

2018 NOV -6 AM 9:18

**Planning Board Minutes – October 16, 2018**

A meeting of the Town of Freetown **Planning Board** was held on October 16, 2018 at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Mark Rogers, Debra Robbins, Robert Jose, Jim Frates, Keven Desmarais

**Meeting called to order at 6:10 PM**

**Continued Public Hearing- Fallbrook Subdivision**

Chairman Desmarais called back to order the continued public hearing for the Fallbrook Subdivision. Chairman Desmarais read the email from Evan Watson, Prime Engineering, requesting to continue the public hearing for the Fallbrook Subdivision to the November meeting.

Chairman Desmarais entertained a motion to continue the public hearing for the Fallbrook Subdivision to November 13<sup>th</sup> at 6:00 pm at Freetown Town Hall. Mr. Rogers sustained and Ms. Robbins seconded. The motion passed unanimously.

**Public Hearing- Michkec RE LLC**

Chairman Desmarais opened the public hearing to act on the site plan review application for Michkev RE LLC.

Chairman Desmarais entertained a motion to waive the public hearing notice. Mr. Rogers sustained and Ms. Robbins seconded. The motion passed unanimously.

Dan Mulloy, Site Design Engineering, introduced himself and distributed smaller copies of the plans for the board to look at. Mr. Mulloy explained that the property is located on Braley Road and is undeveloped. Mr. Mulloy stated that the proposed plan is to construct 2 metal warehouse/contractor storage buildings. The buildings would use the existing shared driveway on Braley Road and add on to the driveway to expand the parking around the buildings. Mr. Mulloy stated that they are not asking for any waiver requests. Mr. Mulloy explained that they are proposing to use a swale and detention basin for drainage. The proposed warehouses have bay doors on both sides and would use minimal lighting that is dark sky compliant. Mr. Mulloy stated that they plan to plant more vegetative screening on Braley Road and Janice Marie Way.

John Pina, Edward G Pina Ln, introduced himself and asked if the lighting is going to go towards the BSC Reality Trust. Mr. Mulloy replied that it would and that it is wallpack lighting. Chairman Desmarais stated that the Board needs a detailed lighting schedule. Mr. Jose added that a photometric plan would help. Mr. Rogers asked about the maximum amount of tenants. Mr. Mulloy replied that the proposed buildings have 4 bays each. Chairman Desmarais stated that the board needs a full build out of the proposed project and the corresponding traffic numbers. Mr. Mulloy asked if the board was concerned with roadway widths and traffic. Chairman Desmarais explained that the board will want to see that the

radius of the driveway is large enough to accommodate 2 tractor trailers. Chairman Desmarais added that if there are plans to have directional painting or signs then those should be provided to the board. Chairman Desmarais also asked that the board be provided with examples of tenants as that could cause the number of vehicle trips to vary wildly.

Chairman Desmarais entertained a motion to continue the public hearing for the site plan review to November 13 at 6:00 pm at Town Hall. Mr. Jose sustained and Ms. Robbins seconded. The motion passed unanimously.

Ms. Robbins made a motion to accept the minutes from September 11<sup>th</sup> and September 25<sup>th</sup>. Mr. Rogers seconded. The motion passed unanimously.

Mr. Rogers made a motion to pay the bills presented. Ms. Robbins seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to adjourn at 6:55 pm. Mr. Jose sustained and Ms. Robbins seconded.

Respectfully submitted,

Christopher McKay