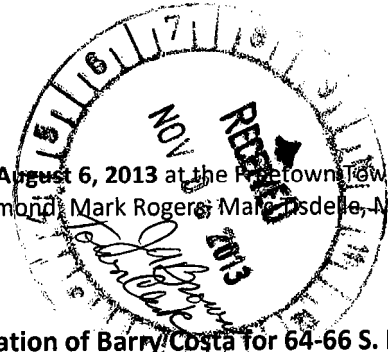




## **Planning Board Minutes – August 6, 2013**

A meeting of the Town of Freetown **Planning Board** was held on **August 6, 2013** at the Freetown Town Hall, 3 North Main Street, Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Marc Tisdelle, Mike Motta



**A. Meeting called to order by Chairman Raymond (7:07 PM)**

**B. Call to order public hearing for Special Permit and Site Plan Review application of Barry Costa for 64-66 S. Main Street (7:08 PM)**

Engineer Rick Charon and Mr. Costa approached the board to review the plans. The proposal seeks to demolish the existing commercial building and construct a new 5 unit primary business building and (2) accessory business buildings. Special permits are required for: 2 dwelling units above one of the accessory buildings, freestanding illuminated sign, curb cut into South Main Street, a drive through. A site plan review is required because the total square footage will exceed 10,000 ft.

**Motion to close the public hearing: Mark Rogers; Second: Marc Tisdelle; Unanimously voted (8:10 PM)**

The Chairman took a vote for the site plan approval and each of the special permits, record of voting is as follows:

- **Motion to approve special permit for sign with hours of illumination (5AM-11PM) as discussed: Mark Rogers; Second: Marc Tisdelle; Yes: Mike Motta; Yes: Bob Raymond**
- **Motion to approve special permit for a drive through as submitted: Marc Tisdelle; Second: Mark Rogers; Yes: Mike Motta; Yes: Bob Raymond**
- **Motion to approve a special permit for a curb cut into the S Main St Corridor Overlay: Mark Rogers; Second: Marc Tisdelle; Yes: Mike Motta; Yes: Bob Raymond**
- **Motion to approve a special permit for dwelling units above 1<sup>st</sup> floor in the Business district: Mark Rogers; Second: Marc Tisdelle; Yes: Mike Motta; Yes: Bob Raymond**
- **Motion to grant site plan review approval: Marc Tisdelle; Second: Marc Rogers; Yes: Mike Motta; Yes: Bob Raymond**

**The aforementioned special permits were approved subject to the following conditions:**

**Applicant shall provide:**

- A summary of the parking plan including dimensions of spaces & number required
- Answers for each standard in the MA DEP Checklist for Stormwater Report
- An erosion control plan for the construction phase of the project

**The following details shall be added to the plan:**

- Names of abutters and zoning district
- Width of gate and detail from vendor
- Point where vinyl fence transitions from 4' to 8' in height
- Left turn only traffic signs
- Note regarding painted arrows in travel lanes
- 34.5' contour in the parking area
- Dimensions showing distance from directional signs to edge of road
- Show width of drive thru lane; 12' on curbs and 11' on straight aways
- Areas of apartment units
- Dimensions between steps and apartment parking
- Curb stops for spots in front of sidewalks
- Bituminous berm locations
- Hours of operation for all signage
- Ballings on the corners of the building and steps to the apartment
- Width of roadway at storage building
- Radii on curbs
- Striping where drive through and traffic lane merge
- Detail for all signs including those on the building
- Striping of the 100 x 14 loading area in back

- Seek appropriate curb cut to S Main Street

Corridor

Mr. Charron also stated that Brian French's ANR mylar is not ready, and Mr. French will send another extension request for board endorsement. He also stated the Mr. Branchaud of the Garry's Way approved subdivision is reconsidering naming the roadway after his late son Joshua. Mr. Raymond instructed the applicant to contact police, fire, etc to see if there was an issue with the name.

**C. Chipaway Acres (8:37 PM)**

Tony Souza and Kayla Way residents Norman and Jackie L'Hereux approached the board. They have come to a compromise regarding where the sidewalk will end, which is where lots 2 and 3 meet.

**Motion to allow sidewalk to end between lots 2 and 3: Mark Rogers; Second: Marc Tisdelle; Unanimously voted**

Mr. Souza requested a release of \$41,730 in cash surety back due to the fact he has completed the top coat and ADA ramps. The board expressed they would like to maintain a bit more of the surety to ensure completion of Kayla Way.

**Motion to release \$38,000 of cash surety: Marc Tisdelle; Second: Mark Rogers; Unanimously voted.**

The board signed the Form K Partial Release of Surety documents.

**D. Motion to grant the request of Sign Design to continue public hearing for a special permit for 52 County Rd to 9/17/13 at 7PM: Marc Tisdelle; Second: Mark Rogers; Unanimously voted**

**E. Presentation by Interstate Waste Technologies (8:45 PM)**

Theodore Aleixo, attorney for IWT and Frank Campbell, President of IWT approached the board with a powerpoint handout explaining their technology. The 3 selectmen were also in the audience.

Atty. Aleixo explained that the City of Taunton promulgated an RFP for solid waste, which IWT was awarded. After going through permitting issues with the state regarding the type of technology, ultimately Taunton's site was not suitable due to wetland issues. IWT is in need of 50 acres, and is looking at the Churchill & Banks site in Assonet. They stated they were meeting with the planning board upon the suggestion by the selectmen.

Mr. Campbell explained that IWT is proposing a large scope gasification facility which converts waste and natural gas into gasoline and 50 other commercially useful products. IWT uses a non-incineration process and it takes place in a closed building yielding no odor. No long term storage of waste is needed, the equivalent of 10 truck trips per hour and 8 rail cars per day will be the estimated traffic impact. He explained economic benefit to the town includes a \$1.8 million host fee.

Mr. Raymond inquired as to the planning board's role and what if any zoning determination they have received. Richard Brown, town administrator, is acting as the interim zoning determination officer and he stated he believed this was an appropriate use for the Industrial district and would require a site plan review but no special permit.

**F. Christopher Hawes ANR**

The applicant is looking to sell a small piece of his land to a neighbor currently using as a driveway/gardening area. The board examined the plan and determined that the neighbor, Sharon Kaminski lacks frontage, so if this parcel were conveyed, she would lose her lot's grandfathered status. Her name is not on the application, so the board urged the applicant to withdraw this application without prejudice, and to submit a new one with the Kaminskis as co-applicant. Christopher Hawes verbally withdrew the application without prejudice.

**Meeting adjourned at 10:20**