



## Planning Board Minutes – April 6, 2021

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

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2021 OCT - 1 AM 9:12  
*Chase A. Robbins*

### Continued Public Hearing – 12 Forge Road

**Chairman Desmarais** called the public hearing back to order.

**Chairman Desmarais** said that the applicant has requested a continuance to April 20<sup>th</sup> because they are still going through the peer review process.

**Chairman Desmarais** entertained a motion to continue the public hearing to April 20, 2021 at 6 pm via Zoom. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

### Discussion on Minor Plan Modification for Neon-Innovation Way project

Tom Killoran, Killoran & Killoran, explained that a gas station, with a Dunkin Donuts, and 2 additional buildings were approved by the Board. Mr. Killoran said that after getting the approval it became clear to the applicant that developing the site as intended was going to be cost prohibitive. Mr. Killoran says they are proposing to eliminate the rightmost building (if looking from the street). Mr. Killoran added that there will be a drainage redesign for that area.

Mr. Killoran said that since they are proposing to remove an approved building and reduce the amount of impervious surface, they are asking the Board to make determination that this is a minor modification.

Brandon Carr, Diprete Engineering, explained that in addition the changes Mr. Killoran mentioned, they are also proposing to remove the drive-thru from the middle building and move the parking area for the middle building. Mr. Carr said that the drainage system will stay the same except that the storage basin will go from above ground to below ground.

**Chairman Desmarais** asked the applicant to provide a narrative explaining what was approved and what is being proposed. **Chairman Desmarais** asked that the Town's Peer Review Engineer review the proposed drainage. Mr. Killoran said that is not an issue.

**Chairman Desmarais** entertained a motion that the newly submitted plans do no rise to the level of a major change and falls within the minor change category, subject to peer review on the stormwater management changes only. **Ms. Robbins** moved and **Mr. Frates** seconded. The motion passed unanimously.

### Discussion on Surety Request for Locust Acres Subdivision

Chris Nielsen, applicant, requested that Lot 2, 39 Sammy's Lane be placed under covenant and that the Locust Street lot not be placed under covenant.

**Chairman Desmarais** entertained a motion to grant the applicant's request that a covenant be placed on Lot 2, 39 Sammy's Lane, and not place the Locust Street lot under covenant. **Ms. Robbins** moved and **Mr. Mello** seconded. The motion passed unanimously.

#### **Discussion on Resumption of In-Person Meetings**

**Chairman Desmarais** explained that the Police Station Community Room is now open and that it is big enough to allow in-person meetings with proper social distancing.

**Chairman Desmarais** said that a decision does not have to be made tonight but he wanted to know if any Board member is opposed to go back to in-person meetings. By consensus the Board was in favor of going back to in-person meetings.

**Mr. Frates** asked if a hybrid in-person/virtual meeting is an option. **Chairman Desmarais** said he will reach out to the Police Station.

**Chairman Desmarais** said the Board will discuss all of this at the next meeting before public hearings are continued.

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

Respectfully Submitted,

C. Nils McKay

Planning Technician