



## Planning Board Minutes – October 6, 2015

A meeting of the Town of Freetown **Planning Board** was held on **October 6, 2015** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Keven Desmarais, Nicolas Velozo, and Robert Jose **Absent:** Debra Robbins, Mark Rogers

### **A. Meeting called to order 6:03 PM**

The Chairman congratulated Tony DeMelo on his recent appointment as Associate member.

### **B. Road Acceptance of Kendyl Lane in Peacock Estates Subdivision**

Ken Motta sent the Board an email stating the work was performed satisfactorily with exception of the loaming and seeding, which will not be confirmed until springtime. MassDOT does need to give Mr. Harris a sign off letter on the permit to access a state highway; Mr. Harris states that he should be getting the letter shortly. Final certificates of compliance were granted by the Conservation Commission the previous night.

Motion to release remaining surety: Nicolas Velozo; Second: Robert Jose; all in favor.

Motion to recommend approval of as built and street acceptance plans for Kendyl Lane for Town Meeting: Nicolas Velozo; Second: Robert Jose; all in favor.

### **C. DLTA Grant – Site Plan Review Bylaw and Rules and Regulations**

Jed Cornock of SRPEDD approached the Board to discuss changes to the Site Plan Review bylaw. The board agreed on adding a provision for the Board to have the ability waive public hearing requirement at their discretion. The Board discussed procedure and determined that all site plan reviews should come for a public hearing, rather than institute a minor vs major site plan review process, but in a pre application review at the applicant's request, the board can consider a waiver of the public hearing.

The Board also discussed if there should be language in the bylaw that outlines enforcement measures, should a project not follow the specifications outlined in any approvals. Mr. Cornock will return to the Board for a meeting on October 20<sup>th</sup> to continue work on this project.

### **D. MISC**

The Board reviewed minor site changes sent in by Langan Engineering in regard to the Amazon project on Innovation Way/Route 24. Landscaping details were revised to reflect stated changes discussed at the public hearing; a water tank was also added. Motion to accept that this is a minor modification that can be handled on the as built plans at the completion of project: Robert Jose; Second: Keven Desmarais; all in favor.

Rick Charon, engineer for the Reliable Power Services project located at 40 County Road sent in a request to accept a change to the location of the handicap ramp and parking space. He sent a screenshot of the plan as approved and plan as proposed. The 'approved' plan depicts 2 handicap spots. The Board wants to ensure a spot is not getting eliminated with any proposed changes. Motion to approve the minor change pending confirmation the second handicap spot is on site: Robert Jose; Second: Nicolas Velozo; all in favor.

Motion to approve the schedule of bills and signing the surety release for Peacock Estates: Robert Jose; Second: Nicolas Velozo; all in favor.

Meeting adjourned at 8:30

Respectfully Submitted,  
Lauren Moreau

