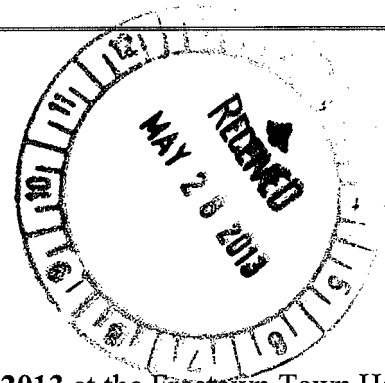




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A meeting of the Town of Freetown **Planning Board** was held on **March 19, 2013** at the Freetown Town Hall, 3 North Main Street, Assonet, MA. Members present were Chairman Robert Raymond, Mark Rogers, and Keven Desmarais.

A quorum of the Board being present, the meeting was called to order at 7:08 PM.

Jared Connell of Borrego approached the board for a discussion regarding the previously approved **67 Chase Rd. solar array project** owned by First Wind. First Wind is requesting to make changes to the design and submitted a table of the proposed changes. Connell stated all changes are within the previously approved work and fence limits and reiterated to the planning board when questioned that no changes would affect the drainage or access to the cemetery. Mark Rogers requested a redrafted letter from First Wind stating that these changes still conform to the original agreement and that they do not affect previously outlined conditions this project was expected to meet.

At 7:27 Barry Costa and Rick Charon approached the board for a discussion about obtaining special permits for Mr. Costa's commercial property at **64-66 S. Main Street**. He is seeking permits for a drive through, illuminated signs, stand alone sign, and 2 residential units above an office space. He plans on constructing a new commercial building and mini storage units behind the existing building which is to be demolished and removed. Board determined no special permits are needed for onsite and traffic control signs.

Keven Desmarais requests that drainage and finished grades to be shown on finished plan.

Robert Raymond requested that Mr. Costa install a guardrail behind the last row of mini-storage units, to prevent people from driving on the crushed stone and into drainage areas.

Mr. Charon asked if curbing next to the building along the sides of the drive through was sufficient for driving safety, and cape cod berm installed elsewhere to control run-off was sufficient. Planning board responded in the affirmative.

Mark Rogers requested car stops for the parking spaces in front of the sidewalk. Robert Raymond requested a handrail and/or curbing near drive through exit to serve as a buffer for pedestrian safety.

Mark Rogers asked if there were any issues with the creation of a second apartment. Mr. Raymond stated that these would be determined at a public hearing. Mr. Charon asked if there were issues with having a garage underneath the apartment spaces and next to the 1st floor offices. Mr. Desmarais stated this would be for the building inspector to determine.

Mr. Desmarais suggested that at the special permit hearing, Mr. Costa specify the drive through hours of operation, and present the maximum scenario so that the town has reasonable expectations.

Mr. Charon stated that an existing conditions plan and proposed plan will be presented at the public hearing.

At 8:23 Keven Desmarais made a motion to sign the schedule of bills payable. Seconded by Mark Rogers, all in agreement.

At 8:30 Keven Desmarais made a motion to approve the minutes from the 2/5/13 and 2/19/13 meetings. Seconded by Mark Rogers, majority approved.

At 8:45 Kevin Desmarais makes a motion to draft a warrant proposing change to table of use in zoning by-laws to include medical marijuana dispensaries by right in Industrial 2, seconded by Mark Rogers, unanimously approved.

At 8:55 PM, Keven Desmarais made a motion to adjourn the public meeting, Seconded by Mark Rogers, and all voted in favor.