

**Town of Freetown  
Conservation Commission**

Minutes of the Monday, November 13, 2023 Meeting  
Held hybrid, at the Police Station Community Room, and over Zoom

**Present in Person:** Charles Sullivan and Steven Tripp

**Present over Zoom:** Margaret French

**Absent:** Christopher Mather

**Call to Order:** Charles Sullivan called the meeting to order at 6:00 p.m.

*Note: As this meeting was conducted virtually and all members participated remotely, all votes taken were by roll call.*

**Continued Notice of Intent – 30 Island Road Extension**

Motion was made by Steven Tripp, seconded by Margaret French, to open the public hearing and to continue to the next meeting on November 27, 2023. The motion carried unanimously.

**Request for Extension of Order of Conditions – 16.5 Gramp Deane Road**

Mr. Sullivan expressed concerns to limit the number of extensions that a permit could have. The limit would be one extension for 3 years and after that then the applicant would have to refile. Mr. Sullivan gave an example of how a project in the past has taken over 9 years to complete. Margaret French asked if the limit would become a new policy. Mr. Sullivan would want to start to add a limit of extensions to the policy.

Mr. Sullivan asked why the project has not been completed in the three years.

Deborah Gehrke of 16.5 Gramp Deane Road, stated that it was a combination of Covid and change in builders that caused the delay for completion. They are hoping to get the foundation in before winter and most of the electric had been installed. Mr. Sullivan explained that other projects have taken longer, nine years being one since they filed and project not completed.

Motion was made by Steven Tripp, seconded by Margaret French, to extend the order of conditions for three years. The motion carried unanimously.

**Request for Extension of Order of Conditions – 0 Gurney Farm, Off Chace Road, Map 228, Parcel 008**

Mr. Sullivan explained the letter for extension. The reason for extension being that they are having solar array problems through Eversource and survey complication. Azu Etoniru from ET Engineering was present. Mr. Sullivan explained that the extension would be for one extension of three years and after that they would need to refile.

Motion was made by Steven Tripp, seconded by Margaret French, to extend order of conditions for three years. The motion carried unanimously.

**Request for Determination of Applicability – 50 Mason Road**

Cliff Furtado from 50 Mason Road, explained that they had gotten permission to fill in the backyard. They hired Pinebrook Consult to determine wetlands. He explained that from the house to tree line is 87-feet and it had been determined that the wetlands are 100-feet from the tree line. Mr. Sullivan asked for clarification to the area that was being spoken about. Mr. Furtado clarified that the wetlands are pass the tree line, opposite direction of the house. He would like to put the pool in the area from the house to tree line.

Motion was made by Steven Tripp, seconded by Margaret French, to issue a negative determination #3. The motion carried unanimously.

**Request for Determination of Applicability – 41 Point of Pines**

Victoria Alfaro explained that it would be minor activity. She had gone to the site and looked at the dead trees to be removed and they are a danger, not immediate danger but are leaning. Owner would like to remove the trees before anything happens.

Motion was made by Steven Tripp, seconded by Margaret French, to issue a negative determination #3. The motion carried unanimously.

**Request for Determination of Applicability – 31 Mill Street**

Jason Taylor from Piping Systems explained that they have a lease with Gaia Properties. They want to put up a temporary building, two storage containers with a top, on asphalt to store equipment. It would not protrude past building.

Motion was made by Steven Tripp, seconded by Margaret French, to issue a negative determination #5. The motion carried unanimously.

**Request for Determination of Applicability – 38 East Howland Road**

Greg Drake from Outback Engineering explained that the order of conditions had just expired and he was advised to come in and file a request for determination of applicability. He stated that there is one change, requested from Board of Health to put a two-compartment septic system instead of the one-compartment.

Motion was made by Steven Tripp, seconded by Margaret French, to issue a negative determination #3. The motion carried unanimously.

**Request for Determination of Applicability – 24 Parker Drive**

Mrs. Alfaro explained that they want to add a garage but it could be within the 50-foot buffer.

Motion was made by Steven Tripp, seconded by Margaret French, to issue a negative determination #3. The motion carried unanimously.

**Continued Notice of Intent – 1 Thomasset Way**

Mr. Sullivan called public hearing back to order.

Greg Drake from Outback Engineering explained that the applicant submitted the original plans in August but there were questions that the commission had. They have since revised the plans and notice of intent. They added a more detailed topographic survey showing the wetland survey, buffer zones, proposing to add larger riprap and silt sock during construction. They updated the application with the plan information.

Motion was made by Steven Tripp, seconded by Margaret French, to approve the plans as submitted. The motion carried unanimously.

Motion was made by Steven Tripp, seconded by Margaret French, to close the public hearing. The motion carried unanimously.

**Notice of Intent – 4 Huron Ave**

Motion was made by Steven Tripp, seconded by Margaret French, to waive the reading of the public hearing notice. The motion carried unanimously.

Motion was made by Steven Tripp, seconded by Margaret French, to continue the public hearing to November 27, 2023. The motion carried unanimously.

**Reissue Certificate of Compliances**

Motion was made by Margaret French, seconded by Steven Tripp, to waive the reading.

Motion was made by Margaret French, seconded by Steven Tripp, to reissue the certificate of compliances for Assonet Bay Shores, 18 Bullock Road, 28 Beech Bluff Road, 16 Azel Road, and two at 77 Cliff Drive. The motion carried unanimously.

**Request for Certificate of Compliance – 285 Bullock Road**

Mrs. Alfaro explained that Nicole DeMoranville, the new senior clerk, is cleaning up files in the office and to get rid of files were allowed. A letter had been sent to this address and the owner had complied to file for the request.

A motion was made by Steven Tripp, seconded by Margaret French, to issue the complete certificate of compliance. The motion carried unanimously.

**Minutes**

Motion was made by Steven Tripp, seconded by Margaret French, to approve the minutes as submitted. The motion carried unanimously.

**Any other business properly to come before the Conservation Commission**

Mr. Sullivan explained that they are in the process of working on the issue at 112 South Main Street and issuing the fines. They have not responded to any letters that had been sent. Mr. Sullivan has contacted the Town Administrator and she will speak to Selectmen for civil action.

Ms. French brought up the house on Estelle and mentioned that they have been doing some work there. Mr. Sullivan explained that he does not want to give out continuances of projects when they are not getting done. He would want to add to the policy about the limit of extensions.

Mrs. Alfaro explained that the soil board renewals are due. The board scheduled the site inspections for December 2, 2023, starting at 8 a.m.

**Meeting Adjourned**

A motion was made by Steven Tripp to adjourn meeting, seconded by Margaret French. The motion carried unanimously, and the meeting was adjourned at 6:38 p.m.

This is a True Record by me

Attest: \_\_\_\_\_  
Nicole DeMoranville, Senior Clerk