



## **Planning Board Minutes – March 4, 2014**

A meeting of the Town of Freetown **Planning Board** was held on **March 4, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Keven Desmarais

### **A. Meeting called to order at 7:12 PM**

### **B. The Planning Board acting as Special Permit Granting Authority (SPGA) reconvened special permit and site plan review hearings for Republic Services (7:08 PM)**

The applicants have requested a continuance; Motion to continue the hearings to March 18<sup>th</sup> in Town Hall at 7 PM : Keven Desmarais; Second: Nick Velozo. All in favor.

### **C. Pre-application meeting for a proposed project located on Copicut Rd (Map 233, Lots 6 & 7)**

Engineer Kevin Forgue from GAF Engineering and Bob Kelleher, property owner, approached the board for a pre-submission conference. The applicants stated they were introducing us to the plan and were looking for any feedback, comments, etc that could assist them in making a better submission. The proposal includes building an additional 60 x 125 ft building on lot 7, and expanding an existing building on lot 6. The applicants stated that since much of soil conditions are actually gravel, flooding has never been much of an issue at the site. The applicants were advised that in addition to their basic drainage calculations, percolation test data would be helpful to submit.

The applicants were advised since this project entails work on two separate lots, that 2 applications and 2 legal ads may be necessary. The applicants were instructed by the board to check the parking requirements and reflect what is needed on the submitted plans.

### **D. Misc**

The board discussed the procedure for the construction and eventual town acceptance of the improvements completed by Republic Services at the intersection of S Main and Ridge Hill Rd. The office received an email from Town Counsel, which was of the opinion that an easement granted to the Town for the 1200 ft of Borges land was preferable to outright ownership of that land. There was discussion regarding whether or not the layout and town meeting acceptance procedures for the road still needed to be followed, or if that was now null and void if the road is under the easement and therefore the layout doesn't technically change. The Chairman and Planning Technician will seek further clarification from Town Counsel.

The board discussed Tony Costa's request that the Town accept Costa Drive (part of John N. Costa Estate subdivision). The last documents received from the review engineers were from 2005, and it was a semi-final inspection of the road. The Planning Technician will confirm with Field Engineering if there is any subsequent documentation, how much a final inspection may cost, and will also request an engineering deposit from Mr. Costa. The board will drive by Costa Drive to inspect the road conditions.

The board paid the schedule of bills.

Meeting Adjourned 9:00 PM.

Respectfully Submitted,  
Lauren Moreau

