



Planning Board Minutes – December 16, 2014

A meeting of the Town of Freetown **Planning Board** was held on **December 16, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Keven Desmarais, Nicolas Velozo Robert Jose, Mark Rogers, Assoc. Member Debra Robbins

A. Meeting called to order at 6 PM

B. 62 Narrows Road ANR Plan (Map 102, Lot 1)

Robert Berube of Pro Line Engineering approached the Board on behalf of Sean Gimler, property owner. The ANR proposes that the lot be divided into 4 parcels, 3 of which will be buildable. There are currently 2 dwellings on lot; 1 of the structures is proposed to be raised. He stated that the lots have all passed a perc test, and the wetlands line has been flagged. Parcel 1 has 400 ft of frontage, lot size of 70,600 sf (63,000 sf upland). Parcel 2 has 181 ft of frontage, lot size of 70,075 sf (67,292 sf upland). Parcel 3 has 802 ft of frontage, lot size of 70,200 sf (55,337 sf upland). Parcel 4 has 526 ft of frontage, lot size of 54,260 sf (32,547 sf upland). Parcel 4 is not buildable and the owner is retaining it for access to the water. The Board reviewed and discussed the plan. Motion to endorse the plans: Keven Desmarais; Second: Mark Rogers; all in favor.

C. BLK Realty LLC / K Trucking & Son Inc. 200 Chace Road Special Permit Hearing

Motion to waive reading of the public hearing notice: Keven Desmarais; Second: Mark Rogers; all in favor. Multiple people in the audience objected to holding the meeting in the Town Hall hallway due to lack of room. The Chairman requested that audience members not speak out of turn. Keven Desmarais stated all files and a copy of the plans can be made available to the public, and to contact town hall. Paul Sadeck asked if copies could be put on the website to clear up any misunderstanding people have of the project. The Chairman stated the Board can do this. Motion to continue the public hearing to January 6th at 6PM to be held at the Senior Center: Keven Desmarais; Second: Mark Rogers; all in favor. Jack Healey stated that the Fire Chief believes the Senior Center's capacity is 95 people.

D. Misc

The Board discussed and reviewed a lot release request from Al Endriunas for the Holly Ridge subdivision. His letter requests the release of lots 16B, 22, 23, 24, and 25, leaving the Board with lots 17, 26, 40 and 42 under covenant. After some discussion, the Board reached consensus that any further lot releases would require peer review. Motion to release the requested lots: Keven Desmarais; Second: Mark Rogers; all in favor.

The Board discussed subdivision driveways and the concern that people are installing pavers and alternate materials past the property line into the road layout. The subdivision rules and regulations do not allow this, and it should be taken into consideration by the reviewing engineers. Mark Rogers also suggested that the rules & regulations should specify that the final catch basin cleaning should be done with a vacuum truck as opposed to a clamshell, and witnessed by an agent of the Planning Board.

The Board signed the schedule of bills.

The Board discussed and reviewed the request from Nick Harris for a substitution of surety for Peacock Estates. Mr. Harris is requesting the release from covenant of lots 5 and 8 in exchange for a check for \$21,000, which he provided earlier in the day. Motion to release lots 5 & 8 from covenant and accept the \$21,000 check: Keven Desmarais; Second: Nicolas Velozo; all in favor

Meeting adjourned at 8:00 pm

Respectfully Submitted,

Lauren Moreau

