

**Town of Freetown  
Planning Board**

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

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2023 SEP 15 AM 8:27

**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.

**Continued Site Plan Review – 90 South Main Street**

A motion was made by David Crose, seconded by Chad Carvalho, to continue the public hearing to September 5, 2023 at the Council on Aging. The motion carried unanimously.

**Request for Opinion – Proprietor's Way, Map 240 Lot 86**

Nicolas Velozo, representative for the owner, and Kenneth Rezendes, the owner, were present. James Frates stated that this is an ancient way in existence prior to subdivision control law and then read the definition of a street according to the Town of Freetown By-laws Article 11.2. Mr. Frates explained that the Planning Board is here to look at the plans, and give an opinion on the road for width, depth, and construction to access the property for the use of a single-family home. The roadway is currently overgrown and the applicant wants to improve it to get a single-family house at the end of Proprietors Way. Nyles Zager, from Zenith Consulting Engineers, stated that they are proposing essentially a 20-foot-wide driveway, 14 feet wide with 3-foot shoulders on the side, 9 inches reprocessed gravel, and 3 inches asphalt grindings. 12 inches is the standard practice for accessing one home. Mr. Zager explained that emails were sent from the Police and Fire Chiefs that the proposed driveway is sufficient for emergency vehicles. Also provided was a proposed turn around area. Mr. Frates asked about the entrance pad. Mr. Zager said it is 50-foot-wide construction entrance pad, standard practice. Mr. Frates asked about paving the apron and concern of construction debris. Mr. Zager explained that the construction riprap entrance knocks off the dirt, etc. and needs to be maintained.

Rick LaPlante, 2 Tasha's Lane, referenced a previous Board of Selectmen meeting. Mr. Frates responded that that is not in the Planning Boards purview and that Proprietors Way was already established as an ancient way. Mr. LaPlante stated the surveyors went through his backyard and that the road is private with no frontage. Mr. Frates stated that these issues are not for the Planning Board and that the Selectmen to not dictate to the Planning Board. They are two different and independent Boards with different responsibilities that are based on MGL.

Donna Zitano, 191 Chace Road, mentioned a 50-foot-wide construction entrance pad for their subdivision was required and asked about the wetlands on Proprietors Way. Mr. Frates responded that it needs to go through Conservation. Mrs. Zitano stated that the roadway being proposed at 20 foot wide, 14-foot gravel road was approved by Fire and Police, but their subdivision had different widths. Mr. Frates responded that he can't comment on that as the project was several months ago.

Matthew Zitano, 191 Chace Road, questioned the use of driveway and frontage on Proprietor's Way. Mr. Frates stated that frontage can come from a way. Mr. Zitano stated that it does not make sense, abutters own to center of Proprietors Way. Mr. Frates reminded everyone they are only here to give their opinion on the improvements to the roadway for the proposed use of a single-family home.

Rachel Lech, 193 Chace Road, stated they are grasping at straws to get this through. Mr. Frates explained that he gave the abutters a few moments to speak but is not okay with the meeting getting out of control. He did not have to allow any public comments but did allow abutters to speak.

Deborah LaPlante, 2 Tasha's Lane, did homework and due diligence of private property, they are 20 feet behind their horse barn. Mr. Frates stated that is not within the purview of the Planning Board.

Mr. Velozo mentioned the comment about a public hearing and stated that it is not. Mr. Frates explained that it is a public meeting, not hearing and he was trying to give the abutters a chance to speak.

A motion was made by David Crose, seconded by Chad Carvalho, that the opinion of the Planning Board that the improvements are of sufficient width, suitable grade, and construction to access the single-family house on one lot being proposed at Proprietors Way, Map 240 Lot 86, owner Rezendes Associates Inc., represented Nicholas Velozo. The motion carried unanimously.

*Mr. Frates called a 5-minute recess at 6:35p.m.*

*Mr. Frates called the meeting back to order at 6:40p.m.*

#### **Informal Meeting – 11 Walnut Street**

Claudette Torres, the owner, was present. Robert Peruzzi, of Mount Hope Engineering, explained that there is an existing house on a big piece of property with a wetland out front and an old gas main that runs through with a 65-foot easement. There are two pipes way over on the other side with an intermittent stream that runs out of wetland and they also have to work around the septic and existing well to work around to see what access to get in back. Mr. Peruzzi has already spoken to Enbridge and they will allow a driveway over the pipelines, but driveway has to run perpendicular with pipes not parallel. James Frates said the only problem he sees is the width of the proposed road. Mr. Peruzzi stated that they might be able to do 10 feet wide. Mr. Frates asked to provide proper paperwork from the gas company. Mr. Frates asked about the construction of the driveway. Mr. Peruzzi replied grindings. David Crose stated this a 3-lot subdivision, one already existing. Steven Tripp stated the entrance is narrow. Mr. Crose talked about the roadway getting chewed up if they need to do something with the gas line. Mr. Frates stated they should push to get the road as wide as possible. Mr. Frates stated that this was an informal and they will need to file.

#### **Update on Status of Creating a 40R District to Meet the MBTA Requirements**

Victoria Alfaro, the Planning and Land Use Administrator, explained that SRPEDD is helping with technical assistance and is preparing for site visits to look at locations. Those locations being around the train station, S. Main St, and any areas with water or sewer and potentially where they may be extended to. Reverend Dias at Calvary Pentecostal Church is interested in developing housing and Ms. Alfaro wants to make sure that area is looked at too. The Board agreed with these locations.

#### **Discussion on Stormwater Management**

Ms. Alfaro explained this is the last item to finish up the contract for the prior year with Environmental Partners. The Town has to adopt a stormwater by-law, if not then town could be fined. A public hearing needs to be scheduled. The review and discussion can take place on September 5<sup>th</sup> and public hearing on the 19<sup>th</sup>.

A motion was made by David Crose, seconded by Chad Carvalho, to submit the stormwater management by-law article for the Special Town Meeting warrant. The motion carried unanimously.

#### **Minutes**

A motion was made by David Crose, seconded by Chad Carvalho, to approve the 07.18.2023 meeting minutes as submitted. The motion carries unanimously.

#### **Any other business to properly come before the Board**

Ms. Alfaro gave an update on the Four Corners study that was approved for funding at the Annual Town Meeting in June. The team at Environmental Partners showed conceptual designs of signalized intersections, a mini round-about and full-size round-about at a meeting with the Town Administrator and Ms. Alfaro. The next step is a joint meeting of the Planning Board and the Board of the Selectmen to give an opportunity for public input. The Board agreed they will be available for this joint meeting on September 14<sup>th</sup>.

#### **Meeting Adjourned**

A motion was made by David Crose, seconded by Chad Carvalho, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:27p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Nicole DeMoranville, Senior Clerk