



### **Planning Board Minutes – February 26, 2019**

A meeting of the Town of Freetown **Planning Board** was held on **February 26, 2019** at the Freetown Council on Aging 3 N Main St Freetown, MA **Present:** Jim Frates, Mark Rogers, Keven Desmarais **Absent:** Debra Robbins, Robert Jose

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2019 SEP 18 AM 9:40

**Meeting called to order at 6:03 PM**

#### **Public Hearing – Freetown Police Station**

Chairman Desmarais entertained a motion to waive the public hearing notice. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

Chairman Desmarais called the public hearing for the Freetown Police Station to order.

Chairman Desmarais explained that the members of the Planning Board are acutely aware of the plans for the proposed police station due to attending previous presentations.

Nathan Ketchel, Consulting Engineers Inc., approached the board and explained the requested waivers for the project.

The requested waivers were:

1. Location and Ownership of Abutting Parcels
2. Traffic Impact Assessment
3. Environmental Impact Assessment
4. Community Impact Assessment
5. Parking Impact Assessment
6. Noise Impact Assessment

The consensus from the board was that they had no issue granting the requested waivers.

Chairman Desmarais asked if it would be possible or practical to add additional accessible parking spaces. The Chairman said that the 4 proposed spaces meet the current requirements.

Mr. Ketchel said that in order to add 1 accessible parking space 2 other parking spaces would have to be removed, due to the hatching next to the accessible parking space. Chairman Desmarais stated that additional accessible parking spaces can always be added later on.

Chairman Desmarais clarified that the requested waivers for the various assessments were for the engineering review of the assessments, not a waiver from doing the assessments.

Mr. Ketchel introduced 2 new waivers requests that he had identified. The first additional waiver request is to use High Density Polyethylene (HDPE) flared end sections, instead of the required concrete, in 2 areas that are not in the Zone 2 Water Protection area and are not discharging into resource areas. The second additional waiver request was to use HDPE drainage pipe instead of the required Reinforced Concrete Pipe (RCP).

Chairman Desmarais asked Mr. Rogers what he thought about this waiver request.

Mr. Rogers said he did not have an issue with the request.

Mr. Rogers made a motion to approve the 8 waiver requests as discussed. Mr. Frates seconded. The motion passed unanimously.

Chairman Desmarais asked Mr. Ketchel to provide the Planning Board with an updated waiver request list that can be recorded, either included on the title sheet or as a separate narrative.

Mr. Rogers asked why there were so many cleanouts on the drainage structures. Mr. Ketchel said that they provide access to the system below. Mr. Rogers asked if there was a plan to put concrete under them, or any kind of support, in order to prevent them from breaking. Mr. Ketchel said that he would take a look at the cleanouts and see if he could reorganize them. Mr. Rogers said that if we could get rid of half of the clean outs than that would be great.

Chairman Desmarais entertained a motion to close the public hearing. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to approve the site plan review permit request application with the condition that either a plan sheet or a narrative be provided to the town that has a complete list of the aforementioned waiver requests. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

### **Receive Minutes**

The board was unable to vote on the minutes from February 5, 2019 due to lack of quorum.

Chairman Desmarais entertained a motion to adjourn at 6:35 pm. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

Respectfully Submitted,

Christopher McKay