

**Town of Freetown  
Planning Board**

Minutes of the Tuesday March 8, 2022  
Held at the Police Station Community Room, 15 Memorial Drive

**Present:** Keven Desmarais, Bob Jose, Jim Frates, Chris Mello, Debra Robins, and David Crose

**Absent:** None.

**Call to Order:** Keven Desmarais called the meeting to order at 6:00 p.m.

**Continued Site Plan Review – 0 Braley Road**

A motion was made by Bob Jose, seconded by Jim Frates, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Continued Site Plan Review – Off Chipaway Road**

A motion was made by Bob Jose, seconded by Jim Frates, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Continued Site Plan Review – 67 Chace Road**

A motion was made by Bob Jose, seconded by Debra Robbins, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Continued Site Plan Review – 0 Rear and 5 Costa Drive**

A motion was made by Bob Jose, seconded by Jim Frates, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Sign Lot Release – Fall Brook West Portion, Fallbrook LLC**

Mr. Desmarais explained that this lot release for Fallbrook West was previously approved and needed to be signed.

A motion was made by Bob Jose, seconded by Jim Frates, to endorse the lot release. The motion carries unanimously.

**Review Covenant – 0 Rear and 5 Costa Drive**

Mr. Desmarais explained that this covenant is for an approved Definitive Subdivision plan that was previously approved. Hamilton Carrier, of Ironwood Renewables, representing Costa Solar LLC, was present.

A motion was made by Bob Jose, seconded by Debra Robbins, to sign the covenant for Costa Solar. The motion carries unanimously.

**Review Decision – Madeicha Way**

Mr. Desmarais stated that this decision is for a Definitive Subdivision was that approved back in December.

A motion was made by Bob Jose, seconded by Debra Robbins, to endorse the certificate of approval. The motion carries unanimously.

**Site Plan Review – 36 South Main Street**

A motion was made by Bob Jose, seconded by Debra Robbins, to waive the reading of the public hearing notice. The motion carries unanimously.

Mr. Desmarais state that there was a Special Permit application for this project that was already approved, and then received notification from the Building Commissioner that Site Plan Review was needed.

Nyles Zager, of Zenith Consulting Engineers, was present. Mr. Zager explained that they are proposing an addition to the existing dental office with extended pavement and that the plans have not changed since the Special Permit approval.

Travis Bowie, 2 High Street, asked where they are expanding. Mr. Zager replied they are expanding towards the rear of the property. Lisa Anderson, resident, asked when the work is scheduled to begin. Mr. Zager replied most likely in the summer or fall.

A motion was made by Bob Jose, seconded by Jim Frates, to close the public hearing. The motion carries unanimously.

A motion was made by Bob Jose, seconded by Debra Robbins, to approve the site plan maintaining the same waivers and conditions as the approved Special Permit. The motion carries unanimously.

**Continued Definitive Subdivision – 0 Locust Street & 0 George D. Williams Lot**

A motion was made by Bob Jose, seconded by Debra Robbins, to waive the reading of the public hearing notice. The motion carries unanimously.

Sarah Ebaugh, of VHB, stated they are proposing two subdivision lots with a roadway. Ms. Ebaugh explained that the intent is to provide two zoning compliant lots that have frontage. The subdivision road is intended to be an additional access road for the future use of the site. The site will be a low traffic area and the subdivision road will remain private. They are requesting several waivers from the construction standards outlined in the Rules and Regulations.

Joseph Bizsko, resident, stated he thinks they need a variance for the frontage. Betsy Mason, of Klavens Law Group, explained that they could try to go for a variance, but the regulations are very stringent, and the Form C is the route they chose to go to get the required frontage. Mr. Jose stated that they are proposing to put in the road to gain frontage off that. Ernest Dessert, 36 Locust Street, asked if the intent is to put a solar array there, if there are two access roads, and what the purpose is of the smaller lot. Ms. Ebaugh replied yes to both, and then stated the smaller lot is for zoning compliance because for a Form C you need to divide the lot into at least two lots. Jeff Whitehead, 9 Dana Lee Drive, asked how close his lot is to the property. Ms. Ebaugh showed him on the plan.

Mr. Desmarais asked about the roadway construction. Ms. Ebaugh replied that there is a gravel road detail on the plan. Ms. Ebaugh stated that there is a 12inch cross section and 2inches of compacted gravel above that that will add stability to the road and allow water to percolate through. Mr. Desmarais stated in regard to the waiver requests on the plan, that they typically ask the waiver request to say they are asking for all waivers from the section except for the ones they can meet.

A motion was made by Bob Jose, seconded by Jim Frates, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Definitive Subdivision – 15 Snuggles Way**

A motion was made by Bob Jose, seconded by Debra Robbins, to waive the reading of the public hearing notice. The motion carries unanimously.

Stevie Carvalho and Aaron Taylor, of Farland Corp., were present. Mr. Carvalho stated that they proposing to subdivide the lot because they do not have enough frontage for two single family lots. The entrance will remain the same except for a 22-foot-wide paved apron and then a 18-foot-wide the gravel driveway with a hammerhead turn around for emergency access. The grade pitches down toward the wetland and they are looking to maintain that level of grade.

Joe Carvalho, 17 Snuggles Way, asked if there could be any other uses for this lot if it is approved. Mr. Desmarais stated that this is zoned for residential and that they do not have enough lot area to create a by right multi-family or duplex. Derek Gracia, 13 Snuggles Way, asked if this project is one more lot than what is existing, and Mr. Stevie Carvalho stated that is correct. Rocky LaPlante, the applicant, expressed that he is trying to keep the project as rustic as possible and that he is trying to put a one floor home in the new lot and hopefully his son will move into the existing home. Paulette Carvalho, 17 Snuggles Way, asked if there will be sidewalks on this road. Mr. Desmarais stated that they are asking for a waiver to not put in a sidewalk.

A motion was made by Bob Jose, seconded by Jim Frates, to close the public hearing. The motion carries unanimously.

A motion was made by Bob Jose, seconded by Jim Frates, to continue the public hearing to March 29, 2022. The motion carries unanimously.

**Approval Not Required – King Phillip Way, Map 148 Lot 36.01**

Stevie Carvahlo, of Farland Corp. was present.

A motion was made by Jim Frates, seconded by Bob Jose to endorse the approval not required plan. The motion carries with four in favor, Chris Mello abstained.

**Review Contract from Environmental Partners Group**

A motion was made by Bob Jose, seconded by Jim Frates, to endorse the contract. The motion carries unanimously.

**Designate Victoria D’Antoni as Planning Board Representative on the Bylaw Review Committee**

A motion was made by Bob Jose, seconded by Jim Frates, to designate Victoria D’Antoni to that position. The motion carries unanimously.

**Minutes**

The minutes will be taken up at the next meeting.

**Meeting Adjourned**

A motion was made by Debra Robbins, seconded by Bob Jose, to adjourn. The motion carries unanimously, and the meeting was adjourned at 7:29pm.

This is a True Record by me.

Attest: \_\_\_\_\_  
Victoria D’Antoni, Planning Technician