



Planning Board Minutes – February 4, 2014

A meeting of the Town of Freetown **Planning Board** was held on **February 4, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Mark Rogers, 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 hearing to order. The applicants had emailed the Planning Board office this week to request a continuance. Motion to continue public hearing to Feb. 18, 2014 at 7:00 PM at Town Hall: Mark Rogers; Second: Nick Velozo; All in favor

C. Form A for Laura Baptiste, 129 County Rd. (Map 242 Lot 101)

Jamie Bissonette of Prime Engineering approached the board. He submitted a revised Form A plan showing the creation of a new conforming lot containing the residence of 129 County; remaining parcel of land will not be buildable of itself due to lack of frontage. Motion to approve the plan: Mark Rogers; Second: Nick Velozo; all in favor.

D. Form A for Nick Harris/Global Construction, lots 6 & 7 in Peacock Estates (Map 226 Lot 129.12 & 131)

Nick Harris of Global Construction/Peacock Realty Trust approached the board with a revised plan from the week prior. Lot lines were drawn to show a clearer plan, the intent of which is to swap small parcels of equal square footage from one lot to another that will eliminate one neighbor's need for an easement to access the driveway. Motion to approve the plan: Mark Rogers; Second: Nick Velozo; all in favor.

E. Form A for King's Point Holdings for Howland Rd property (Map 209 Lot 103)

Joan Pierce of MA Fish & Game approached the board. The applicants have provided the MLC to the Planning Board office. Motion to approve the plans: Nick Velozo; Second: Bob Jose; all in favor.

F. Release of Lot 30 in Holly Ridge

Al Endriunas, developer of Holly Ridge approached the board. He presented the clerk with a check for replenishment of the engineering account. He requested that lot 30 be released as he has a buyer for it. He updated the board of accomplishments made at Holly Ridge which include subdrain installation and reconstruction of the headwalls. The board was satisfied with the progress. Motion to release lot 30: Mark Rogers; Second: Nick Velozo; all in favor.

G. Form A for CL Properties, lot on Howland Rd (Map 219 Lot 18)

Corey Medeiros of Sitec and Talcott Edminster, land owner, approached the board with the revised plan showing monuments. Mr. Edminster has provided the office with proof of power of attorney for the sale. Motion to approve the plan: Nick Velozo; Second: Mark Rogers; all in favor.

H. Misc

- The board reviewed the draft of the Annual Town Report; the clerk will add the number of subdivision applications; all in favor of the draft with discussed revision.
- The board reviewed the draft of the DLTA grant requesting funding for assistance with by law revisions. Bob Raymond made a minor change; all in favor of the draft with discussed revision.
- The board discussed requesting from Nick Harris a revised estimate of work to be completed at Peacock Estates. No estimates indicated quantities.
- Motion to approve the minutes of January 28, 2014 with minor changes from Bob Raymond: Bob Jose; Second: Nick Velozo; All in favor.
- The board reviewed correspondence from Environmental Partners in regard to Braley II solar
- The board requested the clerk research 67 Chace Rd solar project for ability to send it out to peer review.

Meeting adjourned 9:00 PM.

