



### **Planning Board Minutes – June 12, 2018**

A meeting of the Town of Freetown **Planning Board** was held on June 12, **2018** at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Keven Desmarais, Mark Rogers, Debra Robbins **Absent:** Robert Jose, Jim Frates  
**Meeting called to order at 6:08 PM**

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#### **Continued Public Hearing- Irving Oil**

Applicant requested continuance to July 17, 2018 at 6:00 pm. Motion was made by Chairman Desmarais, seconded by Mr. Rogers, to continue the hearing to Tuesday, July 17, 2018 at 6:00 p.m. at the Town Hall. The motion carried unanimously.

#### **Continued Public Hearing – Fallbrook Subdivision**

Applicant requested continuance to July 17, 2018 at 6:00pm. Motion was made by Chairman Desmarais, seconded by Ms. Robbins, to continue the hearing to Tuesday, July 17, 2018 at 6:00 p.m. at the Town Hall. The motion carried unanimously.

#### **Continued Public Hearing – Burns Lane Extension**

Chairman Desmarais entertained a motion to waive the reading of the public hearing notice, seconded by Ms. Robbins. The motion carried unanimously.

The engineer for the project Nyles Zager of Zenith Engineering, approached and proposed a plan that would extend Burns Lane and create 2 new lots. The extension of Burns Lane will wrap around Burns Cemetery. Chairman Desmarais stated that he met with the Fire Chief and that the Fire Chief confirmed that they can get fire apparatus down the road. Mr. Zager confirmed that they received a file number from the DEP. Mr. Zager explained they plan to elevate the road in such a way to keep the natural flow of grade to the north. Mr. Zager explained that they were proposing erosion control everywhere the wetland is. Chairman Desmarais asked if the pond out front by Burns Lane held water all year long and if it could be used by the fire department. Roger Deneault said that the pond dries up quickly and that it isn't deep.

Chairman Desmarais entertained a motion to close the public hearing, seconded by Ms. Robbins. The motion carried unanimously.

Chairman Desmarais asked for a stamped engineering report on the road construction from Mr. Zager. Mr. Rogers asked how long the extension is and Mr. Zager replied that it's approximately 300-400 ft.

Mr. Zager read the list of waivers they were requesting. The waivers were: road layout width, drainage, sidewalks, underground utilities, street trees, curbing and pavement. Chairman Desmarais entertained a

motion that the Board grants the waivers as requested by the applicant, seconded by Mr. Rogers. The motion passed unanimously.

Chairman Desmarais entertained a motion that they accept the plans as submitted, seconded by Ms. Robbins. The motion carried unanimously.

#### **Correspondence Regarding Chapter 91 General License of Self-Certification**

Chairman Desmarais reads the letter the Planning Board received from the DEP. The Chairman explains that the Chapter 91 Self-Certification allows the Planning Board to comment on Chapter 91 applications for permitting docks and piers. The Chairman added that Chapter 91 also deals with revitalization and development so it is understandable that a Planning Board is being given the ability to comment.

#### **Discussion of Environmental Partner's Group As-Built Review of Chase/Parker Estates**

Chairman Desmarais explained the current status of the Chase/Parker Estates project. The Chairman stated that the developers are in the process of addressing the items mentioned in the review.

#### **Correspondence on Proposed Noise By-law**

Chairman Desmarais explains the purpose of the proposed by-law, explaining that it's proposed as a town protective by-law to mitigate potential noise complaints. Chairman Desmarais said that he met with Selectman Sullivan where they discussed this proposed by-law and how, if it was submitted for Town Meeting, the Planning Board could hold a public hearing.

The Board discussed how it might make sense for there to be different noise levels allowed in different zones. Chairman Desmarais mentioned that whatever way the noise is measured should be clearly defined in the proposed by-law.

Chairman Desmarais added that this is only a rudimentary draft of the proposed by-law.

#### **Receive Minutes/Receive Schedule of Bills Paid**

Ms. Robbins made a motion to accept the minutes from May 1<sup>st</sup>, 2018, Chairman Desmarais seconded, and Mr. Rogers abstained.

The Board could not act on the May 15, 2018 minutes because only Chairman Desmarais was present at that meeting.

**Any other business to properly come before the board**

Chairman Desmarais mentioned that the engineer for the Bullock Road solar project asked for a waiver from the Site Plan application filing fee. The Chairman stated that the request should be submitted in writing and that they would discuss it at the opening of the public hearing at the July 17<sup>th</sup> meeting.

The Board signed off on the Holly Ridge subdivision Mylar, which was accepted at the Town Meeting.

**Adjournment**

Chairman Desmarais entertained a motion to adjourn, seconded by Mr. Rogers, to adjourn at 7:05 p.m. The motion carried unanimously.

Respectfully submitted,

Chris McKay