



## **Planning Board Minutes – November 5, 2013**

A meeting of the Town of Freetown **Planning Board** was held on **November 5, 2013** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Keven Desmarais, Mark Rogers

### **A. The Planning Board acting as the Special Permit Granting Authority (SPGA) Reconvened hearing to act on application of Sign Design for a freestanding sign at 52 County Rd. (7:00 PM)**

Lisa Mann, representative for Sign Design, and D.P. Higgins, owner of The Point gas station located at 52 County Road approached the board with revised plans. The hearing originally opened on May 21, 2013, however, many items were missing from the plans and were requested by the board. The applicants had requested several continuances in order to prepare and present a revised plan.

Mr. Higgins explained that when he took over the station he had never put up a freestanding sign, just an LED price on the canopy. The station is not getting the business he intended it to, and he believes the sign can give it more exposure to area traffic. The proposed Freestanding, double faced internally lit sign would also have an LED pricing face that can be changed via remote control. The new sign will stand 217" tall affix to 2 posts, and an existing light pole and temporary signage will be removed to accommodate it. The board noted that the 84" clearance from the ground to bottom of sign will not effect visibility to motorists nearby.

**Motion to approve the new sign with the condition that illumination occurs only during hours of business operation: Keven Desmarais; Mark Rogers second. Unanimously voted to approve by a voice vote.**

### **B. Reconvened hearing to act on the application of Republic Services for a site plan review and special permit to operate a commercial recycling facility at 11 Campanelli Drive (7:17 PM)**

Gary Hartman (East region ME – FL; recycling manager), Nat Egosi, and Christopher October approached the board. Mr. Egosi presented a letter and supporting documents dated November 5, 2013 to address concerns of the board. He stated they were in receipt of the review letter from Environmental Partners and are preparing a formal response, as well as a response to a list of concerns sent in a letter by Boston Beer.

Mr. Egosi stated the applicants have hired Kelly Engineering, who had previously studied Campanelli Drive and the intersection with South Main Street for the proposed Boston Beer project, to survey the intersection. A conceptual plan for intersection improvements was submitted. Mr. Egosi acknowledged they needed to acquire land from the Borges Brothers and will maintain curb cuts for vehicle access to their commercial property; the current curvature isn't sufficient for turns up Ridge Hill Road, so it will be modified. No utilities need to be moved, land taking is outside of state jurisdiction. The applicants requested that proper authorities take a look at the conceptual plan, and if amenable they will proceed with the land acquisition and more detailed plans. Mr. Desmarais suggested the clerk arrange an informational meeting with appropriate department heads to gage interest in the intersection design for the project.

Mr. Egosi also submitted a traffic circulation conceptual site plan detailing the routes visitors, administrators, warehouse workers, and collection trucks will take to their respective areas. Collection trucks and trailers will travel down a new drive to be constructed that will allow access to scales and the tipping floor and product storage areas.

The applicants submitted a noise study from Epsilon Associates, which took measurements from Alexandra Drive and High Street. The report states that all levels are below state standards and follow regulations, with noise from traffic, machinery, and building equipment accounted for.

Mr. Egosi addressed the issue of stormwater mitigation, and presented a memo from their engineers addressing comments from Environmental Partners. It described the existing stormwater management plan as well as proposed additions which include infiltration of run off from the roof of the 16500 sf addition.

The board inquired about any mitigations from vehicle spills; Mr. Egosi stated they have operation and response plans, and that MA DEP requires floor drains that can treat any liquid that may spill.

Mr. Egosi submitted a Wetland Resource Area Analysis from his engineers, which looked at the jurisdictional status of the stormwater basins onsite. The firm reached the conclusion that they were manmade improvement facilities that need not be protected as a wetland resource area. The applicants will file with con com a determination of applicability.

**Motion to continue to December 3rd 7 PM at Town Hall: Keven Desmarais; Second: Mark Rogers voted in favor.**

**c. Revised plans for the 67 Chace Rd solar array**

David Albrecht of Borrego approached the board with sets of modified plans. His modifications mirror those previously approved by the board earlier in the year in a different portion of the project site, where he is seeking to construct swales instead of interceptor trenches due to issues stemming from excess earth removal by the land owners. Different solar panel modules for the project are also being proposed as there is a new investor for the project. The fencing will not change, however, there are additional inverters and traneptors. Drainage swales will be added around the perimeter. Mr. Albrecht stated that the post development flow will be less than pre development and that the time of concentration with the swales is better than with the interceptor trenches.

**Motion to accept the modified plans revised through 11/1/13: Keven Desmarais; Second: Nick Veloza voted in favor.**

**d. Luis Coelho Form A**

Mr. Coelho approached the board regarding land located off of the Cameron's Way subdivision. Lot 1 will be divided to create 1A (77,200 sf, 344 ft of frontage) and 1B (9.4 acres, 244 ft of frontage). The plan was reviewed and discussed.

**Motion to endorse the Form A: Keven Desmarais; Second: Mark Rogers voted to endorse the plan.**

**e. Misc**

The board discussed joining SRPEDD's Community Innovation Challenge grant request for high resolution orthophoto flyover and new wetlands layer, provided it come at no cost to the planning board.

The board signed bills for WB Mason, postage, Southcoast Media Group, and Environmental Partners (Holly Ridge, Aduke Way, Hawes III solar). The board approved the revised minutes of 8/6/13, and minutes from 1/4/13, 1/8/13, 1/15/13, 1/16/13, 8/20/13.

Meeting adjourned at 9:30 PM

