



## **Planning Board Minutes – July 1, 2014**

A meeting of the Town of Freetown **Planning Board** was held on **July 1, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Keven Desmarais, Robert Jose, Mark Rogers, Nicolas Velozo **Absent:**

**A. Meeting called to order at 6:13 PM**

**B. Al Endruinas – Holly Ridge Lot Release**

Mr. Endruinas approached the board to request the release of 4 lots (19, 20, 21, 27) at Holly Ridge. The construction so far completed, as well as the construction work remaining was discussed. With this release, 11 will remain under covenant. **Motion to release the lots: Keven Desmarais; Second: Mark Rogers; all in favor.**

**C. Pre-application meeting for proposed car lot on N. Main**

Jamie and Rona Duff along with engineer Alex Gorodetsky approached the board regarding submission requirements for a special permit application for a proposed car lot to be located at 78 N Main. The applicants are planning on leasing the front portion of lots 206-19 and 206-20.01. Lot 19 has an existing building in the front, the rear portion of which is used for a dentist's office. The front of the building where the applicants propose to locate the business office is now vacant. Lot 20.01 has a residence in the rear portion of the property; the Duffs propose using the front part of 20.01 for parking. Mr. Gorodetsky states that no changes will be made in the impervious area nor to the current footprint of the business building on lot 19.

After some discussion, the applicants decided to consider lot 19 only, due to planning board concern about a business and a residence being on the same lot (20.01). The board stated that a site plan should be drawn to show existing conditions including traffic flow, and demonstrate that utilities, grading, etc are functioning currently. Any changes or mitigations to the land shall be shown on second proposed site plan, which should also consider full buildout. A sight distance study, lighting plan, and hours of operation should all be submitted.

**D. ANR for Grace Ashley, Dr. Braley Rd.**

John Romanelli, surveyor, and Scott Ashley, trustee and owner of Map 225 Lot 1 on Dr. Braley Rd approached the board with an ANR application and plan. Mr. Ashley is looking to divide a 7.3 acre parcel into 2 lots. Lot A contains 2.7 and 184 ft of frontage. Lot B straddles Freetown and Rochester and would contain 4.59 acres with 294' of frontage.

**Motion to Endorse: Mark Rogers; Second: Nicolas Velozo; all in favor.**

**E. Chris October from Republic Services for a project update on 11 Campanelli Dr.**

Mr. October approached the board to give an update on the progress of the material recovery facility (MRF). The easements with the property owners for the S. Main intersection improvements are not complete; a setback was encountered when it was discovered that one of the parcels that needs to be utilized has an owner that was not listed on the assessors' record. The attorneys are now incorporating this 3<sup>rd</sup> owner into negotiations. Kelly Engineering, on behalf of Republic Services, has been in talks with MA DOT regarding the reconstruction of the intersection. Mr. October stated he was before the board under the advisement of the Building Inspector. Republic is going out to bid for site work; septic plans have been approved by the Board of Health. Plans are to break ground for the subgrade on 8/1/14. Mr. October states he is looking for a proposal from our review engineer regarding site walks, inspections, etc. Mr. October provided the board with a set of plans with minor site design modifications. Page C5.1 shows a change to the parking; Republic will pave the existing rail spur so that employees can now park closer to the building, making it safer for them. Also, the angle of the weighing scale has shifted. The Board stated that the changes are satisfactory.

**F. Sandy Conaty of SRPEDD to discuss Southcoast Rail grant (Transfer of Development Rights/PMUD)**

Ms. Conaty approached the board with handouts which include bulletpoints of what still needs to be considered, as well as a draft of the TDR section of the PMUD Rules and Regulations, dated July 1, 2014.

Changes to the draft were discussed: Ms. Conaty will add in a reference to the MGL section which states that TDR must go through a special permit process. It was suggested that a checklist for developers should be added into an appendix of the Rules & Regulations.

After discussion the board determined that in determining the number of residential rights a sending parcel must be calculated using total acreage rather than net usable land area (NULA). The board also agreed there shall be no minimum lot size in order to be a sending parcel. A plan stamped by a RPLS shall be submitted to define the land being considered.

The Board will review further and forward any desired changes to the Planning Technician to coordinate with Ms. Conaty. Ms. Conaty will return to the Board to wrap up at the first meeting in September.

#### **G. Misc**

**Motion to accept minutes of 6/17/14: Keven Desmarais; Second: Mark Rogers; all in favor.**

**Motion to pay the schedule of bills (postage and prior year bill): Keven Desmarais; Second: Mark Rogers; all in favor**

Meeting adjourned at 8:30

Respectfully submitted,  
Lauren Moreau

