

**Town of Freetown
Planning Board**

FREETOWN CLERK
REC'D APR 9 2024 PM2:28

Minutes of the Tuesday, March 5, 2024 Meeting
Held at the Police Station Community Room, 15 Memorial Drive

Present in Person: James Frates, David Crose, Christopher Mello, Chad Carvalho, and Steven Tripp.

Absent: None

Call to Order: James Frates called the meeting to order at 6:00 p.m.

Discussion on Parking Requirements for the Planned Development District (PDD)

Mrs. Alfaro explained that the requirements for PDD should mirror the Site Plan Review requirements. The language was not ready but it would be one or two sentences. The Board agreed.

Discussion on Draft Amended Accessory Apartment By-law

Mr. Frates explained that the accessory apartment by-law was discussed at the last meeting and the by-law was drafted. He suggested that the detached accessory apartments be made allowable by special permit only through the Zoning Board of Appeals. He explained that it should be the same as attached accessory apartments for the two bedroom and to only make it allowable if an existing structure already existed. Mr. Carvalho stated that people would just build a garage and then ask for the accessory apartment at a later time.

Nicolas Velozo, 249 Middleboro Road, addressed his concerns. He mentioned the off-street parking and suggested that a number be put into the by-law. Mr. Frates recommended an additional two parking spaces. The Board further discussed how many parking spaces would be recommended per how many bedrooms. The intent of the by-law changes was so that the accessory apartment could be rented to another person but the owner would have to occupy one of the units. The Zoning Board had always had problems with what defines an accessory apartment. The classifications of what makes a space an apartment should be defined in the by-law. The Board further discussed the different requirements that would be needed. The by-law would still need to be reviewed by the Board of Health and Building departments. The Board wanted to make the by-law by special permit and not by right. Mr. Velozo commented that he would like to see something added into the by-law to make it clearer. Mrs. Alfaro suggested to put a different setback for detached structures. Mr. Velozo questioned if existing structures would be exempt from setbacks. Maybe only new structures would be required to follow setbacks. He stated his concerns and would be looking for clarification required for Zoning Board filings. Mr. Mello stated that 1,200 square feet for detached accessory apartments is feasible, some people have large garages. All codes would have to be in place with any size accessory apartment. The same language could be added in for the character of existing structure. Mrs. Alfaro explained the table of use in the by-law and that it would need to be revised. The Board further discussed the accessory apartment by-law.

Discussion and Vote on South Main Street Bridge Replacement Options Study

The Board discussed this at the last meeting. Mr. Crose requested for more information. The Board is leaning more toward option #3. Mrs. Alfaro had requested more information from the engineers, GPI. The sub-options under option #3, depend on the severity of the bridge. Option #3 is an overlay of the bridge. The bridge would be closed for some time depending on which option is chosen. The Board is waiting for more information from GPI before making a vote.

Discussion and Vote on Submitting Warrant Articles for the Annual Town Meeting

The Board requested a joint meeting with the Zoning Board of Appeals and the Building Commissioner, Carl Bizarro. Mrs. Alfaro would revise the draft for the accessory apartment by-law. She brought attention to the setbacks section and got clarification to the setbacks of existing and new structures.

A motion was made by David Crose, seconded by Christopher Mello, to submit the warrant articles for the annual Town meeting in June, amended accessory apartment by-law, amended Planed Development District (PDD, previously called the PMUD, and amended Zoning map to reflect amended PDD, as submitted. The motion carried unanimously.

Mrs. Alfaro suggested that the Board be present at the Annual Town Meeting. She also suggested a presentation with facts be presented for the Annual Town Meeting. Mr. Frates suggested a handout for residents at the Annual Town Meeting. SRPEDD had requested to present to the Board of Selectmen.

Minutes

A motion was made by James Frates, seconded by David Crose, to approve the 02.06.2024 minutes. The motion carried unanimously.

A motion was made by David Crose, seconded by Christopher Mello, to approve the 02.20.2024 minutes. The motion carried 3-2; Chad Carvalho and James Frates abstained.

Any other business to properly come before the Board

Mr. Carvalho noted that John Remedis called him and asked questions about the Four Corners. Mr. Carvalho had let Mr. Remedis know that it is still in the early stages of planning and advised him that when anything comes up, the office would be in contact.

Meeting Adjourned

A motion was made by James Frates, seconded by David Crose, to adjourn the meeting. The motion carried unanimously, and the meeting was adjourned at 7:01 p.m.

This is a True Record by me

Attest: _____
Nicole DeMoranville, Senior Clerk