



Planning Board Minutes – November 1, 2016

A meeting of the Town of Freetown **Planning Board** was held on **November 1, 2016** at the Freetown Town Hall, 3 N Main St, Assonet, MA. **Present:** Keven Desmarais, Nicolas Velozo, Mark Rogers, Debra Robbins **Absent:** Robert Jose

A. Discussion of bond reduction and work remaining in the Holly Ridge subdivision

Developer Al Endriunas approached the Board requesting a reduction of the surety bond currently held by the Town in the amount of \$402,000. Residents had recently reported a pothole forming on the gravel on the bridge, which had been repaired over the summer to fix a sinkhole. Mr. Endriunas states that a permanent paved patch will be put on as well as repair of the sidewalk on the bridge. He states if the weather holds, more work can be done in general within the development; the top coat of asphalt over this section and the remainder of Christopher Drive and the remainder of Marie's Way may not happen until the spring. Based on the estimate¹ provided by Ryan Trahan of Environmental Partners subsequent to his punchlist inspection, Mr. Endriunas is requesting the bond amount be reduced to \$135,000. He states that work had been going more slowly than anticipated, due to the builder going out of business. His company was left to finish construction on some houses, including one that is still not yet complete. He states he is prepared to take care of snow plowing this winter. Mr. Endriunas states that work done on the upper side of Christopher Drive is complete with the exception of one section where the binder needs to be removed and checked to see if gravel needs to be shored up. Drains were placed on both sides of road.

Mr. Desmarais inquired as to Photo 9 on the punch list which points out an 8" PVC inlet installed into detention pond #7 and asked if that was the finished product; Mr. Endriunas states it is not. The Board discussed the punch list dollar estimates for remaining work. Mr. Endriunas stated that he could do some of this work for lesser costs than what the report represents, and that there is a \$10,000 line item for rethinking the stone on the retaining walls, which has been completed. He states that these savings along with the contingency money included in the estimate give a cushion.

The Board discussed some work listed in disagreement with the original plans, which were approved in 2000 under a different developer. Mr. Trahan notated in the punch list several times with regard to places where 2 culverts were proposed, and only 1 installed, etc. After some discussion, the Board determined that they will give Mr. Endriunas a deadline of November 15, 2016 by which to repair the pothole and install the permanent patch to match the binder course. He states he will also put down the first coat of the sidewalk at this time. He also stated that he will request waivers for the items on the punch list which show disagreement with the approved plans from 2000.

Motion to reduce the bond amount to \$135,000: Mark Rogers: Second: Debra Robbins; all in favor.

B. Misc

The Board discussed a provision within Mass. General Law that allows for remote participation of public bodies via audio conference in case of physical absence. Motion to forward a letter of recommendation to the Selectmen to adopt this provision: Nicolas Velozo: Second: Mark Rogers; all in favor. Motion to pay the schedule of bills: Mark Rogers; Second: Debra Robbins; all in favor. The Planning Technician discussed a neighbor's concern regarding the vegetated berm at the Marie's Way solar farm; the Board suggested getting confirmation from EPG it was built to plan specifications. Motion to accept minutes of August 16th and 30th, September 13th and 27th, and October 4th: Debra Robbins; Second: Mark Rogers; all in favor.

Meeting adjourned at 7:00 PM

Respectfully Submitted by Lauren Moreau, Planning Technician

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¹ Letter from Ryan Trahan, Environmental Partners Group dated 10/24/16 Re: Updated Punch List for Completion of Holly Ridge Approved Subdivision