

Freetown Planning Board
Minutes of the Tuesday, December 13, 2016 Meeting
Town Hall – Assonet, Mass.

Present: Keven Desmarais, Debra Robbins, and Mark Rogers.

Absent: Robert Jose and Nicolas Velozo.

Call to order: Mr. Desmarais called the meeting to order at 6:04 p.m.

Continued Public Hearing / Site Plan Review – 5½ Bryant Street, Assonet

Mr. Desmarais indicated a response had been received from Environmental Partners regarding this project, and there were no changes or other significant comments made. The only item that stood out was that in terms of the grass to be planted on the berm, one document stated the grass would be 12" high and the other stated the grass would be 20" high; it was requested that the documents be made to match, and noted that the O&M plan would be the controlling document, whatever number was settled on.

Mr. Rogers asked if any changes had been made in terms of proposed fencing, and Dave Peterson of Cape Cod Aggregates stated that no changes had been made. It was reiterated that as the site as a whole is fenced and closed to the public, there was no need seen for additional fencing.

A motion was made by Mr. Rogers, seconded by Ms. Robbins, to close the public hearing. The motion carried unanimously.

A motion was then made by Mr. Rogers, seconded by Ms. Robbins, to approve the revised plans as submitted, with the following two conditions:

- Decommissioning bond must be in place.
- A copy of the interconnection agreement with the power company must be on file before a building permit is issued.

The motion carried unanimously.

Approval Not Required Plan – Marie's Way (Map 228, Lot 8), East Freetown

Mr. Desmarais stated the engineer had withdrawn this item and would resubmit it for a future date.

Discussion with Riverfront Business Park, LLC

Representatives from Churchill & Banks / Riverfront Business Park (Richard Baccari, Richard Baccari II, and Ray Lavey) met with members to discuss certain restrictions placed on their property by current zoning by-laws. Mr. Desmarais stated that the property owners have an interest in developing a medical marijuana growing facility on their site, but that current zoning does not allow for that use in an Industrial district. He stated several options had been looked at for ways to overcome that restriction, and the most likely way to allow the use would be to establish an additional overlay district in the area.

Mr. Baccari (Sr.) presented a draft plan that showed a ±54.8-acre area in the vicinity of Robinson's Shore as a potential overlay area, and also called for two previously-planned buildings to be combined into a single building of approximately 500,000 square feet north of the Robinson Cemetery. Mr. Desmarais asked if there would be an objection from the property owners for expanding the overlay area to cover the entire parcel and include the cultivation of hemp rather than just medical marijuana and just that 55-acre area, and the contingent from Church & Banks was receptive to the expansion. It was noted that much of this type of use is still dependent on future rulings and regulations yet to be promulgated by the Attorney General's office, but

that the Town will be required to make some accommodations for this new industry and that it was better to get out in front of it.

Mr. Lavey stated that Churchill & Banks / Riverfront Business Park may seek a use variance from the Board of Appeals to start the process sooner than it would take to amend the by-laws.

A motion was made by Mr. Rogers, seconded by Ms. Robbins, that should the use variance be sought, the Planning Board would send a letter to the Board of Appeals expressing its support for the use. The motion carried unanimously.

Mr. Rogers pointed out that this type of agricultural/cultivation use would produce less truck traffic than warehouses.

Approval of Prior Meeting Minutes, Old Business, Other Business Properly Considered by the Board
All three of these items were passed over.

Meeting Adjourned

A motion was made by Ms. Robbins, seconded by Mr. Rogers, to adjourn at 6:50 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: _____
Michael T. McCue

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