



**TOWN OF FREETOWN
BOARD OF SELECTMEN**
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MINUTES OF MEETING OF MONDAY MARCH 3, 2015

**COUNCIL ON AGING
227 CHACE ROAD, EAST FREETOWN, MASSACHUSETTS**

8:30 A.M. Call to Order Call to Order by Chairman Lisa Pacheco. Present are Selectman Paul Sadeck and Town Administrator Jack Healey. Sen. Rodrigues, Rep. Fiola, Ken Fiola and Aide Karen Almeida Meeting.

Selectman Pacheco states that we are moving forward. At the last Town meeting we approved some 43D and there was a snafu and we missed 1 parcel and we will do that at the next meeting. Rep Fiola says she will email regarding a meeting with Stop and Shop and Joe. Regarding the land venture for Riverside Park. Ken Fiola says the prospect don't come until the permitting is clear. He thinks the earliest is a 1-1/2 – 2 years. We are missing opportunities now, people are looking south now. There are few sites that can accommodate it. Senator Rodrigues asks what we need to attract these businesses. We need Riggerback Rd. from Airport Rd to the interchange, get a Grant and use that to complete the infrastructure. Selectman Sadeck asks if that is the response of the owners, Mass Works grants the Town can apply for under the terms that it will bring jobs into the Town. Selectman Sadeck says we only have sewer line down there and that is owned by Stop & Shop. Ken says there is a Gas line there as well. Ken says we can figure that out. He thinks they want to accommodate 1.5 square ft of development, Joe Penny and Baccarri. Stop & Shop will contract with Fall River the permitting to develop the parcels is that correct Selectman Sadeck asks. Ken says they will spend \$300-400 and they will fund that. The region will miss out on that by not having the land available. Selectman Pacheco asks about the old Walmart site. Ken says we have spoken about that and also the Boston Beer site we do bring that to their attention. This summer Ridgehill Rd. will be widened and we should put a pipe in the ground when they do this. How can we fund this any ideas. Ken asks for a cost. Maybe speak with Churchill and Banks. Selectman Pacheco says would they want to do this. Ken says if it is beneficial to them. Selectman Sadeck ask how we get the funding to do this, this isn't something to tack onto the tax payers. Ken says that is where the Mass works comes into play. If you can't secure state or federal you secure betterments. Selectman Sadeck says the betterment is in addition to the normal tax revenue. Senator Rodrigues says it is paid through general taxation or betterment or by individual properties. It can be controversial, if it goes by your house and you tie in. Jack says you can do a 23L which says you can do 2 CWMP approved comprehensive plan you get 0% money. Or a grant fund for towns to apply to prepare for a comprehensive plan. Tech assistance grant from DEP, the town can use this grant for the comp plan. DEP wants every community to have this plan. Selectman Sadeck says one of the concerns is the roadway doesn't have a lot of residential homes. So at that point who do we charge. Senator Rodrigues says we would charge the property owners. Selectman Sadeck says it is a hard sell. Selectman Pacheco doesn't think it is a hard sell. Selectman Sadeck says the issue is we need to explain to the residents this is what we need. Ken Fiola says the developers may need to do a lot of investments in infrastructures first to make the property developable. Senator Rodrigues says if the Town does apply for that grant then that will engage the residents to talk about this. Lauren asks if this grant is helpful for anything else. Senator Rodrigues said the Water and Sewer Commission would be extremely involved with this. Ken Fiola says once the Stop & Shop runs out then you can put a Cap. plan in place and you can Bond some

of that money. Selectman Pacheco says you can earmark some of that money. Senator Rodrigues is the Chair of Revenue. And Rep Schmid is chair of Agriculture. Rep Fiola is chair of Economic Development and we just want you to know that we are here for you. Senator Rodrigues says if Laruen has any issues with the grant then give us a shout and we can help. At some point we need to know exactly what is available in Freetown Ken Fiola asks. Selectman Pacheco and Lauren have spoken about marketing tools. Senator Rodrigues says Governor Baker says don't use those numbers use the numbers in April.

Motion (Pacheco/Sadeck) to adjourn at 9:15. Passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ali Golz".

Ali Golz, Administrative Assistant