

**Freetown Conservation Commission**  
Minutes of the Monday, December 11, 2017 Meeting  
Town Hall – Assonet, Mass.

2018 JAN -9 PH 4:02



**Present:** Keven Desmarais, Janine Robidoux, and Maria Ternullo.

**Absent:** Christopher Mather and Charles Sullivan.

**Call to order:** Keven Desmarais called the meeting to order at 7:06 p.m.

**Continued Notice of Intent – Hart Lot, Buddy's Crossing, Wamsutta Way, etc., East Freetown**

Mr. Desmarais called the continued public hearing back to order. It was noted that the applicant requested another continuance. A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to continue the hearing to January 22, 2018, at 7:00 p.m. at the Town Hall. The motion carried unanimously.

**Notice of Intent – 170 South Main Street (Guimond's Farm/Algonquin Gas), Assonet**

Mr. Desmarais called the public hearing to order. A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to waive the reading of the public hearing notice. The motion carried unanimously.

Mr. Desmarais noted that the applicant had requested a continuance to January. Priscilla Chapman of the Taunton River Watershed Alliance was present and wished to present a letter from the TRWA regarding the project, but she had noticed an error in the letter and opted to keep and correct it for later submission.

A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to continue the hearing to January 22, 2018, at 7:00 p.m. at the Town Hall. The motion carried unanimously.

**Request for Determination of Applicability – 21 Washburn Road, East Freetown**

Nyles Zager came forward to present the project, a repair/replace of a septic system, on behalf of property owner Bank of America. Mr. Zager stated that this septic upgrade was previously approved around 2008 but never carried out. He stated the Board of Health had already reviewed and approved the plans being submitted. The existing system is a tank and leaching pit. Some of the existing system will be removed as the new system is going roughly in the same place, and the leaching pit will be filled with clean sand. Siltation control was shown extending from the house to the outbuilding, and then from the outbuilding to the property line. Mr. Desmarais reviewed the distance from Long Pond as Mill Pond feeds into Long Pond via Fall Brook and found the distance was well over the 400-foot standard.

A motion was made by Mrs. Robidoux, seconded by Mrs. Ternullo, to issue a negative determination #3. The motion carried unanimously.

**Notice of Intent – Sammy's Lane, Assonet**

Mr. Desmarais called the public hearing to order. A motion was made by Mrs. Robidoux, seconded by Mrs. Ternullo, to waive the reading of the public hearing notice. The motion carried unanimously.

Mr. Desmarais noted that the applicant had requested a continuance to January. A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to continue the hearing to January 8, 2018, at 7:00 p.m. at the Town Hall. The motion carried unanimously.

**Request for Certificate of Compliance – 3 & 5 Sawmill Lane, East Freetown**

Mr. Desmarais stated he had inspected the site with the applicant. Although Environmental Partners had noted two outstanding issues in their review, Mr. Desmarais felt that the issues were now taken care of and a

complete certificate could be issued. A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to issue a complete Certificate of Compliance. The motion carried unanimously.

### **Old Business**

The following items were handled under old business:

- The Order of Conditions for Clermont Way was not signed as there is still one item (cost estimate for stormwater management) outstanding.
- It was noted that the Assonet Bay Shores Association completed the process to donate their land in November.
- At the request of the Town Administrator, no action was taken on the Proprietors Way land so that the Board of Selectmen could review a letter from the Department of Conservation and Recreation at their December 18th meeting.

### **New Business**

The following items were handled under new business:

- Mr. Zager approached the board again along with Debbie Robbins to discuss a future proposal for the property at 125 South Main Street in Assonet, formerly the Crook/Deschenes property. The proposal calls for the construction of 36 condominium units in three-story modular buildings. Mr. Zager explained that the property was approved as a 40B development for a previous owner around 2006, then was reconfigured into a normal subdivision, and finally was returned to the original single parcel. Mr. Zager did not believe the Rivers Act applied since, excluding the previously proposed divisions, the parcel had been in the same configuration for 40+ years. Mr. Desmarais concurred. Mrs. Robbins described the buildings as being the same as the ones being constructed at Lincoln Park in Dartmouth, and stated they were intended to be for persons 55 years of age and older. The plan showed the proposed units to be one- and two-bedroom. Mr. Zager stated they would re-flag the wetlands and have the flags checked by Bob Gray from Bourne. They will likely then submit an Abbreviated Notice of Resource Area Delineation filing prior to a Notice of Intent.
- Also under new business, Steven Chandler was appointed to the Town Forest Committee for a term expiring June 30, 2020, and Danny Rezendes was appointed to the Town Forest Committee for a term expiring June 30, 2019. Mr. Desmarais noted that Harrie Ashley had expressed an interest in joining, also, but had not yet submitted a letter.

### **Bills**

Bills paid since the previous meeting were recounted.

### **Minutes of Previous Meeting**

The minutes of November 27th were reviewed. A motion was made by Mrs. Ternullo, seconded by Mrs. Robidoux, to approve the minutes as received. The motion carried unanimously.

### **Meeting Adjourned**

A motion was made by Mrs. Robidoux, seconded by Mrs. Ternullo, to adjourn at 8:15 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: \_\_\_\_\_  
Michael T. McCue, Senior Clerk