



### Planning Board Minutes – February 3, 2015

A meeting of the Town of Freetown Planning Board was held on February 3, 2015 at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Nicolas Vellozo and Mark Rogers **Absent:** Robert Jose, Keven Desmarais

#### **A. Meeting called to order at 6 PM**

#### **B. Ron and Aline Coite to discuss a one lot subdivision (38 S Main St)**

The Coites approached the Board regarding the potential of their property to be subdivided under the "one lot" rules and regulations. In the past, Keven Desmarais of the Cemetery Commission had approached the Coites about purchasing a 50 ft strip of land across the back of their property for cemetery expansion. That option had been discussed with previous owners of the property as well, with no action taken. Now the Coites are looking at subdividing the property and keeping the existing house on one lot; there is not enough frontage to get 2 lots via an ANR plan. Mr. Coite stated that another proposal would be to use the cemetery road that runs alongside his property to gain the access to the back of the lot. The Chairman didn't feel this would work since this is not a town accepted road. Members of the Board stated the applicants could pursue an easement, but obtaining it would be unlikely; furthermore, an easement would grant access but not function as legal frontage.

Mrs. Coite said an engineer came down to give them some sketches of options, using a plan previously done for their septic system. There are wetlands on the property, but they haven't been delineated, nor a professional survey of the property done. The engineer sketched the cul de sac off of South Main Street and a 100 diameter circle which went into the wetlands. Mark Rogers stated that the wetlands are an issue and perhaps to get to the rear of the lot, a type of wetland crossing (culvert or bridge) would be needed. To create a Form C lot, 30,000 sq ft of contiguous upland is needed.

The Board discussed previously done "one-lot subdivisions". Many of them requested waivers from the road construction specifications. After some discussion, it was determined that the lot as it is now, was created after 1991, so it did not qualify for the one lot subdivision category. The Board instructed the Coites that in order to subdivide, it would need to be done under a Form C application. If this is pursued, a wetlands delineation must be performed and an engineer needs to design a plan for the application.

The Board paid engineering bills (Pine Cone Lane, Woodland Estates, Peacock Estates)

Mark Rogers left at 7:02, meeting adjourned.

Respectfully submitted,

Lauren Moreau  
Planning Technician

