



Planning Board Minutes – January 24, 2017

A meeting of the Town of Freetown **Planning Board** was held on **January 24, 2017** at the Freetown Town Hall, 3 N Main St, Assonet, MA. **Present:** Keven Desmarais, Mark Rogers, Robert Jose, Debra Robbins **Absent:** Nicolas Velozo

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

A. Request for subdivision covenant release at Cameron's Way Extension

Developer Luis Coelho emailed¹ the Board stating that all work per the plans had been completed, and requesting the release of his lot from covenant. Mark Rogers stated that he has visited the site and noted that there is vegetation around the cul de sac that still needs to grow. He states that in the springtime, Mr. Coelho should clean some vegetation growing in front of the outfall pipes, but otherwise he is satisfied with the subdivision. Motion to release the lot from covenant: Mark Rogers; Second: Robert Jose; all in favor.

B. FY 18 Budget request

The Planning Technician provided the Board with a copy of the proposed budget request², which totaled \$52,754.58 as well as a spreadsheet³ detailing a budget increase of \$2,629.02. This increase is exclusive of any contractual payroll compensation, and was added because of the Board's suggestion to send out an annual newsletter to stakeholders detailing zoning amendments. The Planning Technician budgeted so supplies, postage, and printing under the assumption that the newsletter would be distributed to occupied households and business establishments. Motion to submit the proposed budget and increase request: Mark Rogers; Second: Debra Robbins; Abstained: Robert Jose; motion carries.

C. Misc

The Planning Technician informed the Board that the proponents of the CCA solar array are working on securing decommissioning surety. They had initially proposed setting aside the prescribed amount in a bank account and sending the board monthly statements. They were told they can deposit funds directly with the Town to be held in an interest bearing account, and also informed of companies that have supplied decommissioning bonds to other solar projects.

The Board discussed a potential article for Annual Town Meeting that would specify hours of operations for businesses in the Town. The Planning Technician provided a spreadsheet⁴ outlining if and how surrounding Towns regulate hours of operation. She stated that most do not, but that perhaps they may regulate through some other means (permits issued by BOS, etc.). The Towns that do specify restrictions in their bylaws usually do so through footnotes within their Table of Use. The Board agreed that would be the method to use. The Planning Technician will work on this further. Other potential Town Meeting articles to be discussed at upcoming meetings included amending the Table of Use so that any uses not specified can pursue a special permit through the Planning Board; including additional uses within the Science and Technology Overlay District; looking into a bylaw regulating the overnight parking of tractor trailers; possible small changes to the Site Plan Review bylaw; and establishment of an overlay district for medical and recreational marijuana. The Board discussed an overlay district allowing for both medical and recreational marijuana in town. After some discussion, the Board agreed to table the issue until after the February 7th briefing with SRPEDD. The Chairman also

¹ Emailed received from Luis Coelho on 1/8/17 RE: Tuesday January 10th

² FY18 Budget Worksheet revised through 1/24/17

³ Spreadsheet detailing Budget Increase – Mailing revised through 1/24/17

⁴ Spreadsheet entitled 'Town Hours of Operation' revised through 1/24/17

suggested inviting Chapman Dickerson, business partner of Tim Keough from AmeriCann Inc. to an upcoming meeting to brief the Board on the state of the industry and regulations in Massachusetts.

The Board reviewed outstanding minutes, including some outstanding executive session minutes from the Peninsula Compost project in 2012.

Motion to approve and release the executive session minutes of 3/8/12, 3/15/12, and 5/1/12: Mark Rogers; Second: Keven Desmarais; Abstained: Robert Jose; motion carries.

Motion to approve the minutes of 12/6/16, 12/13/16, 10/17/16, and 11/1/16: Debra Robbins; Second: Mark Rogers; Abstained: Robert Jose; motion carries. Motion to approve the minutes of 10/25/16 and 11/15/16: Robert Jose; Second: Keven Desmarais; all in favor.

Motion to adjourn: Robert Jose; Second: Mark Rogers; all in favor.

Meeting adjourned at 7:00 PM

Respectfully Submitted,

Lauren Moreau, Planning Technician

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