



Planning Board Minutes – March 9, 2021

A meeting of the Town of Freetown **Planning Board** was held on **March 9, 2021 at 6:00 pm** over Zoom.

Present: Chairman Keven Desmarais, Debra Robbins, James Frates, Robert Jose, David Crose, Chris Mello (arrived at 6:13 PM)

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2021 OCT -1 AM 9:12
Cheryl A. Smith

Discussion on ANR Plan for 234 & 236 Chace Road

Nyles Zager, Zenith Consulting Engineers, said the purpose of this plan is to transfer land from 236 Chace Road to 234 Chace Road and that both lots will still be well above the minimum requirements after the transfer.

Chairman Desmarais entertained a motion to endorse the Form A plan for 236 and 234 Chace Road. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion on ANR Plan for the South side at west end of Westgate Lane

Evan Watson, W Engineering LLC, said the purpose of this plan is for Roger Westgate III to receive land from Roger Westgate Jr. so that he can build a house. Mr. Watson said that the plan will be adding a turn around area for the new lot as well.

Chairman Desmarais entertained a motion to endorse the Form A plan for Westgate Lane. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Continued Public Hearing – 1 Madeicha Way

Chairman Desmarais called the public hearing back to order and said that the office received a request from the engineer to continue.

Chairman Desmarais entertained a motion to continue the public hearing for 1 Madeicha Way to April 20, 2021 via Zoom. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Continued Public Hearing – Michkev RE LLC

Chairman Desmarais called the public hearing back to order and said that the office received a request to continue the public hearing until April 20th.

Chairman Desmarais entertained a motion to continue the public hearing for Michkev RE LLC to April 20, 2021 via Zoom. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Continued Public Hearing – 12 Forge Road

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais said that this project has received some peer review and departmental review comments since the last time they presented. **Chairman Desmarais** said one of the main comments from other departments were related to the intersection and the entrance and egress from the property.

Ryan Young, CVE North America, explained that they added additional screening in sight lines from neighboring residences. Mr. Young said that the sight lines for trucks exiting the property are great. Mr. Young said that since the last meeting they have corresponded with Chief Abbott and have addressed the comments he made like idling, coordination with police for deliveries, and coordinate with school traffic. Mr. Young said they estimated 20-30 truck deliveries over 12-14 days.

Chairman Desmarais wanted to clarify that the Police Chief is not the final arbitrator. **Chairman Desmarais** said he has an extreme concern with the intersection and that there was another bad accident there last week. **Chairman Desmarais** asked if the improvements that the train is proposing for that intersection are reflected in the plans. Mr. Young said they have discussed with the school and have agreed to not schedule any deliveries while the school buses are out. **Chairman Desmarais** said the Board is not expecting the applicant to address all the issues with that intersection but that the Board has been successful in the past in requiring offsite mitigation for projects.

Mr. Frates asked how are trucks going to get into the site given that there is a garage and stonewall, without pulling and backing out. **Mr. Mello** said he works for a trucking company and he does not understand how it could be possible. **Mr. Jose** asked if he was correct that the plan shows trucks turning into the opposite side of the road when taking a right turn into the property. Nick Clini, Atlantic Design, said yes that would be the case and is one of the reasons that they will have police details.

Mr. Jose said the approach would be easier if the shed was not there. Mr. Young said it's a historic type shed that is protected. **Mr. Jose** said he would like to see something from town counsel on this kind of mixed-use project. **Mr. Jose** said he also does not see a lay-down area. **Mr. Jose** asked the chairman if Town Council could look at whether or not a mixed-use project, that will still actively be used as a residence, is allowed under the By-Law. **Chairman Desmarais** said the Planning Technician will reach out to council and the Zoning Enforcement Official, Jeff Chandler, to find out their opinion.

Chairman Desmarais asked that the site lines be reviewed because it is an area of concern for abutters. **Chairman Desmarais** asked Adam Kran, EPG, what the status of the review is. Mr. Kran said a number of items are close to being resolved but he was not sure if they could be addressed in a meeting or if additional review would be required. Mr. Young asked that the Board provide clear direction to EPG on what additional review may be required so that they are not going back and forth. Chris King, Atlantic Design, asked that the Board provide a clear path for moving forward. **Mr. Crose** asked if the MBTA has discussed taking any land for eminent domain that would further complicate the crossing. Mr. Young said he reached out to the MBTA and has not received a response.

Mr. Young said there will not be any light out there at night and that they have provided a sound attenuation plan. Mr. Young said there will be almost no sound out there. **Chairman Desmarais** asked about HVAC. Mr. Young said their system is small so it could be generating almost no sound.

Mr. Jose made a motion to authorize EPG to do a full project review. **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais said he would reach out to Mr. Kran to discuss some of the specifics.

Chairman Desmarais entertained a motion to continue the public hearing to March 30, 2021 at 6 pm via Zoom. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion on Birch Road Reduction Request

Chairman Desmarais said that the developer needs to request an amount for the bond to be reduced to and an estimate for the outstanding cost of remaining work.

Receive Schedule of Bills Paid/Minutes

Ms. Robbins entertained a motion to approve the December 15, 2020 minutes. **Chairman Desmarais** seconded. **Mr. Jose** abstained. The motion passed.

James Frates left the meeting

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

Respectfully Submitted,

C. Nils McKay

Planning Technician