



Planning Board Minutes – November 21, 2017

A meeting of the Town of Freetown **Planning Board** was held on November 21, **2017** at the Freetown Senior Center, 227 Chace Rd Freetown, MA **Present:** Keven Desmarais, Nicolas Velozo, Mark Rogers, Deb Robbins, Robert Jose (arrived 6:30 PM)

Meeting called to order at 6:05 PM

A. Holly Ridge subdivision

Al Endriunas approached the Board to discuss the release of the subdivision bond. The Highway Surveyor and Town Administrator have both been provided a letter from Mr. Endriunas indemnifying the Town and releasing the Town from liability for any damages as a result of winter maintenance. The Chairman stated there will likely be a Town Meeting in January, and would anticipate the acceptance would be on agenda; Mr. Endriunas should work with the Road Commissioners. The Chairman stated that in the future, the Board will amend the Rules and Regulations to require a maintenance bond to enforce care of the road after all work is performed prior to acceptance. Motion to release the performance bond: Mark Rogers; Second: Nicolas Velozo; motion carries.

B. Chace Parker Estates subdivision

Nicolas Velozo recused himself from the discussion. Mr. Jim Rezendes approached the Board to discuss the status of the subdivision; his goal is to get the roads accepted by the spring. He stated that per the Board's rules and regulations, no paving shall take place after December 1st without the permission of the Board and Highway Surveyor. He states that his company will typically pave until January 1st if the temperatures allow; and in conversations with Mr. Macomber, he agreed the warm weather should allow them to go past the date. He states that they are awaiting the order for granite curbing and then intend to do the sidewalks and top coat of asphalt. He addressed some concerns and questions posed by the residents through the Planning Technician, including: the Chase Parker sign will not be replaced; the Malloch signs will be taken down prior to final inspection; drainage swales will be mowed; catch basins will be reset and cleaned; street name signs will be replaced soon. He states that in regard to trees, some bloomed early and died, some were relocated by residents; these will be replaced as needed in the spring prior to final inspection. He states that as far as the covenants for the area that are referenced in the deed, once all lots are sold, the neighborhood could organize to form an association to enforce; the Chairman stated that anyone aggrieved of a violation in the covenant could appeal to land court. Motion to extend the deadline for asphaltting to December 31, 2017: Mark Rogers; Second: Debra Robbins; Mr. Velozo abstained; motion carries.

C. Clermont Way subdivision

The Board signed the Form C 1, covenant, and endorsed the plans

D. PMUD prelim conceptual discussion for land located at 125 S. Main St.

Nicolas Velozo and Debra Robbins recused themselves from the discussion. Robert Jose joined the Board. Nyles Zager of Zenith Engineering Consultants approached the Board to discuss conceptual PMUD plans for Ms. Robbins' property on S. Main. He asked the Board if they would entertain a waiver of the requirement to include a commercial use for the property, as they feel this particular location is not conducive to that type of development. A number of residential units is proposed; the Chairman stated that a critical component of the PMUD was to allow for at least 2 different uses. He stated that the Board has been working on a housing Production Plan, and the Board has been discussing the adoption of bylaws that would allow for more dense residential siting in appropriate areas. The applicants will need to consider if they want to operate under any new bylaws that may be passed in regard to residential zoning, or to operate under PMUD.

E. Housing Production Plan

Sandy Conaty of SRPEDD approached the Board; the chairman stated that the last meeting was very productive and had the Board establishing some of the goals and strategies. Ms. Conaty present a draft document expanding on the goal and strategies, and walked through it with the Board and James Frates of the ZBA. Discussion revolved around encouraging "friendly 40Bs" and adopting 40B rules and regulations that can give developers design guidelines. Eric will be presenting the Board with another draft and a map to move forward.

Meeting Adjourned 8:00PM

Lauren Moreau

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J. Brown