



## **Planning Board Minutes – January 28, 2014**

A meeting of the Town of Freetown **Planning Board** was held on **January 28, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Mark Rogers, Keven Desmarais, Robert Jose

### **A. Meeting called to order at 7:03 PM**

### **B. The Planning Board acting as Special Permit Granting Authority (SPGA) reconvened special permit and site plan review hearing for Republic Services (7:03 PM)**

The Chairman called the public hearings to order. The applicants had called the Planning Board office this week to inform the board they will be out of town and plan on presenting at the February 4<sup>th</sup> meeting. Motion to continue public hearings to Feb. 4, 2014 at 7:00 PM at Town Hall: Keven Desmarais; Second: Mark Rogers; All in favor

### **C. Form A for King's Point Holding cranberry bog lot on Howland Road**

Joan Pierce of MA Fish & Game and Bob Morse of King's Point Holdings (KPH) approached the board. KPH is selling the state roughly 199 acres of the approx. 200 acre lot located at 94 Howland Rd to be used for open space. The plan seeks to retain the "barn lot" for KPH. The barn lot conforms to zoning bylaws. After some discussion about items on the plan, the board decided they will endorse the plan at the next meeting when their municipal lien certificate will be available.

### **D. Form A and discussion of surety for subdivision work to be completed for Peacock Realty Trust – Peacock Estates**

Nick Harris of Global Construction/Peacock Realty Trust approached the board. He is seeking to swap small parcels of land that are equal in size between lots 6A & 7A in Peacock Estates subdivision (Map 226 lots 129.12 and 131). The buyer for lot 6 did not want the residents of lot 7A to cross his driveway to access the property, and are opposed to an easement; as a result this plan was drawn up. There is no change in frontage for either lot. The board discussed with Mr. Harris necessary revisions to the plan, including showing solid lines for the new lots drawn and dashed for former lot lines. He will bring in the revised plan to the next meeting, along with a municipal lien certificate.

Mr. Harris presented an estimate of work left remaining for the subdivision, which totals \$136,300. Mr. Desmarais stated that when contingency is added in, the Town is looking for surety in the amount of \$150,000. Mr. Harris asked if a letter of credit would suffice. After discussion, it was determined a letter of credit would be acceptable if Town Counsel was comfortable with accepting one. Mr. Harris explained it can work like a cash deposit, as more work gets completed, more can be released. Mark Rogers proposed doing a site walk to verify Mr. Harris's punchlist is accurate; he and Keven will go. Mr. Desmarais requested the applicant provide a formal letter requesting a lot release and a stating that he is intending to obtain a letter of credit from the bank.

### **E. Form A for CL Properties, lot on Howland Rd**

Corey Medeiros of Sitec and Talcott Edminster, land owner, approached the board. The owners are selling the 19 acre lot to CL Properties and the plan show 4 lots with the requisite frontage and land area. Bob Raymond is requesting that at least 3 monuments be put on the plan. Keven Desmarais requested that Mr. Edminster provide proof of power of attorney which allows him to act on behalf of all 5 land owners. They will come back next Tuesday.

### **F. Misc**

The board discussed the Form A submitted by Laura Baptiste for 129 & 131 County Road. The board reached consensus that the note re: parcel 2 being combined with the Veiga lot to the north should be removed.

The board discussed the DLTA grant to look into either open space and/or zoning bylaw assistance. After some discussion, the board agreed to work on strengthening current bylaws. The board approved the minutes of January 7<sup>th</sup>; Motion to approve : Keven Desmarais; Second: Bob Jose; all in favor. The board endorsed a mylar for Peter Borges that was sent back from the registry due to a smudge.

Meeting adjourned 9:15 PM.

