



Planning Board Minutes – October 5, 2021

A meeting of the Town of Freetown Planning Board was held on **October 5, 2021 at 6:00 pm** at the Freetown Police Station Community Room. **Present:** Chairman Keven Desmarais, Robert Jose, Debra Robbins, James Frates, David Crose **Absent:** Christopher Mello

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Continued Public Hearing – 1 Madeicha Way

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais entertained a motion to continued the public hearing for 1 Madeicha Way Form C Subdivision to October 19, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously

Continued Public Hearing – Michkev RE LLC

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais entertained a motion to continued the public hearing for Michkev RE LLC to October 19, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Continued Public Hearing – Costa Solar Subdivision

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais entertained a motion to continue the Costa Solar Subdivision public hearing to October 19, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Discussion with Ritter Family LLC regarding the Jordan Lane Side of the Fallbrook Residential Subdivision

Jason Ritter, Ritter Family LLC, said Boxberry Woods will be the name of the subdivision. Mr. Ritter presented the Board with the a covenant for Boxberry Woods. Mr. Ritter said the roads will not be paved by winter so this will be a spring build with the idea that they ask to release a lot or 2 at a time. **Chairman Desmarais** said the Board realized that the cannot take lots under covenant so lot releases will be much more gradual. **Mr. Jose** said there are other surety options and that covenants are the most restrictive but also the hardest for the Board to collect. **Chairman Desmarais** said the Board asks for a construction estimate depending on what works needs to be done, usually with 20-40% contingency. **Chairman Desmarais** said typically you cannot get a building permit if you do not have a top coat but that is up the Zoning Enforcement Official.

Mr. Jose made a motion to accept and endorse the covenant as presented for the Boxberry Woods Subdivision. **Ms. Robbins** seconded. The motion passed unanimously.

Continued Public Hearing – Simmons Street Solar

Chairman Desmarais called the public hearing back to order.

Jon Connell, Sitec, said the changes that were made were the addition of the gate, the inclusion of the lay down area for materials, and the inclusion of pollinators mix.

Chairman Desmarais entertained a motion close the public hearing for Simmons Street- Pettey Solar LLC. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to approve the plan set dated October 4, 2021 for Simmons Street- Pettey Solar LLC with the condition that all constructions notes on the plan need to be adhered to. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Receive Minutes and Schedule of Bills Payable

Chairman Desmarais entertained a motion to approve the June 1, 2021 minutes. **Mr. Frates** moved and **Ms. Robbins** seconded. **Mr. Jose** abstained.

Chairman Desmarais entertained a motion to approve the June 15, 2021 minutes. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Ms. Robbins made a motion to adjourn. **Mr. Jose** seconded. The motion passed unanimously.

Respectfully Submitted,

C. Nils McKay

Planning Technician