



Planning Board Minutes – February 4, 2020

A meeting of the Town of Freetown **Planning Board** was held on **February 4, 2020** Freetown Town Hall Assonet, MA. **Present:** Chairman Keven Desmarais, James Frates, Debra Robbins, Robert Jose. **Absent:** Mark Rogers

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Continued Public Hearing – 186 ½ Braley Road

Chairman Desmarais called the public hearing back to order and read an email from the applicant's engineers asking to continue the public hearing.

Chairman Desmarais entertained a motion to continue the public hearing for **1 Madeicha Way** to March 17, 2020 at 6 pm in the Freetown Town Hall. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion on Planning Board Associate Member Applications and Recommendations

Chairman Desmarais said that the applicants for the Associate Member position were: Lisa Lundrigan, David Crose, Lauren Moreau, and Daniel St. Rock. **Chairman Desmarais** said that the Board should consider standardizing the application. **Mr. Jose** asked if the Board wanted to hold interviews. **Chairman Desmarais** suggested reading over the letters of interest. **Chairman Desmarais** said the Board should invite them to come in for an interview in order to have a fair and due process. **Chairman Desmarais** said the Board can allot each applicant 5 minutes and reminded everyone that the Associate Member only votes on Special Permits. **Mr. Jose** asked if it was the opinion of the Chair that the Associate Member could vote if there was a recusal or a 2 vs 2 deadlock. **Chairman Desmarais** said that the Associate Member can assume the role if there is a recusal or absence during a Special Permit public hearing. **Ms. Robbins** said the Associate Member is not a 6th member.

Chairman Desmarais said the Board will have to hold a Special Permit Public Hearing for the Police Station Communication Tower. **Chairman Desmarais** said the Board should have an Associate Member for that public hearing. **Chairman Desmarais** said he did not have a problem doing interview before the meeting on February 18th. **Mr. Jose** suggested starting at 5:30 pm. **Chairman Desmarais** asked the Planning Technician to contact the applicants and invite them to be interviewed.

Discussion on Potential Zoning Articles to Submit for June Annual Town Meeting

Chairman Desmarais said that an article changing some aspects of the Solar By-law and an article changing lots affected by common ownership have been mentioned previously. **Ms. Robbins** said that the Board has not discussed the articles enough to submit them. **Mr. Jose** said that the articles would fit better in the Fall Town Meeting. **Chairman Desmarais** asked how the Board can reach the goal of affordability and helping who were inconvenienced by the Common Ownership Law. **Chairman Desmarais** added that there are some situations down where the state changed the lot. **Chairman Desmarais** suggested requiring that the By-Law would only affect lots with access to water and/or sewer. **Mr. Frates** suggested reducing setbacks. **Chairman Desmarais** said that the setbacks are already reduced.

Mr. Jose asked where things stood with SRPEDD. **Chairman Desmarais** said that SRPEDD has selected Freetown for a Comprehensive By-Law review and would like to meet with different Boards to discuss what that entails. **Chairman Desmarais** asked the Planning Technician to invite SRPEDD to the March 17th meeting to discuss comprehensive by-law review.

Chairman Desmarais said that it is vital to update the Flood Map and asked the Planning Technician to schedule a public hearing for the article.

Discussion on Woodland Estates Waiver Request to allow Birch Road to be paved to the Town Standard

Chairman Desmarais said that the developer has asked for the Planning Board to waive the pavement thickness requirement and allow the road to be paved to the Town Standard.

Chairman Desmarais said that there had to be a reason for the developer to agree to pave the road thicker than the town standard and asked the Planning Technician to review documentation and plans for the Woodland Estates project.

Receive Minutes/Receive Schedule of Bills Paid

Chairman Desmarais entertained a motion to approve the minutes from January 7, 2020. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to adjourn. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Respectfully Submitted,

C. Nils McKay