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**Town of Freetown
Planning Board**

Minutes of the Tuesday, July 18, 2023 Meeting
Held at the Police Station Community Room, 15 Memorial Drive

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

Absent: None.

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

Review As-Built – 5 ½ Bryant Street, Cape Cod Aggregates, Solar Array

Dave Peterson, of Cape Cod Aggregates, stated that this solar array has been constructed for approximately 7 years and they did not know they needed to submit as as-built to the Board. As soon as Victoria contacted them, they immediately had the engineers go out to survey and create the as-built.

A motion was made by David Crose, and seconded by Christopher Mello, accept the as-built dated June, 1 2023 as submitted. The motion carried unanimously.

Continued Site Plan Review – 90 South Main Street

A motion was made by David Crose, and seconded by Christopher Mello, to continue the public hearing to August 15, 2023, at 6:00pm, at the Police Station Community Room. The motion carried unanimously.

Request to Release Cash Surety – Locust Acres

Mrs. Alfaro explained that the project has been completed and that everything appears to be completed according to the submitted as-built.

A motion was made by David Crose, seconded by Christopher Mello, to release the cash surety for Locust Acres. The motion carried unanimously.

A motion was made by David Crose, seconded by Christopher Mello, to accept the as-built dated June 26, 2023 as submitted. The motion carried unanimously.

Discussion on Stormwater Management

Mrs. Alfaro stated that creating a stormwater permit application with a by-law and regulations is the last remaining item to finish out this years MS4 contract. The Board needs to decide who the issuing authority is for stormwater permits and then we can look at a draft by-law and regulations. Mrs. Alfaro proposed having the Planning Board as the issuing authority unless the project is only going through Conservation that way the applicant doesn't have to go through multiple Boards. Mr. Crose asked what the ratio might be of projects that go to Conservation. Mrs. Alfaro replied it most likely won't be a lot because if a project is disturbing over an acre of land, which will be what triggers the stormwater permit, then it will most likely need a permit through Planning for Site Plan Review or a Form C Definitive Subdivision.

A motion was made by David Crose, seconded by Christopher Mello, to make the Planning Board the issuing authority for stormwater permit except when an applicant only has to file with Conservation. The motion carried unanimously.

Minutes

A motion was made by David Crose, seconded by Christopher Mello, to accept the 06.06.2023 and 06.27.2023 meeting minutes as submitted. The motion carried unanimously.

Any other business to properly come before the Board

Mr. Crose asked for an update on the MBTA Communities. Mrs. Alfaro explained that there are no updates at this time.

Mrs. Alfaro mentioned the By-law Review Committee will be starting to meet soon and that a representative from the Planning Board needs to be reappointed. Mr. Tripp is on the Committee representing Precinct 1,

however there is another resident who is interested in being on the Committee. Mrs. Alfaro asked Mr. Tripp if he would rather be the Planning Board representative. Mr. Tripp said yes.

A motion was made by David Crose, seconded by Christopher Mello, to appoint Steven Tripp to the By-law Review Committee, effective 07/01/2023 – 06/30/2024. The motion carried unanimously.

Meeting Adjourned

A motion was made by David Crose, seconded by Christopher Mello, to adjourn. The motion carried unanimously. The meeting was adjourned at 6:29 p.m.

This is a True Record by me.

Attest: _____
Victoria Alfaro, Planning & Land Use Administrator