

**Plainville Planning Board  
Minutes of August 9, 2023**

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A meeting of the Plainville Planning Board was held on 08/09/2023. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:07 pm and was recorded.

Board members present:

Dawn Denizkurt, Chris Desprez, Tom McHugh

Board members absent/late:

Justin Alexander

Stan Widak (arrived at 6:56pm)

Staff: Chris Yarworth

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Meeting status: New Public Hearing

Time: 6:07 p.m.

Project: **3 Fuller Street – RBI Baseball Academy**

The application of RBI Baseball Academy for special permits for Use (§500-19), Earth Removal (§500-21), Groundwater Protection (§500-36) and Community and Water Resource Protection (§500-37), and for a Site Plan/Development Permit (§500-5 & 39), and to obtain any additional zoning permits as may be determined necessary during the public hearing for the work shown on the submitted plans. The property is located at 3 Fuller Street, Plainville on Assessor's Map #8, Lot #83. The project includes the construction of a 32,380-sf. indoor baseball training facility with associated site work and utilities.

Applicant/Rep Present: None

Information submitted: Letter requesting project withdrawal dated 07/28/2023 from Crossman Engineering.

Discussion: The Applicant has requested to withdraw the file due to financial reasons.

**Motion by Mr. Desprez and seconded by Mr. McHugh to accept the request to withdraw the application.** Passed: 3-0-0.

Status: Closed.

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**General Business**

**Motion by Mr. Desprez and seconded by Mr. McHugh to approve the minutes of the 07/12/2023 Planning Board meeting.** Passed: 3-0-0.

The Board reviewed numerous 53G accounts that need to be released back to the applicants.

**Motion by Mr. Desprez and seconded by Mr. McHugh to release the money from the 53G accounts that are included in the agenda packet for tonight's meeting. Passed: 3-0-0.**

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The representatives from Kittelson & Associates were running late, so the Board needed to recess the meeting until their arrival.

**Motion by Mr. Desprez and seconded by Mr. McHugh to recess the meeting until the arrival of the representatives from Kittelson & Associates. Passed: 3-0-0.**

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The meeting was re-opened at 6:41pm.

Discussion of Complete Neighborhoods Grant from Mass Housing Partnership

Juliet Walker and Alaa Mukahhal from Kittelson & Associates were present to discuss the scope of work covered under the Complete Neighborhoods grant from MHP. The grant was received jointly with the Town of North Attleboro. Gil Hilario, the North Attleboro town planner, and Marie Clarner and Bill Blais from the North Attleboro Planning Board were also present.

Ms. Walker and Ms. Mukahhal went over a 12-slide Power Point presentation discussing the scope of the project, areas of concern and the timeline. Work should be coordinated with the design of the Route 152/106 road improvements. Public outreach is needed to gain local input from affected residents and businesses. There are numerous problems with the existing conditions that preclude safe pedestrian and bicycle access to the local businesses. Unsightly signage proliferates in the area. Accurate traffic studies are needed. One impetus for this review is the 300+ unit apartment complex proposed at the old golf course site in North Attleboro. Both Boards wanted to have a more aesthetic approach entrance to the towns to promote the "livability" of the area. Better access to WW2 Memorial Park and the dog park/trail complex off Plain Street is needed. Sidewalk connections to the abutting residential neighborhoods need improving. A SWOT (Strength/Weaknesses/Opportunities/Threats) board was available for the public and boards to provide comments. Kittelson will incorporate the Boards' comments as they proceed with their study.

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**Motion by Mr. Desprez and seconded by Mr. McHugh to adjourn at 8:12pm. Passed: 4-0-0.**

Submitted by:

Christopher Yarworth  
Director of Planning & Development