

Freetown Board of Selectmen Meeting Minutes
Monday, March 25, 2024, 6:00pm
Police Station Community Room
15 Memorial Drive, East Freetown, MA

Call to Order

Selectmen Trevor Matthews called the meeting to order at 6:00pm. Selectmen Jared Zager, Selectmen Carlos Lopes, Town Administrator Deb Pettey and Executive Assistant Lu-Ann Souza were also in attendance. Selectmen Matthews noted the meeting was being recorded and would be available on the Town's YouTube channel. He noted the Board would be going into executive session for the reason listed below and would be returning to open session.

Executive Session

Discussion/possible action on the following topics:

1. M.G.L. c.30A, Sec. 21(a)(3) – to discuss strategy with respect to collective bargaining with **the Freetown the Freetown Full-Time Firefighters Association, Public Employees Union, Local 272 LIUNA (all bargaining units)** because an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares and he does.
 - Motion to go into Executive Session was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote
 - Vote: Selectmen Lopes – yes, Selectmen Zager – yes, Selectmen Matthews – yes

 - Motion to adjourn Executive Session and return to open session at 6:17pm was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote
 - Vote: Selectmen Lopes – yes, Selectmen Zager – yes, Selectmen Matthews – yes

Board of Selectmen

Discussion/possible action on the following topics:

2. Discussion, and vote whether to approve, not release, the executive session meeting minutes from 3/4/24
 - Motion to approve, not release, the executive session meeting minutes from 3/4/24 was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote

3. Discussion, and vote whether to approve the open session meeting minutes from 3/4/24 & 3/20/24
 - Motion to approve the open session meeting minutes from 3/4/24 & 3/20/24 was made by Selectmen Zager and seconded by Selectmen Lopes

- Vote: was approved in a unanimous roll call vote
- 4. Presentation on the Proposed Planned Development District (3A MBTA Communities requirements) from SRPEDD and Planning & Land Use Administrator

Victoria Alfaro Duran, Robert Cabral and Taylor Perez from SRPEDD discussed the requirements of the Commonwealth of what Freetown Planned Mixed Use District (PMUD) needs to do to become a Planned Development District (PDD). Working with the Planning Board and Zoning Board, the requirements are multi-family housing, 16 units per acre, 50 acres in size for a total of 750 units for Freetown. They suggest modifying the plan mixed use district. Reasons are it is close to the Freetown Station site which is a requirement for towns with a station. This bylaw is aiming to achieve a market rate for multi families with no specifications of family size or senior housing. The affordability is set by the Department of Housing and Urban Development (HUD) at the federal level. The MBTA will not require the town to put forth new infrastructure, such as a sewer extension. It will be a private market tool where the developer will do the math and decide. SRPEDD has services that can help with this. There are new programs coming out in responsive to MBTA communities which is the Housing Works Infrastructure Program and is through the Community One Stop for Growth Program. SRPEDD is aiming to pass the bylaw at the Spring Town Meeting, and if we need to amend this, we still have the Fall Town Meeting. If there is not a zoning bylaw adopted, we will be out of compliance with the law on Dec 31, 2024.

- 5. Presentation on potential program survey to residents from Community Program Director

Community Program Director, Kylie Botelho, reviewed her proposed survey to put out to the public to ascertain what type of program the residents of Freetown are interested in having provided.

- Motion for the Community Program Director to distribute the survey as shown with the addition of a pie eating contest was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

- 6. Discussion, and vote on the 4th of July parade route

Freetown Police Chief Scott Rose stated the parade route starting at KRR Fields interrupts the flow of traffic on the ramps of South Main Street and Route 24. Having to stop traffic has been problematic. The traffic builds up to the main highway area. It has been suggested that we shorten the parade route to assist and avoid the ramp closures and redirect the traffic flow in a separate direction. The potential staging area of Ridge Hill Road and Campanelli Drive, even the property belonging to the MBTA would benefit the town and the Parade and Fireworks Committee to safely stage and deploy the floats and parade walkers such as our children, parents and seniors and veterans, in a safe manner and a shorter distance. This will also impact the Police Department and its personnel assignments, not needing four or five officers on that side of town and can use them north of Ridge Hill Road and along the parade route.

- Motion to have the parade route begin at Ridge Hill Road was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote
7. Discussion, and vote whether to approve the bypass agreement between the Town of Freetown and Stop 'n Shop to utilize the bypass road on Narrows Road for parade line up.
- This agenda item was not discussed
8. Discussion, and vote on whether to approve an extension of the agreement between the Town of Freetown and Borges Bros Trucking, Inc. for Curbside Trash & Recycling Collection Services through 6/30/2027
- Motion to approve an extension of the agreement between the Town of Freetown and Borges Bros Trucking, Inc. for Curbside Trash & Recycling Collection Services through 6/30/2027 was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote
9. Discussion, and vote on whether to accept the donation in the sum of \$750.00 from Copart of Connecticut to support the Earth Day Event
Selectmen Matthews thanked Copart of Connecticut for their donation to support the Earth Day event.
- Motion to accept the donation in the sum of \$750.00 from Copart of Connecticut to support the Earth Day Event was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote
10. Discussion, and vote on whether to approve the contract between The Town of Freetown and Greenman-Pedersen, Inc. (GPI) for paving program of Chipaway Road and several side streets in the Town of Freetown
- Motion to approve the contract between The Town of Freetown and Greenman-Pedersen, Inc. (GPI) for paving program of Chipaway Road and several side streets in the Town of Freetown was made by Selectmen Zager and seconded by Selectman Lopes
 - Vote: was approved in a unanimous roll call vote
11. Discussion, and vote on whether to approve and sign Change Order for Kelly Drive and Quanapoag Road for Roadway Improvements
- Motion to approve and sign Change Order for Kelly Drive and Quanapoag Road for Roadway Improvements was made by Selectmen Zager and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote

12. Discussion, and vote on laying out GM Way

- Motion to lay out GM Way as presented was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

13. Discussion, and vote on whether to approve the proposal for infrared roof moisture and roof condition evaluation for Freetown Elementary School

- Motion to approve the proposal for infrared roof moisture and roof condition evaluation for Freetown Elementary School was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

14. Discussion, and vote on whether to ratify the Board of Selectmen Chairman's letter of support for request for funding from Congressmen Auchincloss for combined COA/Library Building

- Motion to ratify the Board of Selectmen Chairman's letter of support for request for funding from Congressmen Auchincloss for combined COA/Library Building was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

15. Discussion, and vote on whether to approve the ambulance abatements and write offs for February 2024 in the amount of \$90,346.90

- Motion to approve the ambulance abatements and write offs for February 2024 in the amount of \$90,346.90 was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

16. Discussion, and vote on whether to accept the donation from Excel Recycling, LLC in the amount of \$11,813.55

- Motion to accept the donation from Excel Recycling, LLC in the amount of \$11,813.55 was made by Selectman Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

17. Discussion, and vote on whether to approve the Agreement between the Town of Freetown and Sing Explore Create, LLC for one-day music therapy program at the Council on Aging

- Motion to approve the Agreement between the Town of Freetown and Sing Explore Create, LLC for one-day music therapy program at the Council on Aging was made by Selectmen Zager and seconded by Selectmen Lopes
- Vote: was approved in a unanimous roll call vote

Personnel Board

Discussion/possible action on the following topics:

18. Discussion, and vote whether to approve the appointment of Gary Sylvia as Truck Driver effective 3/26/24-6/30/24
 - Motion to approve the appointment of Gary Sylvia as Truck Driver effective 3/26/24-6/30/24 was made by Selectmen Matthews and seconded by Selectmen Lopes
 - Vote: was approved in a unanimous roll call vote

19. Discussion, and vote on the Fiscal 2025 Health Insurance rates
 - Motion to approve the Fiscal 2025 Health Insurance rates was made by Selectmen Matthews and seconded by Selectmen Zager
 - Vote: was approved in a unanimous roll call vote

Board of Parks Commission

Discussion/possible action on the following topics:

20. Discussion on Beach and Boat Ramp Staffing for summer 2024

A discussion on staffing and oversight. Hiring a manager who works a shift and oversees the staff attendants. Issues such as covering a shift, having no change, kiosk is jammed. It is every weekend and all summer long. Holidays are the busiest and the manager would need to be there overseeing and answering calls. There may be staffing and security issues. The State says we can leave it unattended but it gets chaotic and then it falls on the Police Department. Possible managers could be senior citizens or from the senior work off program for tax credits. Advertising signs are out and around town, on the website, Facebook, Mass Hire and thehandshake.com for local colleges students. Season starts Memorial Day weekend. A suggestion was to hire two managers and alternate weekends. Management starts at \$22.00 an hour, attendants at \$18.00 an hour. A suggestion was to reach out to the Long Pond Association members.

Town Administrator's Report

Discussion/possible action on the following topics:

21. Announcements on upcoming events

Ms. Pettey will be making announcements while the Board is signing documents to let residents know what is happening in town.

Freetown Celebrates Earth Day is coming up April 20th. Certain areas around town will be cleaned up by town employees and residents.

Friends of Freetown will be doing a cleanup event of the State Forest.

New kayak holders are over at Hathaway Park

Old Business:

Potential discussion on pending items – action will not be taken at this meeting:

Public Input

The Board signed documents associated with tonight's meeting.

- Motion to adjourn the meeting was made at 8:26pm by Selectmen Zager and seconded by Selectmen Lopes
- Vote approved by a unanimous roll call vote

Respectfully Submitted,



Lola Furtado

Administrative Assistant

List of Documents/Exhibits utilized by the Board during this meeting:

- Agenda
- Meeting Minutes 3/4/2024 & 3/20/24
- Freetown Community Interest Form
- License Agreement –Stop & Shop - Fourth of July Parade
- Borges Bros Trucking, Inc. - Extension Agreement
- Paving Contract – Greenman-Pedersen Inc.
- Kelly Drive and Quanapoag Road Change Order
- Planning Board – GM Way (3 Friend Street) Street Acceptance
- Aerial Insight – FL Reg School District – Infrared Roof Moisture Survey
- Community Project Funding (CPF) FY25 Letter of Support
- Comstar - Ambulance Write-Offs
- Music Therapy and Wellness Series Proposal
- Certificate of Appointment – Gary Sylvia - Truck Driver
- MIIA Health Benefits Trust