



### **Planning Board Minutes – August 11, 2015**

A meeting of the Town of Freetown **Planning Board** was held on **August 11, 2015** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Keven Desmarais, Nicolas Velozo, Debra Robbins **Absent:** Mark Rogers, Robert Jose

#### **A. Meeting called to order at 6:00 PM**

Chairman Desmarais welcomed Debra Robbins as the newest member to the Board. She was appointed unanimously by members of the Planning Board and Board of Selectmen.

#### **B. ANR for 0 Route 24/Innovation Way (Map 236, Lot6)**

Andrew Ives of Langan, an engineering firm, presented a Form A Plan showing a division of Map 236, Lot 6 located off Innovation Way on the border with Fall River. This is the site of the proposed Amazon project. The plan divides the lot into 2 parcels, both of which meet the frontage and minimum lot size requirements. A subsequent plan to be brought before the board will show the larger parcel being combined with land on the Fall River side. This future plan will eliminate any question about side setback violations, since the proposed building will be straddling the current lot lines. Motion to endorse: Nicolas Velozo; Second: Debra Robbins; all in favor.

#### **C. Public Hearing to adopt PMUD rules and regulations**

Motion to waive reading of the public hearing notice: Nicolas Velozo; Second: Debra Robbins; all in favor. The Board discussion focused on the fact that these rules have been worked on extensively, in thanks to a Southcoast Rail Technical Assistance Grant. Sandy Conaty of SRPEDD sent us this version subsequent to her last meeting with the board and further discussion with former Chairman Robert Raymond. The Planning Technician stated that the fee schedule did not have fees indicated for the Certification of Development Rights or the Transfer of Development Rights Special Permit. The board discussion centered on the fact that these are less intensive processes than the Concept or Design Plan permits. Motion to adopt the Rules and Regulations as presented with the revision to include fees Certification of Development Rights (\$100.00) and Transfer of Development Rights Special Permit (\$100.00): Nicolas Velozo; Second: Debra Robbins; all in favor.

#### **D. Misc**

The Board discussed the idea of Planning Board final sign off/approval of conditioned site plan reviews and special permits. The Building Commissioner/Zoning Enforcement Officer would like the Board to play a role in ensuring all conditions have been met before issuance of the final occupancy permit. The discussion will continue at a future meeting when the full board is there to participate.

The Board continued the ongoing discussed involving changes to site plan review regulations, and focused on thresholds that would send a project for review. The Planning Technician researched other towns' thresholds and presented some scenarios involving existing buildings in Freetown. The board discussed setting a maximum sq. ft. of which any project would have to go to site plan review as well as % of gross floor area for any expansion or addition to an existing development. The Planning Technician and Nicolas Velozo will run some additional calculations for further discussion with the Board.

Nick Harris, developer of the Peacock Estates subdivision submitted a revised As Built and Street Acceptance Plan for Kendyl Lane. The Planning Technician reviewed and the revision addressed all of Ken Motta's comments; she will check in with Mr. Harris to see if his remaining construction punchlist items have been completed, and the board will then consider final review.

The Board discussed the collapsed catch basin on Alexandra Drive and potentially starting the notification process to seize the surety covenant lots to ultimately accept the road and be able to fix the issue. This will be put on the next agenda for discussion.

Motion to accept minutes of June 2, June 16, April 7<sup>th</sup>: Nicolas Velozo; Second: Debra Robbins; all in favor.

Motion to accept minutes of April 21 and May 19<sup>th</sup>: Debra Robbins; Second: Keven Desmarais; all in favor.

Motion to pay engineering bills for Proprietors Acres and Peacock Estates and sign prior year WB Mason bill:  
Nicolas Velozo; Second: Debra Robbins; all in favor.

Meeting Adjourned 7:40 pm

Respectfully submitted,

Lauren Moreau  
Planning Technician

