



Planning Board Minutes – June 18, 2013

A meeting of the Town of Freetown **Planning Board** was held on **May 18, 2013** at the Freetown Town Hall, 3 North Main Street, Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Keven Desmarais

A. Meeting called to order by Chairman Raymond (7:02)

B. Sandy Conaty of SRPEDD – Discussion of PMUD Rules and Regulations

The board discussed further revisions to the section describing requirements for the Locus plan, as well as the “transfer of development rights” (TDR) process. Further discussion about fees is needed at a future meeting.

Motion to Apply for South Coast Rail FY 2014 Technical Assistance Grant to use funds to develop TDR process: Keven Desmarais; Mark Rogers Second; Unanimously Voted.

C. Garry’s Way Public Hearing (7:58 PM) with Rick Charon (engineer) and Garry Branchaud (applicant)

Motion to waive reading: Keven Desmarais; Mark Rogers Second; Unanimously Voted

The plan creates needed frontage for the house to be used as a duplex. Some time ago, Mr. Branchaud obtained a special permit to install an in law apartment which he can’t utilize because the tenant has to be a relative, and the relative has moved.

Mr. Charon stated that the building inspector suggested a Form C be filed in order to create a roadway to create frontage to have existing house continue to be used. There is no intention of bringing this gravel road to the town for acceptance. Mr. Rogers stated his concerns are that the gravel is compacted and built to specification for emergency vehicles to pass.

Mr. Raymond inquired as to the drainage plan. Mr. Charon indicated that the road will be gravel, and catch basins on the plan already exist. He will show stone in the interior circle where drainage can be directed.

Details Requested for:

- Bounding the Roads
- Roadway section/construction sequence
- Material and specs above culvert pipes
- Drainage

Mr. Desmarais suggested that police and fire be contacted relative to any exception to the naming of Garry’s Way. Mr. Rogers stated that the conditions of approval should have our review engineer checking thickness of gravel, etc. The Planning Technician shall provide applicants with a pre construction checklist. The public hearing will be continued to July 16th

D. PJ Babineau from Outback Engineering for Timm Hadley ANR (8:18 PM)

Mr. Babineau presented a Form A plan showing the creation of 3 lots on a Howland Rd. parcel.

Motion to approve Form A plans: Keven Desmarais; Second: Mark Rogers; Unanimously voted

E. Misc

The board reviewed correspondence from Environmental Partners regarding a pre-construction meeting with Aduke Way developers.

Motion to accept Sign Design’s request for hearing continuance for The Point gas station to August 6th at 7 PM: Keven Desmarais; Second: Mark Rogers; all in agreement. The board looked at plans submitted from Sign Design, who were looking to see if they needed to include anything else before the August 6th public hearing. Mr. Raymond wrote down suggestions to forward to them.

Motion to accept Brian French’s request to extend Form A consideration to July 16: Keven Desmarais; Second: Mark Rogers; all in agreement

Motion to approve expenditure line item changes for FY14: Keven Desmarais; Second: Mark Rogers; all in agreement

Mr. Raymond requested that Jim Souza, the alternate planning board member be contacted to see if he is interested in participating in special permit hearings as needed.

A brief discussion commenced regarding Peter Hawes desire to have his Braley Rd. properties designated as Priority Development Area. The board decided the designations would remain as they were at the 5/21 meeting with SRPEDD, and grievances can be brought to a planning board meeting.

The board endorsed the mylar and plans for Locust Acres.

The board discussed correspondence from Ken Motta of Field Engineering regarding a construction meeting. We need to confirm with him the board allowed Tony Souza to change the sidewalk specs.

Meeting adjourned at 9:00 PM