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### **Planning Board Minutes – August 7, 2018**

A meeting of the Town of Freetown **Planning Board** was held on August 7, **2018** at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Debra Robbins, Robert Jose, Jim Frates **Absent:** Keven Desmarais, Mark Rogers

**Meeting called to order at 6:10 PM**

#### **Continued Public Hearing- Fallbrook Subdivision**

Mr. Jose read the email from Evan Watson, Prime Engineering, requesting to continue the public hearing for the Fallbrook Subdivision to the September 11<sup>th</sup> meeting.

Mr. Jose entertained a motion to continue the public hearing for the Fallbrook Subdivision to the September 11<sup>th</sup> meeting. Ms. Robbins sustained and Mr. Frates seconded. The motion passed unanimously.

#### **Discussion on allowing truck stops by special permit in the Science and Technology Overlay District (STOD) and adding it to the Freetown General and Zoning By-laws table of use**

Mr. Jose explained how the STOD is away from residential areas and how there is a need for a truck stop. Mr. Jose also mentioned that this gives a mechanism for allowing truck stops in the STOD in the future.

Mr. Jose entertained a motion to recommend a public hearing and that truck stops be allowed by special permit in the Science and Technology Overlay district. Mr. Frates sustained and Ms. Robbins seconded. The motion passed unanimously.

#### **Correspondence on increasing the required buffer zone for site plan review plans**

The board decided to take no action on this and to wait for Chairman Desmarais to be present when continuing the discussion.

#### **Discussion on accepting Chace/Parker subdivision**

Mr. Jose read the letter from the Highway supervisor concerning the roads in the Chace/Parker estates subdivision.

Ms. Robbins read the requested waivers list which were for scale of the as-built plans.

Mr. Jose entertained a motion to grant the waivers for the one to fifty scale instead of the one to forty scale required by the Rules and Regulations and for the one to ten vertical scale instead of the one to four vertical scale as required by the Rules and Regulations. Ms. Robbins sustained and Mr. Frates seconded. The motion passed unanimously.

Mr. Jose entertained a motion to send a letter to Board of Selectman Road commissioners recommending that Cody Drive, Nick Drive, Ethan Circle, and Rylee Circle be accepted at the Town Meeting. Ms. Robbins sustained and Mr. Frates seconded. The motion passed unanimously.

#### **Receive Minutes/ Receive Schedule of Bills Paid**

Ms. Robbins made a motion to accept the minutes from the July 17<sup>th</sup>, 2018 Planning Board meeting with the changes mentioned to the Planning Technician. Mr. Frates seconded.

The list of bills paid was reviewed by the board.

#### **Other Business**

Ms. Robbin entertained a motion to accept the decision for the Borrego Solar installation on Bullock Road. Mr. Frates seconded.

Mr. Jose entertained a motion to adjourn at 6:30. Ms. Robbins sustained and Mr. Frates seconded.

Respectfully submitted,

Christopher McKay

Planning Technician