



Planning Board Minutes – March 4, 2020

A meeting of the Town of Freetown **Planning Board** was held on **March 4, 2020** Freetown Council on Aging East Freetown, MA. **Present:** Chairman Keven Desmarais, James Frates, Debra Robbins, Robert Jose, David Crose **Absent:** Mark Rogers

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Chairman Desmarais called the meeting to order at 6:00 pm.

Chairman Desmarais read the agenda item by item and explained the public hearing process.

1. Public Hearing – Industrial Communications LLC/Town of Freetown

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

Andy Digiammo, Compass Group Architects LLC, explained that the proposed project would put at 180 ft communications tower south of the Police Station. Mr. Digiammo said that nothing is within the tower's shadow besides the station and that the proposed tower is basically a tripod. Mr. Digiammo added that the plan is to allow up to 3 carriers, which could be leased out to communication companies.

Mr. Jose asked if the tower base was fenced. Mr. Digiammo said that there is a 6ft high chain link fence surrounding the tower. **Chairman Desmarais** asked if the tower is 180 ft from the roadway, in case it topples over. Mr. Digiammo said that it was. **Chairman Desmarais** said that it was his understanding that 180 ft was not chosen randomly and that it was chosen after a study was done. Mr. Digiammo said that was correct. **Mr. Jose** asked if there was a requirement for a light on this tower. Mr. Digiammo said there was not and that the height was just under the height required for a light. **Chairman Desmarais** asked if the tower is designed to topple over in ½ or pieces. Mr. Digiammo said it's designed not to topple over. **Mr. Jose** asked if the tower is freestanding or has guidance. Mr. Digiammo said the tower is freestanding.

Chairman Desmarais read the comments from the Chief of Police Carlton Abbott:

"The original tower was originally installed at Town Hall and moved to the current location. It does not make sense to put new equipment on the old structure."

Mr. Jose said that the current tower has issues with topography and dead-zones.

Chairman Desmarais asked if anyone from the public had any other questions.

Chairman Desmarais entertained a motion to close the public hearing. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais said that helping the dead zones should be beneficial to the Town.

Mr. Jose said he thinks that the Town gave this Board and other Boards a mandate when they voted for the new Police Station at Town Meeting, which included the Communications Tower.

Chairman Desmarais asked what was going to happen with the old tower. David DeManche, Freetown Town Administrator, replied that he was not sure and there was a possibility it could be used as a repeater.

Chairman Desmarais entertained a motion that the Board grant the special permit to the applicant, the Town of Freetown, to construct a communications tower for police, fire, and local government at the height of 180 feet. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Mr. Jose asked **Chairman Desmarais** if they should do a hand vote to confirm. **Chairman Desmarais** asked all Board members who voted aye to raise their hands to confirm the vote. All 5 Planning Board members raised their hand.

3. Discussion on 3 Christy Lane Form C

*Planning Board Member **Robert Jose** recused himself*

Chairman Desmarais explained that the approved plan for 3 Christy Lane has an errant line that is not supposed to be there. **Chairman Desmarais** reminded the Board that at the previous meeting they signed the updated plan that removed the error. **Chairman Desmarais** said that the Town Clerk would feel more comfortable with a vote from the Board that recognizes the change to the plan and makes the updated plan the new plan of record.

Chairman Desmarais entertained a motion that the most recently endorsed plan, which removed the errant line, becomes the plan of record for the 3 Christy Lane Form C Subdivision Plan. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

*Planning Board Member **Robert Jose** rejoined the Board*

2. Public Hearing – 125 South Main Street LLC

*Planning Board member **Debra Robbins** recused herself*

Chairman Desmarais explained that this is a public hearing to consider an application for a special permit, utilizing the Planned Mixed-Use Development Overlay District, for construction of a 72 unit, 55 & over apartment located at 125 South Main Street, with the other component being a mini-self storage facility located on the same property.

Chairman Desmarais introduced **David Crose** as the new Associate Member of the Planning Board.

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

Nyles Zager, Zenith Engineering, explained the project is located in the General Use District within Planned Mixed-Use Overlay. Mr. Zager said the Rattlesnake Brook runs through the Southern part of the property and that the wetland line shown on the plan was approved by the Freetown Conservation Commission. Mr. Zager said that one dwelling is proposed to be raised as part of this proposal.

Mr. Zager explained that this project proposed to construct two 36 unit apartment buildings, which will be age restricted to 55 and over. Mr. Zager said that the proposed 8,400 sq. ft mini-storage building fulfills the commercial requirement of the PMUD Overlay District. Mr. Zager said that there is a total of 154 parking spaces and each building has 36 parking spaces below it, which is done to minimize the impact and to allow compensatory storage since the property is located in the flood zone. Mr. Zager added that each building is 3 stories above the parking area, there are 2.14 parking spaces per unit, and that 6 total spaces are provided for the mini-storage.

Mr. Zager said that the property is serviced by sewer, municipal water, and underground electric. Mr. Zager said there will be 2 dumpsters on concrete pads which will be gated and fenced. Mr. Zager explained that all the stormwater on the property is collected using sub basins and infiltration basins. Mr. Zager said that the plan completely meets all stormwater management regulations.

Mr. Zager said that the erosion control plan makes sure any construction debris does not go into any resource areas. Mr. Zager added that the entire construction area would be surrounded in silt sock, there would be a temporary entrance pad, and a 75-100 ft riprap apron running the length of the entrance.

Mr. Zager said that the landscaping plan proposes planting native species throughout the property (dogwood, azelia shrubs, and pines) and includes a schedule for planting.

Mike Pereira, Stark Architects, said that there are 2 buildings on the property, 4 handicapped accessible apartments, the office would be located on the 2nd floor, mail boxes would be located on the 1st floor in the common area and that building would be designed in the Southern New England Style. Mr. Pereira added that there would be a stone wall to black out view from parking level, low level light bollards, and that each unit has its own private balcony.

Jim Rezendes, Locus Street, asked what the height of the mini storage would be. Mr. Zager said 2 stories and 2 entrances. **Chairman Desmarais** asked that the Board be provided with plan and architectural drawings of the proposed mini-storage building.

Mark Rosofsky, Chace Road, asked if each storage unit is 60 feet deep. Mr. Zager said no, that there is a hallway between.

Mr. Rezendes asked if the mini-storage would be drive in both up and down. Mr. Zager said a vehicle cannot drive in to the storage but it can drive up to it. Mr. Rezendes asked if there was vehicle storage. Mr. Zager said there was not and that the intent was to have this available for residents of the apartment building to use. **Chairman Desmarais** said to be clear it will be available to the public.

Chairman Desmarais explained that the Freetown chose to do PMUD in lieu of transit oriented design. **Chairman Desmarais** said that part of PMUD is mixed-use development and that under regular by-laws this project would not be allowed. **Chairman Desmarais** added that he has seen a lot of people approach the Board and ask why there's not 55+ housing in town.

Eric Sardino, Buena Vista, asked what kind of impact the additional trucks will have on residents and how long construction will last. **Chairman Desmarais** explained that the project is sent out for engineer peer review, at the applicant's expense, who act as the Board's technical eyes and ears to review the project. **Chairman Desmarais** said that there might not be answers to these questions tonight but the

Board will make sure they get the answers. **Chairman Desmarais** asked Mr. Zager to come up with hours of construction, dust mitigation measures, sweeping, and direction of travel.

Mr. Zager said construction could take a 1 ½ to 2 years, the construction end is site work, and that part of the erosion control plans is long term pollution prevention. Mr. Zager added that 4-6 months is when most work will be done.

Chairman Desmarais suggested that there be a provision that only when necessary will construction vehicles take a right into town.

Chairman Desmarais said that the road is built to handle 8 -10 thousand trips a day and that local impact statements will have to be provided.

Mr. Jose said he would like to see an operating plan that shows hours of operation, sitework, and delivery hours. **Mr. Jose** added that schoolbus hours should be taken into account. Mr. Zager asked if the Board what they would like to see for construction hours. **Chairman Desmarais** said for heavy construction usually 7-5 or 7-6 Monday through Saturday.

Mr. Frates asked if the buildings are stick built, panelized prefab, etc., since that effects length of construction. Mr. Pereira said the proposed project uses modular built construction.

Andrew Digiammo, 4 Causeway Rd, asked how height is determined. **Chairman Desmarais** said height is determined by the building inspector. **Mr. Jose** asked what the proposed height of the project is. Mr. Pereira said the proposed height is 538 ft.

Mr. Rosofsky asked where the project is located in relation to Stop & Shop and how far the sidewalks that end at Copicut Road are from the proposed project. Mr. Zager said the distance is about 2,000 ft. Mr. Rofosky said that there are 108 bedrooms. **Chairman Desmarais** asked what the maximum occupancy is. Mr. Rofosky said the maximum occupancy is 216 and that if you assume that there are 2 people in each bedroom. Mr. Rosofsky said if there are not recreational facilities the residents will get on the road. **Chairman Desmarais** said the sidewalks from this facility will tie in to the existing sidewalks.

Mr. Sardino asked if there was contingency plan in place if the 55+ spots are not filled. **Chairman Desmarais** said it will be restricted to 55+ by permit, not possible for non-55+. **Chairman Desmarais** added that he needs to see how people qualify and that usually one member has to be 55+. **Mr. Jose** asked if there will be an association for the apartment complex. Mr. Zager there is not someone working on it, but that he will have someone get on it.

Glenn Lord, Jacob Mountain Road, asked if the train station is going in. **Chairman Desmarais** said yes. Mr. Lord said this project will abut the train station and asked if a sound barrier will be installed. Mr. Zager explained that there a distance of about 400 feet from the back of the proposed apartment buildings to the train station.

Mr. Sardino asked if there would an HOA and if these are apartments or condos. **Chairman Desmarais** said that is not something the Planning Board deals with.

Chairman Desmarais mentioned that more handicapped spots might be necessary. **Mr. Frates** suggested that more handicapped spots could be added in the future. Mr. Zager said that they exceed the requirement already. **Chairman Desmarais** suggested having 2 parking plans one proposed and one in case additional handicapped parking spaces need to be added.

Mr. Lord asked how many handicapped spots there were. Mr. Zager said 4 under each building. Mr. Frates asked if they are adaptable. Mr. Pereira said all of them were adaptable.

Chairman Desmarais entertained a motion to continue the public hearing to April 21st at 6:00 pm at the Freetown Council on Aging. **Mr. Frates** moved and **Mr. Crose** seconded. The motion passed unanimously.

The Board took a 10 minute recess and reconvened at 7:27 pm.

4. Receive Minute/Receive Schedule of Bills Paid

Chairman Desmarais entertained a motion to approve the minutes for January 28, 2020. **Mr. Frates** moved and **Chairman Desmarais** seconded. **Mr. Crose** and **Mr. Jose** abstained as they were absent from the meeting.

Chairman Desmarais entertained a motion to adjourn. **Mr. Frates** moved and **Mr. Jose** seconded. The motion passed unanimously.

Respectfully Submitted,
C. Nils McKay