

**Freetown Planning Board**  
Minutes of the Tuesday, January 8, 2013 Meeting  
Town Hall, 3 North Main Street, Assonet, Mass.

**Present:** Keven Desmarais, Michael Motta, Robert Raymond, and Marc Tisdelle.

**Absent:** Mark Rogers.

**Call to order:** Chairman Bob Raymond called the meeting to order at 7:10 p.m.

**Continued Public Hearing – Locust Acres (Sony Fernandes)**

Mr. Raymond stated the applicant, Sony Fernandes, had requested a further continuance of the public hearing. A motion was made by Mr. Desmarais, seconded by Mr. Tisdelle, to continue the public hearing for Locust Acres to Tuesday, January 22, 2013, at 7:00 p.m. at the Freetown Town Hall. The motion carried 3-0-1 with Mr. Motta abstaining.

**Form G Lot Release – Peacock Estates (Global Construction Co.)**

The requested Form G Lot Release for Peacock Estates was reviewed. No objections to the request were raised; however, a typographical error prevented the form from being signed as presented. A revised form showing the correct lot numbers will be prepared for signatures.

**Form F Covenant – 31 Flagg Swamp Road (Manuel Gracie)**

The Form F Covenant for 31 Flagg Swamp Road was reviewed. The covenant called for Lot 1 of the plan (Assessors' Map 256, Lot 6) not to be placed under covenant, and Lot 2 of the plan (Assessors' Map 256, Lot 6.01) accessed by the proposed Dakota's Way to be placed under covenant. A motion was made by Mr. Desmarais, seconded by Mr. Motta, to sign the covenant for 31 Flagg Swamp Road. The motion carried 3-0-1 with Mr. Tisdelle abstaining.

**Form A Plan – 23 Elm Street (Arthur & Robert Torres)**

Robert Torres presented a revised plan entitled "Approval Not Required Plan of Land in Freetown, Massachusetts prepared for Arthur & Robert Torres" dated December 28, 2012, prepared by Prime Engineering. The original plan called for creation of two lots, a westerly lot with both existing dwellings and an easterly lot with outbuildings and no dwellings. The revised plan divided the westerly proposed lot so that each existing dwelling would be on a separate lot, and kept the previously proposed easterly lot with outbuildings and no dwellings the same. Mr. Desmarais noted that the plan included language stipulating that the Planning Board in endorsing the plan acknowledged that the proposed lots met area and frontage requirements but did not attest to the buildability of any or all lots. A motion was made by Mr. Desmarais, seconded by Mr. Tisdelle, to approve the Form A plan of 23 Elm Street as submitted. The motion carried 3-0-1 with Mr. Motta abstaining. Paper and Mylar copies of the form were endorsed. The Municipal Lien Certificate and copies of the deeds and Form A application were placed on file.

**Executive Session**

Mr. Raymond stated there was no need to enter executive session.

**Meeting Adjourned**

A motion was made by Mr. Desmarais, seconded by Mr. Motta, to adjourn at 8:23p. The motion carried unanimously.

This is a True Record by me.

Attest: \_\_\_\_\_  
Michael T. McCue

