



Planning Board Minutes – September 2, 2014

A meeting of the Town of Freetown Planning Board was held on **September 2, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Robert Jose
Absent: Nicolas Velozo, Keven Desmarais

A. Meeting called to order at 6:10 PM

B. Al Endriunas requesting release for lot 29 in Holly Ridge

Mr. Endriunas approached the Board with an update on the subdivision work. He has installed 500 ft of vertical granite curbing on Christopher Drive with 285 ft left to complete on Marie's Way. The sidewalk also needs to be extended on Christopher Drive. Motion to release lot 29: Mark Rogers; Second: Robert Jose; all in favor.

C. Review of an ANR plan on Quitticus Ave.

John Romanelli, surveyor, and David Brown, land owner, approached the board. Mr. Brown purchased the property a year ago. Quitticus is a 20 ft wide private way. There are 3 parcels in total, and the existing garage encroaches into parcel 46. Mr. Romanelli proposes to widen parcel 47 to make the setbacks conform to zoning. Mr. Brown's daughter would like to build on lot 46. Mr. Romanelli asked how the Board would want to handle the non conforming lot 47. After some discussion, he was advised to indicate bearings and distances, indicate areas of each parcel, and make a note on the intent of the plan, as well as showing the math to connect the north side of Spring Hill Ave to monuments on the opposite side of the street. Revised plans and mylars will be presented at the 9/16/14 meeting.

D. Sandy Conaty of SRPEDD to discuss Transfer of Development Rights (TDR) in the PMUD

Ms. Conaty approached the Board. This work is being done as a result of the FY 14 Southcoast Rail Technical Assistance Grant. Ms. Conaty has made changes to the document based on last meeting's discussion. After some discussion, the Board decided that the definitions should be placed at the start of the TDR section of the PMUD Rules & Regulations, and not in the by law. The board also decided on 12 as the ideal number of plan sets for accompanying TDR special permits. Sandy will make these changes and will incorporate a TDR section in PMUD application.

The Planning Board will forward any necessary comments to the Planning Technician who will work with Sandy to incorporate into the working current draft. Sandy will return with all necessary changes on October 21, 2014.

E. Misc

The Board signed the schedule of bills

Meeting Adjourned at 8:00 PM

Respectfully Submitted,
Lauren Moreau