



Planning Board Minutes – October 4, 2017

A meeting of the Town of Freetown **Planning Board** was held on October 4, **2017** at the Freetown Town Hall 3 N. Main St. Assonet, MA **Present:** Mark Rogers, Deb Robbins, Robert Jose **Absent:** Keven Desmarais, Nicolas Velozo

Eric Arbeene of SRPEDD was present to work with the board on the Housing Production Plan (HPP). He produced Freetown's most recent Subsidized Housing Index (SHI) report showing that only 2.5% of the Town's housing stock was affordable subsidized units. He also walked the Board through a draft of the first section of HPP¹, which utilizes a common format meeting DHCD requirements.

The document contained DHCD boilerplate language about Chapter 40B and affordability qualifications. The draft addressed Freetown specifically in the 'Housing Needs Assessment' and 'Housing Market Analysis', which presented findings regarding the Town's demographics and housing stock. Mr. Arbeene stated he will provide additional information about the methodology used to obtain this data; the consensus otherwise was that the Board was satisfied with the layout and presentation of this section.

As the next step, Mr. Arbeene will draft the section that speaks to barriers to more affordable housing development, and will also present the Board with a list of commonly utilized strategies that we can use for inspiration. He will work with the Planning Technician to determine the best time to come back and work with the Board in person.

The Planning Technician informed the Board of a resident at 22 Nestles Way who wished to divide her lot in two for the construction of a second home. The lot (Map 245, Lot 17) is approximately 9.5 acres with 645 ft of frontage on Nestles Lane across from the Betsy Taber Conservation Area. The Board discussed the adequacy of the frontage; Nestles Lane is gravel not maintained by the Town and not a Town accepted road, however it shows up on old maps and a land court plan as "public way", according to meeting minutes of August 18, 2009. The Board discussed that this is likely an ancient way in existence prior to subdivision control. The Planning Technician took pictures of the roadway that would serve as the frontage; there are currently several logs across the roadway, which is graveled with grass growing and is narrow. The Planning Technician stated that it appeared as if this portion of Nestles Lane was similar in width to the portion to the north, along which are several homes. The members will take a drive out to see and the Planning Technician will forward pictures to them.

Motion to adjourn: Robert Jose: Second: Debra Robbins; All in favor. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Lauren Moreau

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J. Brown

¹ HPP 1 st Section draft pdf received 9/29/17