

**Town of Freetown
Planning Board**

Minutes of the Tuesday, December 5, 2023 Meeting
Held at the Police Station Community Room, 15 Memorial Drive

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

Absent: James Frates

Call to Order: David Crose called the meeting to order at 6:00 p.m.

Informal Discussion – 2 Priscilla Lane

Shawn Edge, the applicant was present and explained that his project is for a one house lot with a paper road that would come off of Ashley Brook Lane in Rochester. It would have a hammer head cul-de-sac. Mr. Crose asked for confirmation that the road would be coming in from Rochester side. Mr. Edge confirmed it is on the Rochester side. He asked, with the proposed plan, to what regulations the planning board would require. Mr. Crose stated that with the plans being a subdivision, Form C requirements would be followed. Victoria Alfaro further explained that with a smaller subdivision, like this one, it would be up to the applicant to request waivers and to present it. Mr. Edge was not sure of the requirements that would need to be followed due to his project being different than others that have been presented. He explained that he wanted to start the informal with Freetown first since the actual house is on the Freetown side and that would then help drive the conversations with Rochester. He stated that the requirements in Rochester are much larger than Freetown. He made reference to road size requirements. They are unsure of where to start before going to engineers. Mr. Crose asked about lot 19 and where land is coming from for the subdivision. Mr. Crose suggested to get prior examples of projects that had been approved recently. Mrs. Alfaro would send those. Mr. Edge is looking for direction to what the best route is for this project. He referenced the plans and lots of the project location, current roads, proposed roadway, and frontage. He explained that Freetown Police and Fire would be the ones to respond. This was the reason to start the informal discussion with Freetown Planning Board then go to Rochester. Mr. Mello asked who would be the ones to approve the driveway. Mr. Edge explained that both, Freetown and Rochester, would be required to approve the development. He further explained that a land swap would occur with his future father-in-law to be able to have enough frontage to allow the project. Mrs. Alfaro explained that once a form C is filled, it would be sent to various departments for review, then comments would be sent to Mr. Edge. Mr. Crose asked about town water. Mr. Edge explained there would be a well on the lot, no town water. Mr. Edge now knows what his next steps are and would be back.

Informal Discussion – 11 Walnut Street

Tony Peruzzi, of Mount Hope Engineering explained the proposed project. He had a prior informal meeting and had proposed a 12-foot travel right of way with a 3-foot shoulder. At that time, the board wanted to see the road wider. He reviewed with Enbridge. They agreed to go with a 15-foot travel right of way with a 3-foot shoulder. He asked if that is adequate for access for the two lots. Mr. Mello asked if the road would remain private. Mr. Peruzzi confirmed that it would be private. Mr. Crose asked for confirmation on what the standard size of roads is that the Fire Chief likes to see. Typically, the standard is 20-feet. Mr. Peruzzi stated the roadway is a maximum of 18-feet. Mr. Crose asked why the road can not be moved to the other side. He explained that Enbridge prefers the road to be perpendicular to the gas line. Mr. Peruzzi explained that there is too much wetlands and the state would not allow to fill in that much. Mr. Mello asked if the fire department has said anything about this. Mr. Peruzzi explained that he has done other hammerheads like this before and is similar to what was done on Jessica Lane. Mr. Tripp expressed the concern for the turn out on the entrance. Mrs. Alfaro suggested that the applicant to reach out to the fire department to see what would be adequate. Mr. Peruzzi asked about doing two or three lots because they have to file with Conservation too. The board said the 3-lots is ok if the fire department says its adequate and a turnout is added. The two new lots would be accessed by the new road and the existing home would continue being accessed through Walnut Street.

Update on Woodland Estates

Mrs. Alfaro gave an update on the Woodland Estates. She explained that the developer wants to install the sidewalks around the center island instead of around the edges of the cul-de-sac. She had reached out to the peer review consultant and they confirmed that it would not be viable to improve pedestrian access by putting sidewalks around the small circle. Josh Frias, a homeowner in the development, asked for clarification that the developer had proposed to install sidewalk around the interior circle. The board clarified. Mr. Mello asked if it is steep in that area. Mr. Frias confirmed that it is for two homes but then tapers off and becomes level. The

first house has sidewalk but it is not continued all the way around. There are a lot of things the developer is still on the hook for and was outlined by Environmental Partners. They are not looking for extra things to be done, just looking for the developer to keep good on the basics on the time of selling the home. Mr. Mello stated that the developer should do work according to the plans. Mr. Crose asked about the plantings in the center of circle. Mr. Frias stated to hold developer accountable for landscaping plantings that were documented in the plans. Kevin Correia, the President of Homeowners Association (HOA) stated that a vote took place and majority was for plantings in the circle and asked if the HOA have any say about the sidewalks. Mrs. Alfaro explained that if it is not in the roadway layout and would have to go on private property, they would need to get landowner permission. Mr. Correia stated that they are planning to have an HOA meeting next month and would bring some of this up for discussion. Environmental Partners (EP) is waiting to do final inspection when all items on the list has been completed. Mr. Correia stated that they are only asking for the basic subdivision requirements. The developer was not present at this time.

Discussion on Accessory Apartment By-law

Mr. Crose suggested to push the discussion to the next meeting where Mr. Frates could be present. The board agreed to discuss the accessory apartment by-law during the next meeting on January 2, 2024.

Public Hearing – Proposed Stormwater Rules and Regulations

Mr. Crose opened the public hearing.

A motion was made by Christopher Mello, seconded by Chad Carvalho, to waive the reading of the public hearing notice. The motion carried unanimously.

Mr. Crose explained that the by-law has to be approved by the Attorney General. There is no date yet. He proposed to move it to the second meeting in January for the 90-day approval to take place.

A motion was made by Christopher Mello, seconded by Chad Carvalho, to continue the public hearing to the meeting on January 16, 2024 at the Council on Aging. The motion carried unanimously.

Minutes

Mr. Crose had one comment on the 11.07.2023 minutes about a typographical issue and it had been addressed.

Motion was made by Christopher Mello, seconded by Chad Carvalho, to approve the minutes 10.03.2023, 10.17.2023, and 11.07.2023 as amended.

Meeting Adjourned

A motion was made by Christopher Mello, seconded by Chad Carvalho, to adjourn the meeting. The motion carried unanimously, and the meeting was adjourned at 6:49 p.m.

This is a True Record by me.

Attest: _____
Nicole DeMoranville, Senior Clerk