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**Town of Freetown
Planning Board**

Minutes of the Tuesday, June 27, 2023 Meeting
Held at the Police Station Community Room, 15 Memorial Drive

Present: James Frates, David Crose, Chad Carvalho, and Steven Tripp.

Absent: Christopher Mello.

Call to Order: James Frates called the meeting to order at 6:00 p.m.

Request for Lot Release – Fallbrook (Covenant from 2019)

Mr. Frates stated that this covenant is from the original Fallbrook Subdivision, before both sides were split into two with the solar array in the middle. Jon Ritter and Jason Ritter, on behalf of Ritter Family, LLC, were present. Mr. Jon Ritter expressed that they are requesting this release to avoid title issues.

A motion was made by David Crose, and seconded by Chad Carvalho, to issue a complete release of all 24 lots from covenant. The motion carried unanimously.

Request for Permit Extension – 12 Forge Road

Request for Permit Extension – 32 Middleboro Road

Mr. Frates stated that the above solar array projects are requesting an extension due to going through Eversource, similar to other extensions the Board has granted recently.

A motion was made by David Crose, and seconded by Chad Carvalho, to extend the 12 Forge Road and 32 Middleboro Road Site Plan Review permits for 3 years. The motion carried unanimously.

Review and Sign Lot Release – Zitano Way

Review and Sign Deposit of Money – Zitano Way

The Board signed the above referenced documents.

Any other business to properly come before the Board

Mr. Crose asked for an update on the MBTA Communities. Mrs. Alfaro explained that there has been an update from the state. The state has confirmed that the calculations will be changing and now only 20% of the district is required to be within the half-mile radius of the train station. Additionally, \$20,000 in technical assistance funds has been awarded to the Town for SRPEDD to help with creating a 40R district that also complies with the MBTA requirements.

Meeting Adjourned

A motion was made by David Crose, seconded by Chad Carvalho, to adjourn. The motion carried unanimously. The meeting was adjourned at 6:17 p.m.

This is a True Record by me.

Attest: _____
Victoria Alfaro, Planning & Land Use Administrator