



Planning Board Minutes – November 7, 2017

A meeting of the Town of Freetown **Planning Board** was held on October 17, **2017** at the Freetown Senior Center, 227 Chace Rd Freetown, MA **Present:** Keven Desmarais, Robert Jose, Mark Rogers, Deb Robbins, Nicolas Velozo

The Chair opened up meeting at 6:01PM

A. ANR Plan for High St (Map 215 Lot 1)

Nyles Zager of Zenith Engineering Consultants approached the Board with a plan creating a 19 acre parcel (Parcel A) and .134 acres of remaining land (Parcel B), which is not to be considered a buildable lot. The plan is not combining Parcel B with any other adjoining land. Motion to endorse: Mark Rogers; Sec: Nicolas Velozo; Robert Jose abstained; motion carries.

B. Discussion of bond reduction/release at Holly Ridge subdivision

Developer Al Endriunas approached the Board, as well as Adam Kran of Environmental Partners Group (EPG), who peer reviewed the project. EPG's most recent review letter¹ was in the packet for the Board to consider. The Chairman asked if in Adam's opinion, the applicants have met the specifications of the plan, and delivered an acceptable As-Built plan; Mr. Kran responded that in his understanding from the site visits, all requirements have been met, however, the review letter outlines that there are some culverts that were not built in accordance with the approved plans. Al stated that those culverts were in place when he acquired the subdivision from George Fossella 5 years ago and produced a letter from his engineer² which states that all have been functioning properly. The discrepancies between the plans and constructed on the ground are a result of, and in accordance with a DEP superseding order of conditions, according to Mr. Endriunas, who spoke with Frank Ribelin, the original engineer on the project. The Chairman stated that if the roads are to be accepted at the next Town Meeting, that process should be initiated with the Board of Selectmen. The Chairman stated he drove through and it looked as if several trees had been replaced, Mr. Endriunas confirmed this and stated if any trees do not look healthy in the spring before Town Meeting he will take care of them, as well as any catch basins that may need to be cleaned. Mr. Jose inquired as to whether he was planning to perform winter storm maintenance. Discussion ensued about the responsibilities involved; the Chairman and the Board reached consensus that prior to voting to release the bond, they wanted to clarify responsibilities. The matter would be considered at the next meeting of 11/21/17.

C. Continuation of special permit and site plan review hearings for Irving Oil (68 S. Main)

The applicants requested a continuance. Motion to continue to 12/5/17 at 6 PM at the Senior Center: Nicolas Velozo; Second: Robert Jose; all in favor.

D. Continuation of a public hearing for the Claremont Way subdivision (Off Middleboro Rd)

Brian Wallace of JC Engineering approached the Board. He stated that since the last meeting, they have made some changes to the drainage plans pursuant to a meeting held with the Ashleys to address their immediate concerns about the effect on their cranberry bog. The location of the detention basin was moved closer to the property with the Ashleys (across the rear of proposed lots 2-4); they also decreased side slope to allow for additional storage of stormwater. Arbor vitae are proposed for along the sides of the basin for landscape buffer and soil stabilizations. EPG issued a final comment letter³ with suggested waivers and conditions of approval.

The Chairman thanked the applicants and abutters for working together to come to a solution over the concerns about the runoff. He states that at the Conservation hearing the night prior, the Ashleys had stated they were in support of the changes; Frank Ashley states that the changes lessen their concerns. Richard Claremont asked if this road would be accepted by the Town; the Chairman states that is the developer's prerogative, but nothing in how it is designed would prohibit it from being accepted. Mr. Velozo inquired as to the request to keep the 40ft right of way (ROW) in front of of

¹ Letter from Environmental Partners Group dated 11/3/17 RE: As Built Plan Review and Updated Punchlist for Completion of Holly Ridge Approved Subdivision

² Letter dated 11/6/17 from Gregory Bunavicz of Borderland Engineering, Inc.

³ Letter from Environmental Partners Group dated 10/27/17 RE: 32 Middleboro Road (Clermont Way) Map 245, Lots 29 & 30 Proposed Subdivision Review #3

lots 31 and 32; EPG's letter states that lines could be shifted north to accommodate the required 50ft ROW. Mr. Wallace stated that he feels the 40ft ROW would be suitable for the size of the subdivision. Mr. Kran states this was pointed out in case of any future expansion, and/or additional lots on the subdivision.

The Board discussed the waivers requested in the letter. The applicants withdrew their request from waiver IV.D.2.e requiring a minimum of .5% slope for drain pipes. They had subsequently redrawn the drainage to meet that requirement. The Board also discussed the waiver request from providing a sidewalk around the entirety of the cul de sac; Mr. Kran pointed out the plan shows the sidewalk ending in an unusual location and he made a recommendation for extending it. EPG took no exception to the other waivers requested. Motion to grant waiver request outlined in the EPG letter excepting #9 (withdrawn): Mark Rogers; Second: Nicolas Velozo; all in favor. The Board discussed proposed conditions of approval; Mr. Kran stated that most of the suggestions in their letter were related to conservation, however, Mr. Kran states a condition should be that they submit septic plans and perc test results prior to the start of construction. Motion to close the public hearing: Nicolas Velozo; Second: Robert Jose; all in favor.

Motion to grant approval with the following conditions:

- 1.) The sidewalk shall be extended to the start of the cul de sac circle (Station 10+00)
- 2.) Perc tests shall be submitted prior to road construction

Motion: Mark Rogers; Second: Debra Robbins; all in favor.

E. Continuation of public hearing for Fall Brook subdivision (off Bullock Rd)

Evan Watson of Prime Engineering approached the Board; he states that the plan has gone through rigorous review with EPG relative to stormwater, traffic analysis, and groundwater supply. He stated that EPG and the applicants have come to a consensus that the development would not have negative impacts on the surrounding area, and the one remaining issue was to perform perc tests. He states that in the time since they had last seen the Board, other options for the property have arisen. He presented a revised plan showing a cul de sac extension of Buddy's Crossing, and one off of Algonquin Way, unconnected to the other. These cul de sacs each front 12 lots, which would reduce the development from 54 lots to 24 lots, reducing the impacts on traffic, water resources, and stormwater runoff. He states that the Hawes family has a relationship with developing their land in Town with Borrego Solar and that this is a desirable location to place housing, but there is now more financial incentive to develop a solar field in the middle of the project. The drainage swale to be constructed behind the existing homes on Algonquin Way is still proposed; they are proposing the solar field to be developed first through Site Plan Review, and they will be planning for adequate visual screening both for the abutters and the proposed new homes. Further reconsideration of the drainage must also take place; the large detention pond is no longer needed; there are no official plans to discuss tonight, but they wanted to introduce this new concept.

The Chairman stated that the Board would be hard pressed to deny subdivision approval if they met the standards. He states that solar is a less intrusive activity allowed in a residential zone, and concerns about water drawn down and drive through traffic are all lessened. He states he believes this is a good compromise and that he felt confident about the prior plan, but better about this. Abutter Don Violette asked where the stormwater from the land that will be cleared for solar panels will go. Mr. Watson stated it will be designed to drain toward where it currently goes. He states the engineered plans will have a plan to address runoff from the roads and a separate plan to handle the runoff from the solar array, which is typically much less than pavement runoff. Carol McLain stated that their yards flood out in the spring' Mr. Watson stated that right now a pipe drains into a small ditch, which ponds up the area. The plans will direct water into the swamp which is lower than everyone's house. Carol Weiner asked if trees will remain on either side of swale after cutting is done to accommodate the solar; the Chairman stated that the solar bylaw requires a vegetated buffer of 50 ft. and that it would appear at minimum the array is about 100ft from back property lines. Motion to continue the hearing to 1/9/18 at COA 6 PM: Robert Jose; Second: Nicolas Velozo; all in favor.

F. Housing Production Plan

Eric Arbeene of SRPEDD approached the Board to discuss the goals and strategies of the Housing Production Plan. Goals discussed:

- Allow for a diversity of housing options that will allow our young adults and seniors to remain within the Town (emphasis on seniors)
- Work with developers to encourage "Friendly 40B" developments

- Meet numeric housing production goals (certification/safe harbor)
- Locate new housing that maximizes access to services and minimizes impacts on the environment and existing neighborhoods

Strategies discussed:

- Adopt inclusionary zoning bylaw
- Review and strengthen our existing bylaws that relate to residential zoning (Adult Retirement Communities bylaw, PMUD, TDR, etc)
- Adopt Moderate Density zoning that allows more housing on less land (areas like Assonet Bay Shores/Heaven Heights reduce req frontage)
- Incentivize zoning that seeks to produce subsidized units by providing developers with financial incentives
- Re-establish/Strengthen Housing Authority and promote training
- Adopt 40 B Rules and Regs
- Identify town owned/tax title properties for possible future development

The Planning Technician will discuss strengthening the Housing Authority with Town Administrator David Demanche, and will also send Eric a recap of notes taken. Mr. Velozo stated that the ZBA should be invited to the next meeting on 11/21/17.

Motion to approve the minutes of 9/26/17, 10/17/17, and 10/23/17: Debra Robbins; Second: Robert Jose; motion carries.

Meeting Adjourned at 9:00

Respectfully Submitted,
Lauren Moreau, Planning Technician

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