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Planning Board Minutes – December 4, 2018

A meeting of the Town of Freetown **Planning Board** was held on **December 4, 2018** at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Mark Rogers, Robert Jose, Jim Frates, Keven Desmarais **Absent:** Debra Robbins

Meeting called to order at 6:08 PM

Public Hearing – 140 County Road

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

Chairman Desmarais explained the public hearing process.

Nyles Zager, Zenith Consulting Engineers, stated the one-lot subdivision rules and explained the layout of the site. Mr. Zager explained that the soil is very good and he doesn't foresee drainage or erosion being an issue.

Chairman Desmarais explained the history of the one-lot subdivision. Chairman Desmarais read the comments from other departments. The only comment mentioned that "the proposed street name may be too similar to Rodney Drive, which is existing". Mr. Zager stated that the road will be named Nate's Way and the mylar will reflect that.

Mr. Jose made a motion to close the public hearing. Mr. Frates seconded. The motion passed unanimously.

Mr. Rogers made a motion to approve the one lot subdivision on 140 County Road with the conditions that on the plan the street is labeled Nate's Way and the plan includes the required verbiage listed in the one-lot subdivision rules. Mr. Jose seconded. The motion passed unanimously.

Mr. Zager asked Chairman Desmarais to explain how surety for the project works. Chairman Desmarais explained the different options available to the applicants.

Chairman Desmarais asked the applicants to come back on the December 18th meeting so the board can discuss their plan for surety.

Mr. Jose made a motion to accept the minutes from November 13, 2018 on the condition that wording be changed from "sustained" to "moved". Mr. Rogers seconded. The motion passed unanimously.

M. Jose made a motion to adjourn at 6:25 pm. Mr. Frates seconded. The motion passed unanimously.

Respectfully Submitted,

Christopher McKay