



### **Planning Board Minutes – July 7, 2020**

A meeting of the Town of Freetown **Planning Board** was held on **July 7, 2020** at the pavilion behind the Freetown Council on Aging East Freetown, MA. **Present:** Chairman Keven Desmarais, James Frates, Debra Robbins, Christopher Mello, David Crose, Robert Jose arrived after the preliminary discussion on 16 Water St

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2020 DEC 16 PM 1:32  
J. Brown

**Chairman Desmarais** called the meeting to order at 4:15 pm. **Chairman Desmarais** asked the Planning Technician to send a Thank You letter to Mark Rogers for his many years of service. **Chairman Desmarais** asked that the Board of Selectmen also be sent a copy of the letter.

### **Preliminary Discussion for Form C Subdivision at 16 Water with Nyles Zager from Zenith Engineering**

**Chairman Desmarais** stated that Planning Board Member Bob Jose is not present at the meeting.

Nyles Zager, Zenith Engineering, approached the Board and said the purpose of this discussion is to give the Board a brief overview of the project, to ask for input, and to see if the Board would like this project to be peer reviewed.

Mr. Zager said that the Assonet Inn lot is not being touched and that this is not too different that the subdivisions he has done before like Burns Lane and Betty Springs Road. Mr. Zager said that because the proposed subdivision is only 3 lots it does not have to meet Stormwater Management. Mr. Zager added that the Board did not send the previously mentioned subdivisions out for review.

**Chairman Desmarais** asked what the intent of the roadway is after completion of the subdivision. Mr. Zager said that the intent is to have the road accepted by the Town at Town meeting. **Chairman Desmarais** said he thinks that the road needs oversight in this instance if the intent is to have the road accepted.

**Chairman Desmarais** asked the Planning Technician to reach out to Environmental Partners Group and find out how much the applicant should deposit to get a the drainage calculations reviewed.

\*Robert Jose arrived at the meeting and joined the Board\*

### **Public Hearing – Request to continue to 8/4/2020 at Freetown's Council on Aging**

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the Form C Subdivision Application for Danielle Oliveira to August 4, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

### **Public Hearing – Request to continue to 7/21/2020 at Freetown's Council on Aging**

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the Site Plan Review Application for TJA Clean Energy to July 21, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Public Hearing – Request to continue to 8/4/2020 at Freetown’s Council on Aging**

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the Site Plan Review Application for Michkev RE LLC to August 4, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Chairman Desmarais** asked the Planning Technician to send a letter to the applicant and his engineer to let them know that the application will be considered abandoned if nothing new is submitted by the August 4<sup>th</sup> meeting. **Chairman Desmarais** added that it has been over a year since the Board has received anything for the applicant.

**Public Hearing – Request to continue to 7/21/2020 at Freetown’s Council on Aging**

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the Site Plan Review Application for Quarry Drive-Bryant Hill LLC to July 21, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Public Hearing – Request to continue to 7/21/2020 at Freetown’s Council on Aging**

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the Site Plan Review Application for High Street-Farias Solar to July 21, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Public Hearing**

**Chairman Desmarais** called the public hearing for 76 Quanapoag Road back to order.

Zak Farkes, Borrego, explained that they have gone back and forth with EPG (Environmental Partners Group) and that all issues have been resolved except for ground cover. Mr. Farkes said they are asking for help from the Board to decide how to proceed. Mr. Farkes stated that EPG is modeling more conservatively and said that once this is resolved they believe the peer review will be complete. Mr. Farkes said that they are modeling using meadow and EPG is modeling using brush.

Dean Smith, Borrego, said that going with higher brush carb might dry out meadow.

**Chairman Desmarais** asked why this is an issue now.

Mr. Smith said Scott Turner came on board at EPG and is use to modeling for more impervious surfaces.

**Mr. Jose** said it would be good if EPG was here to explain their reasoning.

**Chairman Desmarais** said with seeing how solar is managed now he does not have that level of comfort to make a decision without EPG’s input.

Mr. Frakes said out of respect he wanted to have this conversation with the Board and that Borrego will go with EPG’s standard.

**Chairman Desmarais** said if the Board had known this was an issue then they could have asked EPG to be present at the meeting. **Chairman Desmarais** asked the Planning Technician to reach out to EPG and ask them to be at the next meeting.

Mr. Smith said that the only thing that may have changed in the plan is that the right of way line is further off the pavement and that there is more greenery with a 50 ft no touch zone.

**Chairman Desmarais** entertained a motion to continue the public hearing to July 21, 2020 at 5:00 pm at the pavilion behind the Freetown Council on Aging. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

#### Public Hearing

**Chairman Desmarais** called the public hearing for 45 Braley Road back to order.

Dean Smith, Borrego, explained that there was the same disagreement over ground cover with this project. Mr. Smith said they raised the bottom of the drainage basin since last time.

**Chairman Desmarais** asked if Borrego would be amenable to changing the ground cover to EPG's recommendation. Mr. Frakes said they would change it.

**Chairman Desmarais** entertained a motion to continue the public hearing to July 21, 2020 at 5:00 pm at the pavilion behind the Freetown Council on Aging. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

#### Public Hearing – Request to Continue to 8/4/2020 at Freetown's Council on Aging

\*Debra Robbins recused herself\*

**Chairman Desmarais** entertained a motion to continue the public hearing to act on the developmental design special permit application 125 South Main Street LLC to August 4, 2020 at 4:15 pm at the pavilion behind the Freetown Council on Aging. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

\*Debra Robbins rejoined the Board\*

**Mr. Jose** made a motion to adjourn. **Ms. Robbins** seconded. The motion passed unanimously.

Respectfully Submitted,  
C. Nils McKay