



## **Planning Board Minutes – March 24, 2014**

A meeting of the Town of Freetown **Planning Board** was held on **March 24, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Velozo, Keven Desmarais, Mark Rogers

### **Meeting called to order at 6:03 PM**

The Chairman explained that this meeting was called to take a re-vote for the special permit being sought by Republic Services for the Materials Recycling Facility (MRF) at 11 Campanelli Drive. The original vote of approval and on the conditions and waivers was not taken in a roll call fashion, per MGL statute. The Chairman instructed the board to look at the list of conditions and waivers as written up by the Planning Technician, and make any necessary corrections prior to the re-vote.

Keven Desmarais motioned to approve the site plan for Republic Services' proposed MRF to be located at 11 Campanelli Drive; Second: Nick Velozo; All in favor; Voted unanimously

Keven Desmarais motioned to approve the granting of the special permit with the following conditions as laid out; Second: Mark Rogers

Keven Desmarais amended the previous motion to include approval of the waivers from the Rules & Regulations of the Planning Board as Special Permit Granting Authority requested by applicant; Second: Mark Rogers

### **Conditions of Approval:**

1. The trees shall be a minimum of 6 ft at time of planting, no greater than 20 feet on center, and starting 40 ft back from the northwesterly corner of property, continuing easterly and ending as shown on plan; trees shall be eastern red cedar, maintained in perpetuity, and properly maintained as to not interfere with the fences or parking
2. The final lighting design shall be reviewed prior to construction by the Building Inspector
3. All proposed signs shall be reviewed prior to installation by the Building Inspector
4. The final project design shall be reviewed for compliance with the latest ADA and Massachusetts Architectural Access Board regulations prior to construction with the Building Inspector
5. The applicant shall have its structural engineer submit a memo/detail indicating his opinion that the drainage pipe structural integrity located under the proposed foundation is acceptable
6. Doors shall remain closed from 7:00 PM to 5:00 AM (7) days per week in order to mitigate noise; Hours of operation shall be allowed (24) hours a day (7) days per week
7. Commercial vehicle traffic shall be limited to the hours of 5:00 AM – 11:00 PM Monday through Friday, and 5:00 AM – 5:00 PM on Saturday; no receiving or delivering traffic shall be permitted on Sundays
8. An occupancy permit from the Building Dept. shall not be issued until the intersection improvement construction at Ridge Hill Rd and S Main Street is complete
9. Litter shall be controlled and mitigated on the facility property and up to and including the entirety of Ridge Hill and Campanelli Drive Road as necessary
10. Outside containers holding debris shall be covered
11. An Operations & Maintenance plan shall pass third party review and Board approval
12. Town's review engineer shall oversee: infiltration bottom hole inspection, ensuring that the stone surrounding the system meets criteria, and CDS unit installation
13. The Town may utilize third party review oversight during the intersection improvement construction to ensure it is built to plan specifications, at the discretion of the Road Commissioners

### **Waiver Requests:**

1. Relief from Section II.B.3.e of SPGA Rules & Regulations; that the Board shall require stockade or other suitable fence around all dumpster locations
2. Relief from Section II.B.3.o of SPGA Rules & Regulations; that the applicants shall provide plan and profiles for all drainage and sewer systems proposed

3. Relief from Section II.B.5.a of SPGA Rules & Regulations with exception of the tree plantings as addressed in a previous condition; that a 40 ft landscape buffer zone shall be provided along side and rear lot lines for an industrial use
4. Relief from Section II.B.5.d of SPGA Rules & Regulations; that all outdoor areas used for waste storage, salvage material, unregistered vehicles, et al, shall be screened in a manner which restricts the view of such areas from public streets and adjacent properties

The Chairman conducted a roll call vote on the amended motion, the results of which follow:

Nicolas Velozo: Aye; Mark Rogers: Aye; Robert Raymond: Aye; Keven Desmarais: Aye

The Chairman and the Planning Technician will work on the written decision and file with the Town Clerk.

Motion to adjourn: Keven Desmarais; Second: Mark Rogers; all in favor

Meeting adjourned at 6:45 PM

Respectfully submitted,

Lauren Moreau

