. at the Police Station meeting room. Stakeholders will be invited by mail and the public forum will be advertised in the local papers.

### **Zoning Map Update**

Town Planner Mary Burgess read into the record a letter dated August 8, 2011 from Attorney Constance Poholek representing Heather Hill General Manager Elmo Finocchi, requesting the zoning for Heather Hill remain at R-15. Based on the recommendation of the Town Planner, the Board agreed to keep the zoning at R-15 as requested.

### **Site Plan Review Bylaw**

The Board reviewed the proposed Site Plan Review Bylaw. David Johnson from Beals & Thomas presented the latest draft. Lengthy discussion ensued during which several suggestions were made. An updated draft will be reviewed at a future meeting.

### **Bally Heather Bid Package**

Town Planner Mary Burgess stated that it was the recommendation of Town Counsel Roger Ferris to hold off any completing the work until a legal ruling is made in court case in which the Planning Board is a third-party participant. The Board briefly reviewed the outstanding items to be completed.

### **Proposed Updates to Zoning Bylaws**

Building Inspector Rod Palmer reviewed proposed changes for Zoning Bylaws, specifically street/market vendors and small accessory structures. Discussion ensued. Mary Burgess and Rod Palmer will research the policy in other towns regarding small accessory structures and street/market vendors. The Board also briefly discussed possible changes regarding signage. Review and discussion will continue at a future meeting.

### **Miscellaneous**

Town Planner Mary Burgess read into the record a letter written by her on behalf of the Board to Michael Clemmey of Boch Toyota citing a violation of the approved site plan and conditions of approval. The letter was approved by the Board and will be sent out certified mail the next day. The matter will be on the August 18 agenda.

### **Adjournment**

Mr. Peterson made a motion to adjourn the meeting, seconded by Mr. Welch. Motion carried 5 to 0. The meeting adjourned at 10:08 p.m.

Respectfully submitted,

Mary Signoriello  
Secretary