



Planning Board Minutes – June 3, 2014

A meeting of the Town of Freetown **Planning Board** was held on **June 3, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Keven Desmarais, Nicolas Velozo, Mark Rogers (arrived 6:37p.m.) **Absent:** Robert Jose

A. The meeting was called to order at 6:12 PM

B. Form A for Bellfree Realty Trust land on 5 Bell Rock Rd (Map 237, Lot 2)

Atty. Thomas Killoran approached the board representing the applicant, Andrew Sienkewicz and members of the Bellfree Realty Trust. This plan proposes 2 smaller parcels to be created from the larger 14 acre lot that is currently under Chapter 61A. Both have requisite frontage and are over the 70,000 sq ft minimum lot size; the entirety of the area is upland. Parcel 1 is intended to be conveyed to a neighbor should the Town not exercise its first right of refusal to purchase the land. Parcel 2 is being created for one of the heirs to build a residence in the future. The applicants are aware that roll-back taxes will be due upon the creation of these lots and their subsequent removal from Chapter 61A. Motion to endorse as the plans as submitted: Keven Desmarais; Second: Nicolas Velozo; all in favor.

C. Misc

Motion to pay schedule of bills for engineering reviews for Republic Services, Braley II, Braley III projects: Keven Desmarais; Second: Nicolas Velozo; all in favor. Mark Rogers arrived at 6:37

D. Form A for DiGiammo/Honeycutt land at 4 & 2 Causeway Road

Chairman Robert Raymond recused himself from discussion of this plan. Shawn Honeycutt and Kelly DiGiammo approached the board proposing a land swap of equal square footage. The frontage and lot area are to remain the same. Motion to endorse the plans: Mark Rogers; Second: Nicolas Velozo; Abstained: Robert Raymond; motion passes.

E. Discussion of Transfer of Development Rights (TDR) in the PMUD

Sandy Conaty from SRPEDD approached the Board with a PMUD map. She stated that when the initiative originally started a few years ago, it entailed 77 acres, and now after review and additional parcels added it is 116.7 acres. Pursuant to the board's request at the last meeting, SRPEDD has worked out a number of maximum build out scenarios involving the transfer of residential development rights between parcels in the PMUD. She wished to advise the board to be aware that the by law uses 2 different measurements throughout (acres vs sq ft building cover).

Ms. Conaty clarified that in this overlay district, an owner can develop a parcel under the underlying zoning OR they can undertake a PMUD project, but cannot do both. Once an owner sells residential development rights, that parcel will forever be developed following PMUD by laws. Both sending and receiving parcels shall lay within the PMUD. When looking at the overall build out, there are a definite number of residential units that can be built in the 116 acres, the only difference being exactly on which parcels they will land.

Ms. Conaty explained that if a developer decides to sell their residential rights to another owner in the PMUD, they would get "credit" for including those in the project, even if they themselves do not physically build the residences. Two other uses can be developed. The Chairman asked where this would be clarified; Ms. Conaty stated within the TDR regulations section of the PMUD Rules & Regulations; the Southcoast Rail grant allows SRPEDD to work on this for the Town.

The board discussed the maximum development scenarios provided by Ms. Conaty, and the requirements for percentages of different development types as laid out in the PMUD by law. She suggested that we add in a column to the table in the PMUD application which requests applicants to input info for each use in the development, a column for "gross floor area". There is a 30% open space requirement for projects, and wetlands can count toward this, however, a percentage of the open space must be contiguous.

After some discussion it was determined that if the Board needs to record the adopted rules and regulations at the Registry of Deeds, then applicants should also record any certificates of TDR they may obtain. After additional discussion, the Board decided that they would like to assist in a owner/developer figuring out their number of

residential development rights via a issuing certificate. The applicants should have a plan showing the accurate area and stamped by a professional land surveyor. It was determined that Ms. Conaty will return to the Board at the July 1 meeting with additional bulletpoints for the TDR processes outline.

F. Misc

The board received a DLTA grant for SRPEDD to assist with Rules & Regulations review/amendment; the meeting with Grant King and/or Ms. Conaty can be set for the first week of August.

The Board endorsed an extra set of plans for Aduke Way for the file. These plans contain the 3 additonal waivers requested and granted in December 2012. No mylar was ever presented to the board.

Meeting Adjourned at 8:30 p.m.

Respectfully Submitted,
Lauren Moreau

