

Freetown Conservation Commission
Minutes of the Monday, January 23, 2023
Held virtually via Zoom.us

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2023 FEB 22 PM 2:04

Present: Keven Desmarais, Charlie Sullivan, and Margaret French.

Absent: Chris Mather and Keith Mello.

Call to Order: Keven Desmarais called the meeting to order at 6:07 p.m.

Note: As this meeting was conducted remotely, all votes taken were by roll call.

Continued Notice of Intent – 92 Narrows Road

A motion was made by Charlie Sullivan, seconded by Margaret French, to continue the public hearing to February 13, 2023, at the Police Station Community Room and Zoom, at 6:00pm. The motion carries unanimously.

Request for Determination of Applicability – 94 South Main Street

Steve Gilbert, of SFG Associates, stated that the proposed work is within a flood zone however not in a buffer zone to a wetland. They are proposing to repair a septic system that is currently a cesspool in failure and to replace with a 1500-gallon septic tank that will go to a leaching area. The applicant can either put in a well or connect to Town water. The disturbance will be temporary and will be located toward the front or side of the house. Mr. Desmarais stated that in situations like this the Commission typically asks for siltation control to be on site, not necessarily in place, in case of a flooding event.

A motion was made by Charlie Sullivan, seconded by Margaret French, to issue a negative determination #3. The motion carries unanimously.

Request for Determination of Applicability – 209 Middleboro Road

Mr. Desmarais stated the Town, in coordination with the State, is trying to make improvements to the Long Pond Boat Ramp due to there being issues with parking, no electricity, or a permanent structure there for staff. They are looking to install a sliding gate and an 8' x 8' shed for staff.

A motion was made by Charlie Sullivan, seconded by Margaret French, to issue a negative determination #3. The motion carries unanimously.

Review – Open Space and Recreation Plan

Jeff Amaral, Chair of the Open Space and Recreation Advisory Committee, was present and requests a letter of support from the Conservation Commission. Mr. Desmarais stated the Open Space and Recreation Plan lists goals and objectives for the Town. Planning Board gave comments at their meeting last week and Mr. Desmarais stated he shares similar comments. Mr. Desmarais suggested adding a sentence or adjusting the wording to say that the Open Space and Recreation Advisory Committee may not be the one leading some of these action items. The CPA has been brought up in the past and been shot down, the wording for that action item could be changed to include looking at all funding sources. Mr. Desmarais applauded Mr. Amaral and the rest of the Committee for their efforts in creating this plan. Mr. Amaral replied that they really want to be on the same page and will touch base with Victoria tomorrow to work on addressing these comments.

A motion was made by Charlie Sullivan, seconded by Margaret French, to recommend the Open Space and Recreation Plan for adoption with the hope that the comments are considered. The motion carries unanimously.

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A motion was made by Charlie Sullivan, seconded by Margaret French, to approve the 01.09.2023, 12.13.2022, and 05.24.2021 meeting minutes as submitted. The motion carries unanimously.

Meeting Adjourned

A motion was made by Charlie Sullivan, seconded by Margaret French, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:30 pm.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning and Land Use Administrator

A motion was made by Jim Frates, seconded by Chris Mello, to extend the Site Plan Review permit for 3 years. The motion carries unanimously.

Modification to Approved Site Plan – 31 Innovation Way

Brian Dunn, of MBL Land Development, and Stephen Gallagher of V.M.D. Companies, was present. Mr. Gallagher stated that they received site plan approval in October 2022 and since have been going through peer review. They need the additional waiver to allow parking in the front of the building, which is consistent with the approved plan. Mr. Dunn stated that all other items from EP have been addressed. Mr. Frates asked if this has been approved in Fall River. Mr. Dunn replied yes.

A motion was made by Jim Frates, seconded by Chris Mello, to grant the waiver from Article 11.23H to allow for parking in the front of the building. The motion carries unanimously.

Discussion – MBTA Zoning District

Mr. Jose stated that they will begin working on this new zoning district. They need to discuss whether or not this should be an overlay district or a stand-alone district. Mr. Crose asked if that meant they had to conform to both districts. Mr. Jose replied no, they can pick one or the other. Mr. Jose stated the district could go where we have Town water. Mr. Jose stated they could also look into a 40R district to offset the costs of kids entering the school system from the new housing units. They will reach out to KP Law for an opinion on if they are allowed to cap the number of units built through that district as well as contact the fire department about the number of stories a building should be and how that affects fire services. At the next meeting they will vote on whether or not to move forward with an overlay district.

Discussion – Warrant Article for 2023 ATM

Ms. D'Antoni stated that she would like the Board to consider submitting an article for the annual town meeting to request funding for an engineering study at the Assonet Four Corners. This intersection has come up many times about making improvements. Recently, they received a technical memo from SRPEDD that said more engineering and study is necessary to determine the feasibility of a roundabout at that location. This engineering study would not only look at the possibility of a roundabout, but it would also look at other options and have a public outreach component to educate the public about the best option to improve safety and get feedback as well. The article will be prepared for the next meeting.

Interview – Steven Tripp for Associate Planning Board Member

Mr. Tripp stated that he works for Veolia Water and has lived in Town almost all of his life. Mr. Tripp expressed that he has knowledge about water and sewer.

A motion was made by Jim Frates, seconded by David Crose, to recommend Steven Tripp for associate planning board member. The motion carries unanimously.

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A motion was made by Jim Frates, seconded by David Crose, to approve the 01.17.2023 meeting minutes as submitted. The motion carries unanimously.

Meeting Adjourned

A motion was made by Jim Frates, seconded by David Crose, to adjourn. The motion carries unanimously, and the meeting was adjourned at 8:22 p.m.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning and Land Use Administrator

