



## **Planning Board Minutes – October 26, 2015**

A meeting of the Town of Freetown **Planning Board** was held on **October 26, 2015** at the Freetown Senior Center Freetown, MA. **Present:** Chairman Keven Desmarais, Nicolas Velozo, Debra Robbins, Mark Rogers, Bob Jose and Assoc. Tony DeMelo

### **A. Meeting called to order 6:03PM**

### **B. Public Hearing for Accessory Apt Bylaw Change**

Motion to waive the reading of the public hearing notice: Robert Jose; Second: Deb Robbins; all in favor. Nicolas Velozo and Robert Jose, who are members of the Zoning Board of Appeals recused themselves from this public hearing. James Frates, Chairman of the Zoning Board of Appeals, approached the board with the changes proposed by the ZBA. The Board would like to change the requirements of the Accessory Apartment bylaw to have the Building Inspector be able to inspect and approve the renewal of the permit after 5 years; after 10 years, the permit holder would have to come back before the ZBA again. The current bylaw has the applicant renew their special permit every 5 years. The amendment would make it the process less burdensome.

Motion to close the public hearing: Mark Rogers; Second: Debra Robbins; all in favor

Motion to recommend the proposed amendments: Mark Rogers; Second: Debra Robbins; all in favor. Robert Jose and Nicolas Velozo rejoined the board

### **C. ANR for 0 Rt 24/Innovation Way, proposed Amazon warehouse location**

Richard Burrow of Langan Engineering approached the Board. Due to site plan changes, they are moving the driveway south, and reconfiguring the parcel lines to reflect the move. Both resulting parcels will meet the minimum lot area and frontage requirements. Motion to endorse the plans: Robert Jose; Second: Nicolas Velozo; all in favor

### **D. Site Plan Review Hearing for the proposed Amazon warehouse at 0 Rt 24/Innovation Way**

Motion to waive the reading of the public hearing notice: Mark Rogers; Second: Nicolas Velozo; all in favor. Richard Burrow of Langan Engineering and George Laigaie of Trammel Crow approached the Board to review changes to a previously approved site plan. The total number of parking spots went from 961 to 1,526 (additional 260 in Freetown) reflecting a more intensive use of the building. Spots have been added to south, north, and east of the warehouse. Mr. Burrow states that the driveway entrance has been moved south. A 200,000 gallon water tower was also added for fire suppression. Mr. Burrow states that after the last site plan approval, they also left with an agreement to do additional landscaping along Rt 24. He states that revised landscaping plans have added 127 evergreen trees in a staggered row that will be 6 ft tall at the time of planting, in order to screen the trailers.

The Chairman asked what necessitated the increase of the parking spots; Mr. Burrow states that Amazon has changed the type of business of this warehouse requiring different parking considerations, but that the employee numbers for peak shifts have not gone up. He states that there has been a small net increase in impervious area, as the previous plan had designed for extra parking that is now being built. All stormwater calculations have been run, and standards are exceeded. The Chairman inquired as to the size of the water tower; Mr. Burrow states 32 ft high by 32 ft in diameter. Mr. Jose inquired about the height of the berming; Mr. Burrow states that it varies, at its highest point it is almost 20ft high and from the highway side, about 10 ft high.

Motion to close the public hearing: Robert Jose; Second: Nicolas Velozo; all in favor.

The Chairman states that he appreciates the applicants' efforts with the landscaping, and other changes that were made out of necessity. Motion to approve the site plan documents dated 9/25/15 as presented by Langan: Mark Rogers; Second: Nicolas Velozo; all in favor. The Chairman states that Mr. Laigaie has been in meetings with Joe Biszko, Fall River's Building Inspector, to review signage on the Freetown side against our signage bylaws. He states we anticipate that they will apply for all needed special permits to be handled at the same public hearing.

### **E. Misc**

The Chairman explained that the conceptual Riverfront Business Park project is going through MEPA review. Motion to send a letter of support: Robert Jose; Second: Mark Rogers; all in favor.

**Meeting Adjourned at 8:30 Submitted by: Lauren Moreau**