



Planning Board Minutes – January 5, 2016

A meeting of the Town of Freetown **Planning Board** was held on **January 5, 2016** at the Freetown Town Hall Freetown, MA. **Present:** Nicolas Velozo, Debra Robbins, Robert Jose **Absent:** Mark Rogers and Keven Desmarais

A. Meeting called to order 6:19 PM

B. John Romanelli for ANR on Narrows Rd. (Map 214, Lot 74.01)

Mr. Romanelli, land surveyor, approached the Board on behalf of landowner Larry Tate. Mr. Tate's lot currently has frontage on Narrows Road, and the rear portion of the lot is touched by the end of Oaklawn Rd. Mr. Tate is exploring the possibility of extending Oaklawn to create the necessary frontage for additional lot(s) at the rear of his property. Oaklawn is not a cul-de-sac as presented on paper and on assessor's maps; it is a paved straight away. The landowner is considering extending it to a hammerhead or other roadway style as amendable to the Board. There are significant wetlands on the property, and they have been reflagged. This lot is not eligible to file as a one-lot subdivision, as lot lines were altered as recently as 2001. Mr. Romanelli was instructed to file a Form C subdivision plan.

C. Jed Cornock of SRPEDD for Site Plan Review Bylaw Revisions

Mr. Cornock approached the Board with the most recent draft of the Site Plan Review Bylaw and Rules and Regulations. After some discussion, Mr. Cornock and the Planning Technician will institute suggested changes. Certain sections can be further worked on by the Board, since the municipal assistance hours used to fund Mr. Cornock's assistance will be expiring soon.

D. Misc

Motion to pay the schedule of bills: Robert Jose; Second: Debra Robbins; all in favor

The Board signed the certificate of approval for Luis Coelho

Meeting Adjourned at 8:30 PM

Respectfully submitted,
Lauren Moreau

