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**Planning Board Minutes – February 3, 2021**

A concurrent meeting of the Town of Freetown **Planning Board and Zoning Board of Appeals** was held on **February 3, 2021 at 6:00 pm** over Zoom. **Planning Board Members Present:** Chairman Keven Desmarais, Debra Robbins, James Frates, Robert Jose, David Crose, Christopher Mello.

Zoning Board of Appeals Members Present: Chairman James Frates, Robert Jose, Nicolas Velozo.

Discussion on Betty Spring Road As-Built

Chairman Desmarais explained that the Board has received a request to remove the covenant from the lot on the Betty Spring Road Extension and instead use the bank check for \$15,000 that the Board received as the surety for the lot.

Chairman Desmarais said the applicant has requested to remove the covenant and replace it with the bank check to allow them to build on the lot. **Chairman Desmarais** added that there have been trespassers on the property and the applicant would like to start building as soon as possible.

Chairman Desmarais entertained a motion to release the lot under covenant for the Betty Spring Road Extension and in lieu of that accept the bank check for \$15,000 as surety. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Mr. Jose asked if the Board can give the Chairman the authority to sign for the rest of the Board. **Chairman Desmarais** asked Town Counsel if it that is okay. Jonathan Silverstein, KP Law, said that as long as it's for surety it's fine. **Mr. Jose** gave **Chairman Desmarais** permission to sign for him. **Ms. Robbins** gave **Chairman Desmarais** permission to sign for her. **Mr. Frates** gave **Chairman Desmarais** permission to sign for him. **Mr. Mello** gave **Chairman Desmarais** permission to sign for him.

Chairman Frates called the meeting of the Freetown Zoning Board of Appeals to order at 6:10 pm.

Executive Session

Chairman Desmarais entertained a motion to vote to go into executive session pursuant to General Law Chapter 30 A, Section 21 (3) to discuss strategy regarding pending litigation in the matter of Ironwood Projects v. Town of Freetown, et al, to not return to open session. **Mr. Frates** moved and **Mr. Jose** seconded. **Chairman Desmarais** asked Mr. Silverstein if he was correct that once the Board goes into executive session there is no longer a requirement to record the meeting. Mr. Silverstein said that is correct and there is not requirement to record the open-session either. The motion passed unanimously.

Respectfully Submitted,
C. Nils McKay
Planning Technician