

**Town of Freetown
Planning Board**
Minutes of the Tuesday December 20, 2022
Held at the Town Hall, 3 North Main Street

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FREETOWN TOWN CLERK
2023 JAN 18 AM 10:27

Present: Robert Jose, Jim Frates, and Debra Robbins.

Absent: David Crose and Chris Mello.

Call to Order: Robert Jose called the meeting to order at 6:17 p.m.

Site Plan Review and Special Permit – 52 & 54 County Road

The applicant requested a continuance to January 17, 2023, due to going through Zoning Board of appeals.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to January 17, 2023, at the Council on Aging, at 6:00pm. The motion carried unanimously.

Site Plan Review – 4 & 7 Campanelli Drive

The applicant requested a continuance to January 17, 2023, due to going through peer review.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to January 17, 2023, at the Council on Aging, at 6:00pm. The motion carried unanimously.

Request for Bond Reduction – Fallbrook West

The applicant requested to continue this item until they have the as-built ready for review.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the request for bond reduction for Fallbrook West to January 17, 2023, at the Council on Aging, at 6:00pm. The motion carried unanimously.

Modification to Approved Subdivision – 191 Chace Road

Wayne and Donna Zitano, the applicants/owners, stated that they no longer want to pursue the modification of leaving the existing utility pole instead of relocating it at this time.

Review Covenant – 191 Chace Road, Form C, Wayne and Donna Zitano

Wayne and Donna Zitano, the applicants/owners, stated that they have provided the estimate to the Planning Board for the cost of constructing the road. Ms. Zitano stated that this does not include the price of the pole relocation and that they are still in communication with Verizon, but it appears that there will not be any cost to them. Mr. Jose stated that they typically ask for a 20% contingency and a 3% percent escalator which altogether would be approximately \$55,000. Mr. and Mrs. Zitano stated they would like to hold the lot under covenant as their type of surety. Mr. Jose stated that the parcel would be Parcel A as referred to on the plan.

Mark Rosofsky, of Chace Road, asked if the cost of removal of the pole will be on the covenant. Mr. Jose replied that they will add the relocation of the pole per the plan to the provided estimate. Gary Mendes, of Chace Road, asked if the pole relocation discussion comes up again, will they be notified. Mr. Jose stated that individual abutters cards will most likely not go out, however the agenda is posted at least 48 hours in advance.

A motion was made by Debra Robbins, seconded by Jim Frates, to change the proposed construction proposal #2022-1218_ZTN from Argus and add line #8 to relocate the pole per the plan dated December 2, 2022. The motion carried unanimously.

A motion was made by Debra Robbins, seconded by Jim Frates, to hold Parcel A on plan dated December 2, 2022, in covenant until the roadway is completed with numbers 1-8 as submitted on the Argus proposal #2022-1218_ZTN. The motion carried unanimously.

Chapter 61A – Right of First Refusal Notification

a. 0 Gurney Farm – Map 228 Lot 8

Mr. Jose explained that this is the lot that they previously approved a site plan for solar. Mr. D’Antoni stated that she was notified by another department that Mr. DeMoranville decided not to sell his property anymore however she has not received anything in writing from the owner.

A motion was made by Debra Robbins, seconded by Jim Frates, to not purchase the land. The motion carried unanimously.

Minutes

a. 12.06.2022

The Board decided to take this up at the next meeting.

Meeting Adjourned

A motion was made by Debra Robbins, seconded by Jim Frates, to adjourn. The motion carries unanimously, and the meeting was adjourned at 6:17 p.m.

This is a True Record by me.

Attest: _____
Victoria D’Antoni, Planning and Land Use Administrator