



Planning Board Minutes – October 20, 2015

A meeting of the Town of Freetown **Planning Board** was held on **October 20, 2015** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Keven Desmarais, Nicolas Velozo, Debra Robbins, Mark Rogers, Bob Jose

A. Meeting called to order 6:05 PM

B. Discussion with Al Endriunas regarding lot releases in the Holly Ridge subdivision

Al Endriunas approached the board to discuss swapping surety; the Board currently holds 4 of his lots under covenant. He believes the reviewing engineer's estimate is more than what it should be, but is amenable to posting a bond for the entire amount, estimated at \$402,047.19. He is asking the Board tonight for a conditional lot release; for the Board to sign the release paperwork and hold on to it until a satisfactory bond is received. He also states he is aiming to request for a reduction in the street trees planted. The Chairman is requesting Mr. Endriunas provide in writing the request for lot release. Motion to release remaining 4 lots conditioned on receiving of a bond in the amount of \$402,047.19: Mark Rogers: Second: Robert Jose; all in favor.

C. DLTa grant Site Plan Review Bylaw

The Board further refined the draft after much discussion. Jed Cornock of SRPEDD will return for the Board's 11/3/15 meeting to discuss procedure, the parking element, and maintenance and design standards.

D. Misc

Motion to approve the minutes of October 6th: Nicolas Velozo: Second: Mark Rogers; all in favor

The Board reviewed a letter of complaint from a resident at Kendyl Lane within Peacock Estates regarding the Board's waiver in 2014 of the street tree and granite curbing requirements. The Chairman explained that the Board at the time considered the post construction requests and did not feel that it warranted a new subdivision hearing and could be handled by a vote at a posted public meeting. The Board has historically handled issues this way in a number of subdivisions. The Board discussed the contents of a response letter to the resident. The Board also discussed the possibility of placing language in the bylaw and/or subdivision rules and regulations regarding waivers requested after subdivision approval.

The Board also discussed changing the tree requirement in the regulations. They tend to lose their leaves which clog catch basins, and in bad weather, falling branches become a hazard. The Planning Technician will take a look at revising this section of the regulations. The Planning Technician was also asked to contact Town Counsel relative to handling requests for these post-construction modifications.

Meeting Adjourned at 8:00 pm

Respectfully submitted,

Lauren Moreau
Planning Technician

