



Planning Board Minutes – May 17, 2016

A meeting of the Town of Freetown **Planning Board** was held on **May 17, 2016** at the Freetown Senior Center, 227 Chace Rd, Freetown, MA. **Present:** Debra Robbins, Nicolas Velozo Keven Desmarais, Mark Rogers arrived at 6:07 PM **Absent:** Robert Jose.

The Chairman called the meeting to order at 6:03 PM.

A. Public Hearing for Zoning By Law amendments

Motion to open the public hearing for proposed amendments to the zoning by-laws submitted for Town Meeting: Nicolas Velozo; Second: Debra Robbins; motion carries. Chairman calls the hearing to order and reads the public hearing notice. He states that the Board has been working on these articles for some time.

The first proposed amendment is the addition of a new section for off-street parking and loading regulations. The Planning Technician states that there is a typo on the text submitted to the Town Clerk; rather than spaces being 9 ft wide, it should read 10 ft. Motion to recommend the article with the correction: Nicolas Velozo; Second: Debra Robbins; motion carries.

The second proposed amendment is the addition of several definitions, for “commercial recycling facility”, “landfill”, “gross floor area” and “parking bay”. The Chairman explains that after a discussion with Town Counsel, it was suggested to hold off on incorporating a definition for “commercial recycling facility” without a “scrap metal” definition as well. Inclusion of both can be an article submitted for a future Town Meeting. Mark Rogers arrived at 6:07 during this discussion. Motion to amend the article to remove the definition of “commercial recycling facility”: Nicolas Velozo; Second: Debra Robbins; motion carries.

The third proposed amendment is the inclusion of “landfill” in the Table of Uses. The Chairman states that in a discussion with Town Counsel, it was suggested that Towns cannot eliminate landfills unless they had a long standing prohibition against them. The Town has had a protective bylaw prohibiting landfills since 1987; this article would simply re-state that prohibition within the Table of Uses. Motion to recommend the article: Nicolas Velozo; Second: Debra Robbins; motion carries.

The final proposed amendment concerns the new Site Plan Review bylaw section. Mr. Velozo points out that there is an incorrect numerical reference to the off-street parking regulations. Motion to recommend the article with the correction: Nicolas Velozo; Second: Debra Robbins; motion carries.

B. ANR for land located off of Christopher Dr. and Chace Road (Maps 228, Lots 9.02, 9.03 and 8)

Neighbors Philip Macedo and Doug Simmons of Christopher Drive approached the Board. Both are purchasing parcels of land from Jeff DeMoranville of Chace Road. The parcels will be added to the rear of their properties. Minimum area and frontage requirements will be maintained. Motion to endorse the plans: Mark Rogers; Second: Nicolas Velozo; motion carries.

C. Proprietors Acres

The Board received a request from developer William White requesting release of (2) lots as well as a request for a waiver of the installation of granite headers and transitions at the catch basins. Review engineer Ken Motta stated in his report there are no signs of unnatural ponding around the basins, and that neither he nor the Highway Surveyor take

exception to the granting of the waiver. Motion to grant waiver for the installation of granite headers and transitions: Nicolas Velozo; Second: Debra Robbins; motion carries.
Motion to endorse the as built and street acceptance plans: Nicolas Velozo; Second: Debra Robbins; motion carries.
Motion to release the lots from covenant: Nicolas Velozo; Second: Debra Robbins; motion carries.

D. Misc

The Board discussed communication from FERC relative to the comment period for the proposed pipeline running from Acushnet through Freetown as part of their overall Access Northeast Project.

The Board reviewed a letter received from Jeff DeMoranville that states his intention to take land out of Chapter 61A. The Town has first rights of refusal and the Planning Board is asked for a recommendation. Motion to send a letter to the Selectmen that we are not interested in acquiring the parcels: Mark Rogers; Second: Debra Robbins; motion carries.

Motion to pay the schedule of bills: Mark Rogers; Second: Debra Robbins; motion carries.

Motion to approve minutes of 2/16/16 and 3/15/16: Nicolas Velozo; Second: Mark Rogers; motion carries.

Motion to sign Board Payroll Approval Authorization form to allow Keven Desmarais, Mark Rogers, Debra Robbins, and Nicolas Velozo to sign payroll form for the Planning Technician: Mark Rogers; Second: Debra Robbins; motion carries.

Meeting Adjourned at 7:00 pm

Respectfully Submitted,
Lauren Moreau

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FREETOWN TOWN CLERK
2016 AUG 17 PM 2:13 *DAB*