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**Planning Board Minutes – September 13, 2016**

A meeting of the Town of Freetown **Planning Board** was held on **September 13, 2016** at the Freetown Town Hall, 3 N Main St, Assonet, MA. **Present:** Keven Desmarais, Nicolas Velozo, Robert Jose; Debra Robbins; Assoc. Member Tony DeMelo **Absent:** Mark Rogers

The Chairman called the meeting to order at 6:02 PM.

**A. Discussion of Preliminary Subdivision Plan for land off of Bullock Rd (Map 248, Lot 84; Map 251, Lot 7))**

Evan Watson of Prime Engineering approached the Board on behalf of landowner ME Hawes LLC to present a preliminary plan<sup>1</sup>. The plan shows the layout of the lots (53 in total), roadway profile, grading, and drainage features in a general manner. Mr. Watson states that an RDA has been before Conservation Commission and the wetland delineation has been approved. The Hawes family has an easement from the developer of Proprietors Acres for access to construct a connecting road network in from Jordan Lane. An easement also provided for a detention pond servicing the Proprietors Acres on a portion of the Hawes property. The applicants also plan on extending Algonquin Road to service lots. There are currently drainage structures in place on Wamsutta and Bullock Roads that disburse runoff onto the Hawes property. The plan proposes additional drainage piping and a swale that will bring that water to treatment areas. Additional runoff generated by the new development will be filtered into a different system of (3) detention basins in low and flat areas. Piping will be brought in from the outer reaches of the new road network to the basins. Once work starts on the definitive plan watershed analysis and calculations will need to be run. Mr. Watson states that all lots will need wells and septic systems; preliminary test pits and analysis of the soils and water table indicate suitability.

Mr. Watson stated that the plan is presenting road cross sections of 24 ft width with Cape Cod berm, rather than the required 30 ft width, in order to keep costs down and lessen the impervious area. The Chairman inquired as to if this would be a waiver request from the applicants, and asked if there were any additional potential waiver requests. After some discussion, the applicant stated they would be seeking a waiver for road width as well as to install a sidewalk on one side of the road. The Chairman stated that in his opinion, with heavy snow, 24 ft seems too narrow. Mr. Watson and the Board also discussed street trees in the right-of-way; after some conversation Mr. Watson stated that they may seek a waiver from the amount of trees to be planted, and may work on presenting some planting easements for the corners or in other specified areas.

The Chairman stated that the Board has the ability to send the plan out for peer review. Mr. Watson stated that at the level of effort expended so far, the review wouldn't be helpful. From the Form B process, they simply wanted to introduce the plan to the Board, discuss the street width and tree plantings. He inquired about phasing the subdivision; likely all infrastructure won't be installed at once. Peter Hawes suggested that the Road C loop with the cul-de-sac Road D could possibly be constructed in Phase 2; he also suggested that the road could be constructed to 30 ft of paved width, eliminating the sidewalk, and instead painting a bike line for cyclists and pedestrians. The Chairman suggested that the proposal they decide to go with should be shown on a layout. Don Violette, Algonquin Road resident asked how wide the piping to handle runoff from Bullock Road was proposed to be; this is the drainage that is depicted on Sheet 1 of 9 on the plan that runs behind the lots on Algonquin Road. Mr. Watson states that an open swale of a width yet to be determined will spread out this run off to a broad spot; they are running calculations so that the rate of water will improve the situation from current conditions. The Chairman suggested the applicants bring any waivers and additional design details to the next meeting.

<sup>1</sup> Preliminary Plan, Ethan Estates, Freetown Massachusetts, prepared by Prime Engineering dated August 26, 2016

## **B. Ole Blue Way Subdivision Drainage**

Mike Lecuyer, owner of a lot in the subdivision, approached the Board with a letter<sup>2</sup> from Zenith Consulting Engineers, on behalf of subdivision owner/applicant Janice Boehler. The letter is requesting a change to the overflow pipe, which on the approved plan is designed to outlet the underground concrete leaching chambers and tie into the existing drainage manhole located on the easterly side of Beech Bluff Road. The proposal is to change the type of pipe to outlet through the top of the leaching chambers and tie into an existing catch basin on the westerly side of Beech Bluff. Attached to the letter was a single plan sheet<sup>3</sup> detailing the proposed change. Mr. Lecuyer provided a check for deposit into the revolving fund for engineering; the Chairman stated that the consulting engineers will review to ensure the proposed change would be acceptable.

## **C. Decision for Washburn Road Solar Array**

The Chairman read the list of conditions from a draft approval<sup>4</sup> provided by the Planning Technician. The Board suggested some minor verbiage changes. Motion to approve with the aforementioned minor changes: Robert Jose; Second: Debra Robbins; Nicolas Velozo abstained; motion carries.

## **D. Articles for Special Town Meeting**

The Board reviewed proposed articles for submittal at Special Town Meeting. These include: adding definitions for "commercial recycling facility" and "Scrap/Junk/Salvage Yard" and to add to the Table of Use to be classified as allowed by special permit in only three districts (Industrial, Industrial 2, and General Use). The Board reviewed a letter<sup>5</sup> submitted by the Conservation Commission, requesting that a number of parcels be changed from various zoning districts to 'Open Space and Recreation'. Con Com clerk Mike McCue approached the Board to elaborate; he states the proposed parcels are mostly publicly owned land, comprised of cemeteries, parks, churches, camps, and conservation land. A large parcel donated from the developers of Holly Ridge connects to some other Town owned land off of Proprietors' Way. The Chairman stated that if the privately owned lots off Proprietors Way ever get developed, there would be some sort of greenbelt running through the area. The Chairman requested that Mr. McCue let the owners of the privately held properties be notified. After some discussion, the Board asked that the parcels containing the Police Station and COA be taken off of the list.

Deb Robbins left the room for the discussion of a petition bylaw<sup>6</sup> that was submitted, allowing for electronic billboards in certain areas in Town. After some discussion, the Board determined the public hearing for all the articles will be held on October 4<sup>th</sup>. Motion to send the proposed articles to the Board of Selectmen: Nicolas Velozo; Second: Robert Jose; Debra Robbins abstained; motion carries.

## **E. Misc**

Debra Robbins rejoined the Board. The Board discussed the municipal modernization act MGI changed, a single member designated can sign for bills. Next meeting a list to be provided. Motion to approve Keven Desmarais as the signatory: Robert Jose; Second: Nicolas Velozo; all in favor.

Meeting adjourned at 8:15 PM

Submitted by Lauren Moreau, Planning Technician

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<sup>2</sup> Letter from Nyles Zager of Zenith Consulting Engineers, LLC dated September 13, 2016 RE: Modification to a subdivision known as "Ole Blue Way"

<sup>3</sup> Plan by Zenith Consulting Engineers, LLC dated September 13, 2016 entitled 'Modification Plan'

<sup>4</sup> Draft approval for Washburn Rd. solar array

<sup>5</sup> Letter submitted by Mike McCue, CC clerk dated 9/6/16

<sup>6</sup> Petition Bylaw dated 9/13/16 submitted by Lynch & Lynch