



Planning Board Minutes – November 18, 2014

A meeting of the Town of Freetown **Planning Board** was held on **November 18, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Keven Desmarais, Nicolas Velozo, Robert Jose, Assoc. Member Debra Robbins **Absent:** Mark Rogers

A. Meeting called to order at 6:00 PM

B. ANR Plan for 179 Middleboro Rd.

Engineer Robert Rogers and Atty. David Gay approached board for an ANR for the Cathedral Camp property. The two parcels, both owned by the diocese total approx. 43 acres. The diocese wants to reconfigure the lot lines around an existing dwelling. The newly configured lot will maintain minimum frontage and area. The plan was reviewed and discussed. **Motion to endorse the plan:** Keven Desmarais; Second: Nicolas Velozo; all in favor.

C. ANR for Christopher Lane and Marie's Way (Map 228 Lots 8 & 9.01)

Engineer Greg Bunavicz approached the board on behalf of Freetown Land Co and Mr. Jefferson DeMoranville. The plans call for parcel A1 to be combined with A2 to create lot 36A, which will have 94,032 sq ft and over 175 ft of frontage. Parcel B1 is to be combined with B2 to create lot 36 B, which will contain 206,858 sq ft and over 175 ft of frontage. Parcel C is to be combined with subdivision lot 37 (Assessors Map 229, Lot 9.02). The roadway strip entitled D-1 will be added to parcel D (DeMoranville property). The plan was reviewed and discussed.

Motion to endorse the plans: Keven Desmarais; Second: Nicolas Velozo; all in favor.

D. Continuance of Public Hearing for Alan Alves solar array off of Chace Rd.

The Chairman called the hearing to order; a letter was sent by Azu Etoniru requesting a continuance to December 2nd.

Motion to continue to Dec 2 at 6 PM at Town Hall: Keven Desmarais; Second: Nicolas Velozo; all in favor.

E. Public Hearing for a sign permit – Rezendes Real Estate 68 South Main Street

Motion to waive reading of the public hearing notice: Keven Desmarais; Second: Nicolas Velozo; all in favor. The applicant is seeking a special permit for orientation of the proposed sign. The orientation of the length of the building is perpendicular to South Main Street with most of the parking lot along the length the building. The Town of Freetown Zoning Bylaws Article XI, Section 20 "Signs" Section F, 1. a. states that "One principal wall sign is permitted on the front of the establishment to which it relates."

Joseph Dougherty from Berkley MA, agent for the applicant, approached the board. The proposed sign is 3' x 12' and externally illuminated by (3) goose neck lights to be attached to building. The Board and applicant discussed that there has previously been a sign there, but it was removed due to new siding put on the building. The Board and applicant discussed hours of operation. Motion to grant the special permit for the sign on the condition that gooseneck lights are used, hours of operation are limited to 6 a.m.-11 p.m., and the sign is to be placed as shown on the submitted plans: Keven Desmarais; Second: Nicolas Velozo; all in favor.

Motion to pay the Woodland Estates bill subject to receipt of engineering funds: Keven Desmarais; Second: Nicolas Velozo; all in favor. The Board endorsed the schedule of bills.

The Board reviewed the latest additions to the Rules & Regulations submitted by SRPEDD. Minor grammatical changes were made to the new section addressing surety reduction.

Motion to remind the Board of Selectmen to consider designating the Planning Board as special municipal employees: Keven Desmarais; Second: Robert Jose; all in favor.

Motion to approve minutes of 10/7/14: Keven Desmarais; Second: Nicolas Velozo; all in favor

Motion to approve minutes of 9/2/14 : Robert Jose; Second: Robert Raymond; all in favor

Motion to approve minutes of 9/16/14: Keven Desmarais; Second: Nicolas Velozo; all in favor

Meeting Adjourned 7:30 pm.

