



Planning Board Minutes – April 2, 2019

A meeting of the Town of Freetown **Planning Board** was held on **April 2, 2019** at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Robert Jose, Debra Robbins, Keven Desmarais **Absent:** James Frates, Mark Rogers

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Meeting called to order at 6:00 PM

Discussion of Betty Springs Road Extension Surety

Jeff Deterra, Betty Spring Road extension applicant, explained that he would like to hold Lot 2 under covenant.

Mr. Jose made a motion to hold Lot Number 2, shown on the plan "Residential Subdivision of Land, Betty Spring Road Extension", under covenant. Ms. Robbins seconded. The motion passed unanimously.

Riverfront Business Park Preliminary Plan Discussion

Brandon Carr, DiPrete engineering, and Raymond Lavie, Churchill & Banks, presented their preliminary plan to subdivide part of the Riverfront Business Park. Mr. Carr began by explaining the Riverfront Business Park project. Mr. Carr stated that he and Mr. Lavey were at the meeting to inform the board that they are intending to submit a subdivision plan. Mr. Carr explained that Copart, an online auto auction company, has expressed an interest in purchasing part of the land if the subdivision is successful.

Ms. Robbins asked how many vehicles would be entering and exiting the lot per day. Mr. Carr responded that the proposed lot would be used as a holding lot and that the only traffic would be from employees and a couple trucks per day.

Mr. Lavey stated that Copart is an international company. He added that they bring the cars in on flatbed trucks, most of the cars will not be here for more than 30 days, there would be no rehab done on the cars, and that most of the cars go to 3rd world countries.

Mr. Jose asked if the parking lot would be just gravel or if it would be paved. Mr. Carr said that usually the parking lot is just gravel and that there would be an 8-10,000 square foot building.

Chairman Desmarais said that if the plan was to use existing entrance and egress then special attention should be paid attention to the turn radius. Mr. Jose said that he concerns with traffic and he would like to see heavy tractor trailer traffic go through Innovation way. Chairman Desmarais said that in the past the Planning Board has visited businesses that are proposing to open a location in Freetown and that he would like the board to visit one of Copart's other locations to understand how it operates. Chairman Desmarais asked how many lots were being proposed. Mr. Carr said 3 lots.

Mr. Jose asked if there will be an updated plan once the application is filed. Mr. Carr replied that they would. Mr. Jose suggested that Mr. Lavey and Mr. Carr attend and Economic Development Committee meeting. Chairman Desmarais asked if the application was going to be a Form B or a Form C. Mr. Carr said that it would be Form C.

Continued Public Hearing – Michkev RE LLC

Chairman Desmarais read the letter from Dan Mulloy, Site Design Engineering, asking to continue the public hearing to a later date.

Chairman Desmarais entertained a motion to continue the public hearing for Michkev RE LLC Site Plan Review to April 16th at 6:00 pm at the Freetown Town Hall. Ms. Robbins moved and Mr. Jose seconded. The motion passed unanimously.

Discussion of Potential Zoning By-laws and Regulations

Chairman Desmarais listed the proposed by-laws that have been discussed previously. The first proposed by-law is the updated zoning map that shows all the zoning changes that were approved at October's Special Town Meeting. The second proposed by-law would move the PMUD section that deals with "Density and Dimensional Requirements" to the Freetown Planning Board's "Rules and Regulations Governing Development within the Planned Mixed-Use Development Overlay District". The third proposed by-law would change the table of use for Truck Stops to only allow them in the Science and Technology Overlay District (STOD).

Mr. Jose mentioned that truck stops are currently only zoned in the Industrial, Industrial 2, and STOD. Mr. Jose added that this might alleviate some of the concerns that were expressed when Circle K was proposing a tractor trailer fueling station by limiting truck stops to the STOD.

Chairman Desmarais said that if any board members have any additional ideas for articles, that they should send them to the Planning Technician. Chairman Desmarais asked the board if the Assonet Bay Shores Overlay District (ABSOD) should be included at the Annual Town Meeting. Ms. Robbins said that more research has to be done. Chairman Desmarais said that he thinks that the overlay district should only include the Assonet Bay Shores but the Mr. Frates and Mr. Jose want it to include more areas. Mr. Jose proposed that the board take the next 6 months to do more research on how the ABSOD will effect whatever areas it includes. Chairman Desmarais said he was fine with that and that the Planning Technician will begin identifying the lots that will be included in the overlay district.

Mr. Jose made a motion that the 3 proposed articles be forwarded to the Selectmen. Ms. Robbins seconded. The motion passed unanimously.

Mr. Jose asked how the board can begin the process of getting a new associate member. The Planning Technician said he would talk to the Town Clerk to figure out what has to be done in order to start advertising the position.

Chairman Desmarais entertained a motion to adjourn at 7:00 pm. Mr. Jose moved and Ms. Robbins seconded. The motion passed unanimously.

Respectfully Submitted,

Christopher McKay