



## **Planning Board Minutes – December 2, 2014**

A meeting of the Town of Freetown **Planning Board** was held on **December 2, 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 6:02 PM**

### **B. Al Endriunas requesting lot releases for Holly Ridge subdivision**

Mr. Endriunas approached the Board to give an update on the work that has been completed thus far. He provided the Board with preliminary calculations on the remaining work which totals \$183,000. Mr. Endriunas did not factor in any contingencies or the cost of the as-built plans. He is looking to release 4 lots (16B, 22, 23, and 25) from covenant; this would leave the Board with 5 lots under covenant.

After some discussion with the Board, Mr. Endriunas will send a formal letter to the Board requesting the release, and he will be placed on the agenda for the next meeting.

### **C. Nick Harris requesting lot releases for Peacock Estates subdivision**

Mr. Harris approached the Board. He stated that earlier in the year, he had requested that lots 5 & 8 be released; at that time there was discussion about the lender providing a letter of credit to replace the lots as surety. Mr. Harris instead proceeded with the work on the roadway; sidewalks and granite curbs have been installed, and the top coat of the road was been laid out. Additionally, the mail boxes have been moved and the trees have been cut. He stated that he will correct the berm that was built up too high by sloping the loam down and creating a water swale. Ken Motta of Field Engineering has provided all parties with a punchlist and estimate of the cost of the work left to be done. The total is \$21,000 which allows for the 20% contingency. Mr. Harris requests these lots be released if he can post a bond or cash. The lots have been sold. The board remarked that Mr. Motta's report did not point out the 2 trees that need to be installed by the detention pond.

Motion to release lots 5 & 8 of Peacock Estates from covenant in lieu of Mr. Harris providing a check in the amount of \$21,000: Keven Desmarais; Second: Robert Jose; all in favor.

### **D. Continued Public Hearing for the**

Azu Etoniru approached the Board. He presented 4 sets of revised plans (dated 12/1/14). He provided an overview of some changes to the plans. In the southwest corner of the project, behind the 100 ft buffer, an area has been added for trucks. As a result, there is a 60 ft long stone entry pad near the entrance gate to clean the truck wheels before they go out to Chace Road. On the easterly side of project by Marie's Way, Mr. Etoniru is proposing evergreens on a berm east of proposed prominent fence. Evergreens will be at a minimum height of 4 ft at the time of planting. The top of the berm will be 6ft wide and 21ft wide at the base. The evergreens will be planted staggered. Grading of the site has also been adjusted in order to properly drain water towards the basin. The land owner and Freetown Land Co. recently filed an ANR plan with the board, transferring the strip that contains the access easement over to Mr. Jeff DeMoranville. At this point the Board is satisfied with the question of access to the site.

Mr. Etoniru showed the board a detail page, which outlines the berm, plantings, gravel access ways around the panels, as well as notes regarding notifications, maintenance requirements, and tree replacements. He also showed the board some documentation about the noise level of the inverter; maximum noise level is 65 decibels at 10 ft distance from the unit. The inverter will be 250 ft from the entrance and over 600 ft away from the abutters across Marie's Way. Construction should commence in the Spring and completed by September of 2015.

Motion to close the public hearing: Keven Desmarais; Second: Robert Jose; all in favor. The Board then discussed possible conditions to the site plan approval.

Motion to approve the revised plan set dated 12/1/14 with the following conditions:

1. The roadway entrance shall be kept clean at all times

2. The evergreens to be planted on the berm shall be deer resistant and at time of planting be at a minimum of the prescribed height of 4 ft on top of a 3 ft berm
3. Access to the site shall be through Chace Road only
4. Copies of the deeds for the land exchanged between Mr. Demoranville and Freetown Land Co. LLC shall be forwarded to the board once executed

Motion made by Keven Desmarais; Second: Robert Jose; all in favor.

Meeting Adjourned at 8:00 PM

Respectfully Submitted,

Lauren Moreau

