



## **Planning Board Minutes – March 3, 2015**

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

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

### **B. Transfer of Development Rights section of PMUD Rules & Regulations**

Sandy Conaty of SRPEDD approached the Board with an amended version of the Rules & Regulations. This new version addressed some of the Chairman's questions and comments and provided clarification to certain sections. After some discussion, Sandy will send a final version of the Rules and Regulations to the Planning Technician. She ultimately recommends that the Board send the final document to Town Counsel to ensure it is complementary to the by law prior to final adoption.

### **C. Snow Plowing of Private Subdivision Roads**

The Board discussed the recent calls to the office from residents in subdivisions where snow removal is the responsibility of the developer since the roads are not yet publicly accepted. The residents have stated that the developers have not been meeting this obligation, prompting the office to have to call certain developers repeatedly to remind them of this responsibility. Mark Rogers wanted to explore possible ways to enforce developers to plow their roads. After some discussion, the Chairman stated he would speak with the Town Administrator informally about possible options. A future informal meeting to address this may be requested of the highway surveyor and road commissioners.

### **D. Possible Town Meeting Articles**

The Board would like to reconsider the Table of Use, specifically items that are not addressed with in it. Last Town Meeting the Board attempted to introduce language stating that any use not included shall be subject to special permit approval by the Planning Board. This article was tabled; the Board would like to discuss with Town Counsel and the Town Administrator the possibility of reintroducing it. The Chairman stated that all should be on the same page before Town Meeting.

The Board also discussed including "Trucking Company" on the Table of Use. Future discussion will be held to determine which zoning districts it will be proposed to be allowed in. The Chairman also stated that the South Main Street Corridor Overlay District By Law needs to be reviewed. When it was adopted a few years ago, the Attorney General had made suggestions for changes at a future Town Meeting; no action has yet been taken. The Board can make those changes to tidy up the by law at the next Town Meeting. Other by law change possibilities discussed were the Seven Story by law, and the Sign by law. The Board had substantially revamped the Sign by law for 2010 Town Meeting, where it was ultimately tabled. Mark Rogers stated that he was happy with the last one that went to the floor, the Board can possibly resubmit it. Robert Jose also stated he would like to see a different scheme for Residential zoning districts. The ZBA sees many cases involving neighborhoods in town where all of the lots are non-conforming. A second residential district could be drawn to allow these smaller lots to have more forgiving setbacks. The Chairman stated this is an undertaking that we may want to pursue at a date later than the next immediate Town Meeting, as a fair amount of work would be involved. The Board will prioritize the by law changes at the next meeting.

The board paid the schedule of bills (CPTC Conference and Green Workforce Training)

Meeting Adjourned at 8:00 PM

Respectfully submitted,

Lauren Moreau  
Planning Technician

