

NORTH ATTLEBOROUGH PLANNING BOARD
TUESDAY, March 29, 2011
6:30 p.m.

The North Attleboro Planning Board held a meeting on Tuesday, March 29, 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 Houle, Richard Peterson and Thomas Welch and Mary Signoriello. Also in attendance was Mary E. Burgess, Town Planner. Chairman Richard Houle called the meeting to order at 6:30 p.m.

1) TRANSIT ORIENTED DEVELOPMENT BYLAW:

Mary Burgess stated that she had met with Greg Guimond earlier in the day (March 29, 2011), and that they would be making necessary revisions, per the Planning Board meeting. Will contact the Planning Board office to pull folders to research the height and unit count of residential buildings, such as Pace Plaza, condos at the corner of S. Washington and Elm and the building next to the post office.

2) ARTICLES FOR TOWN MEETING:

Mary Burgess stated that the public hearing has been scheduled for May 5th in order to facilitate a recommendation to the Finance Committee. The Legal Notice is scheduled to run on April 20th and 27th, and shall include the petitioned re-zoning article for Park Street. Provided calendar for the meetings of the Boards/Commissions for Master Plan funding.

3) ROAD ACCEPTANCE APPLICATION:

Mary Burgess stated that the final draft had been completed for the Board;s review.

4) RT 152 CORRIDOR STUDY:

Mary Burgess stated that SRPEDD will provide scope of service for DLTa grant award. Scope to include: Existing Conditions/uses/vacancies; zoning; environmental; roadway: traffic patterns, accidents, recommendations for improvements; 43D analysis; visuals with mixed uses and streetscaping. Recommendations on zoning, Business Improvement District, traffic calming and street improvements. Date of completion is August/September.

5) CONSTRUCTION:

Mary Burgess gave the Board an update on the status of construction for the following projects:

- Distron – Excavating foundation. Distron’s general contractor will contact the Planning Dept. when drainage site work begins. Beals and Thomas are the Board’s consulting engineers assigned to this project.
- Nissan – Final inspection for the installation of the cistern for the recycled water for irrigation. Earthworks Engineering are the Board’s consulting engineers assigned to this project.
- Woodridge Estates – Installing the utilities; next will be curb/sidewalk/binder. Once confirmation has been received that the binder is down, the Bond amount will be established. The Planning Board shall release the covenant after the Bond has been posted. Earthworks Engineering are the Board’s consulting engineers assigned to this project.
- Christina Estates – Continuation of the public hearing has been scheduled for April 28th at 6:45 p.m. They are tentatively schedule to go before the Conservation Commission on 4/12/11. Earthworks Engineering are the Board’s consulting engineers assigned to this project.
- Bally Heather – Mary Burgess created document to request quotes for completion of the remaining work. (Copy on file). Neponset Surveying will be updating the existing as-builts. Earthworks Engineering are the Board’s consulting engineers assigned to this project.

- Hickory Woods II (Beaurpe & Pinnsnault) – Mary Burgess created document to request quotes for completion of the remaining work (Copy on File). Earthworks Engineering are the Board’s consulting engineers assigned to this project.
- Carmax – Pre-construction meeting to be held at the end of April or beginning of May, dependant on the developer’s progress. Bond amount and revolving account funds need to be established. Earthworks Engineering are the Board’s consulting engineers assigned to this project.

ADMINISTRATIVE:

- Meeting notices – Linda will sign meeting notices to be posted, per e-mail notification sent to Town Clerk, Maxwell Gould.
- Quotes for Bally Heather and Hickory Woods Completion – Mary Burgess has prepared the contracts for the two projects. Linda will provide the Board with copies of quotes received. Once the Board has made their selection, award letters will be sent out and contacts will be endorsed accordingly.
- New applications/plans received - Depending on the deadlines, new application/plan submittals will be placed on the next available agenda for the Board’s review.

Respectfully Submitted,

Mary Signoriello
Secretary