



## **Planning Board Minutes – November 3, 2015**

A meeting of the Town of Freetown **Planning Board** was held on **November 3, 2015** at the Freetown Town Hall. **Present:** Chairman Keven Desmarais, Nicolas Velozo, Debra Robbins, Robert Jose and Assoc. Tony DeMelo **Absent:** Mark Rogers

### **A. Meeting called to order 6:06 PM**

### **B. Public Hearing for a proposed subdivision off of Cameron's Way**

Motion to waive the reading of the public hearing notice: Nicolas Velozo; Second: Robert Jose; all in favor. Luis Coelho, applicant approached the Board. Abutter Paul Medeiros was also in attendance in support of the proposal. Mr. Coelho is proposing a 150 ft long, 16 ft wide extension of the existing Cameron's Way cul de sac, a subdivision originally approved in 2005, to service 2 additional lots. Runoff is proposed to be directed to a bio retention pond. The Chairman stated he was a member of the Board when the original 2 lot subdivision was approved; many waivers were granted with the understanding the cul de sac would service only 2 lots. Since then, an ANR plan has been filed to create another additional lot; this plan would create yet another 2. The Chairman states that the Board will probably send drainage calculations to the review engineer for a limited review of stormwater management.

The Chairman asked Mr. Coelho if he would be willing to install a gravel access around half of the detention pond, in order to allow the machines to clean the pond. The Board discussed putting a swale lined with rip rap near the detention pond in lieu of the discharge pipe currently depicted by the plan. The swale is preferred by DEP. Mr. Coelho stated that he would be amenable to the suggestion. The Chairman inquired as to how recent the wetland delineation depiction was. Mr. Coelho states it is from 2004 when he started the original subdivision. The Chairman states that it has now expired, and he needs to file an NOI with Con Com to approve a new delineation. Mr. Velozo states that he is concerned about the width of the proposed roadway; for passage of vehicles, he feels 18 ft is safer. The Chairman states that the Board needs to have the drainage calcs looked at. The Board also reviewed a Form L comment submitted by the Assessor's office. That states "Original plan was to create two lots off road frontage. Already a third lot has been allowed". After some discussion, the Board concluded that there is some confusing language in the last paragraph of the deed which reads "This property is also conveyed subject to the restriction that Cameron's Way shall not be extended south of its present location for access to any other property abutting the two lots permitted by the subdivision". The Board requested that Mr. Coelho submit a legal opinion from his attorney regarding the deed language, which may be forwarded to Town Counsel for concurrence.

It was suggested to Mr. Coelho that he adjust his plans to show the replacement of the drainage pipe with a swale, change the roadway to 18 ft in length, and submit any modified drainage calculations to our review engineer, who shall review overall stormwater mitigation measures. Motion to continue the public hearing to Nov. 24, 2015 at 6:00 pm at the Senior Center: Robert Jose; Second: Nicolas Velozo; all in favor.

### **C. SRPEDD DLTA grant to revise Site Plan Review Bylaw and Regulations**

Jed Cornock of SRPEDD approached the Board, and presented a synopsis of site plan review (SPR) throughout the region. He focused on the applicability of SPR in each of the other towns, they all have much lower thresholds than we are proposing. He had inquired with Sandy Conaty about the feasibility of instituting an option for minor site plan review and waiving of a public hearing requirement when the Board feels a project would warrant this benefit. Ms. Conaty recommended that if you want the ability to waive procedure with a "minor" project, hard numbers need to be put to it. This would now be 2 sets of threshold numbers that need to be reviewed, and could be a complicating factor when reviewing building permit applications. The Board reviewed the language from Carver's SPR bylaw. All commercial projects need to be reviewed by Carver, but they have a defined "minor" site plan and language to waive strict compliance. The Chairman brought up the possibility of the Board requiring a community impact study for certain larger projects. Jed will investigate language that could be incorporated. The Planning Technician was instructed to contact planners in other Towns, suggested by Mr. Cornock, to see how their thresholds were working, i.e. too burdensome, are the right projects being seen, etc.

The Board briefly discussed the section on design standards; the consensus was that they should be kept general, with the ability of the Board to give latitude. Mr. Cornock will reappear before the Board when a draft is fleshed out.

**D. Misc**

Al Endruinas is supplying the Board with a performance bond to ensure completion of the Holly Ridge subdivision. A completion date needs to be specified; after discussion, the Board decided on a year out, November 2016.

Meeting adjourned 8:45

Respectfully Submitted,

Lauren Moreau  
Planning Technician

