



Planning Board Minutes – April 7, 2015

A meeting of the Town of Freetown **Planning Board** was held on **April 7, 2015** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Robert Jose, Nicolas Velozo, Keven Desmarais
Absent: Mark Rogers

A. Meeting called to order at 6:09 PM

B. ANR for parcel on Quarry Drive

Deborah Pettey and Dean Pettey approached the Board. The plan separates a landlocked 10 acre parcel ("Lot B") from the larger lot. The newly created parcel will not be a buildable lot. The remaining lot will maintain the existing frontage and more than meet the minimum lot area. The Chairman suggests for future reference that the unbuildable parcels like the one labeled "Lot 2B" be labeled as "parcel" rather than "lot". Motion to endorse the plan: Robert Jose; Second: Keven Desmarais; motion passes.

C. Proprietors Acres As Built Plans

As Built plan were submitted for King Philip Way and Jordan Lane. The Board will send the plans to Field Engineering for engineering review.

D. Possible Articles for submission at Town Meeting

1. **Uses not specified in the Table of Use:** The Board reviewed and revised the language of the article submitted for the Fall 2014 Town Meeting, that was ultimately passed over following a motion by the one of the Selectmen. The Planning Technician will request early review from K & P in time for town meeting. Motion to submit: Nicolas Velozo; Second: Robert Jose; all in favor.
2. **7 Story Bylaw:** The Chairman introduced some revisions to the bylaw sections addressing building height and setback requirements in the Industrial districts. The Board would like more time to review the formula used to calculate the necessary setbacks and the wording of the bylaws. Motion to pass over these bylaw changes until Fall Town Meeting: Nicolas Velozo; Second: Robert Jose; all in favor
3. **Trucking in Table of Use:** The Board agreed that if the article for uses not listed in the Table of Use Regulations passes, it would cover this issue. This will not be submitted for Town Meeting.
4. **South Main Street Corridor Overlay District:** The Chairman proposed revised language based on Attorney General comments from when the bylaw was originally passed in 2008. Motion to submit as an article for upcoming Town Meeting: Keven Desmarais; Second: Nicolas Velozo; all in favor
5. **Sign Bylaw:** The Board discussed resubmitting the revised bylaw that was on the warrant and ultimately tabled at the 2010 Annual Town Meeting. Motion to submit the article: Keven Desmarais; Second: Nicolas Velozo; all in favor
6. **Floodplain Overlay District:** FEMA has revised additional FIRM maps in East Freetown that must be adopted by Town Meeting. Motion to submit the article: Keven Desmarais; Second: Nicolas Velozo ; all in favor

E. Misc

Motion to appoint Lauren Moreau as the Planning Board's SRPEDD delegate: Keven Desmarais; Second: Robert Jose; all in favor. The Board paid the schedule of bills (CAI Technologies for map printing). The Planning Technician requested permission to purchase Adobe Acrobat Pro. Motion to allow the purchase: Robert Jose; Second: Nicolas Velozo; all in favor. The Chairman observed a paving truck on the side of the road (Sammy's Lane in the Locust Acres subdivision), rolling out millings. He confirmed with the contractor that no paving was going to be installed at that time, as the Board must be notified prior to any paving activity. The Chairman asked the Board if we should send the applicants a letter reminding them of their obligation to inform the Board. The Board determined that no notice needed to be sent. Motion to approve the minutes of 2/17/15: Keven Desmarais; Second: Robert Raymond; motion passes. Motion to approve the minutes of 3/3/15 and 3/17/15: Nicolas Velozo; Second: Robert Jose; motion passes

Meeting Adjourned at 8:45

Respectfully submitted,
Lauren Moreau, Planning Technician

