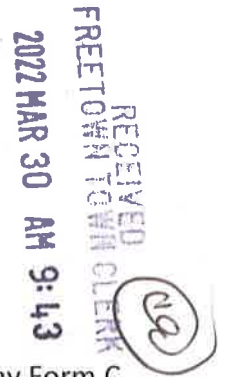




Planning Board Minutes – September 21, 2021

A meeting of the Town of Freetown Planning Board was held on **September 21, 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



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 5, 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 5, 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 – Off Chipaway Road Solar

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais entertained a motion to continued the public hearing for Off Chipaway Road Solar to November 2, 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- 67 Chace Road Solar

Chairman Desmarais called the public hearing back to order.

Chairman Desmarais entertained a motion to continued the public hearing for 67 Chase Road Solar November 2, 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 1 Jessica Lane

Chairman Desmarais called the public hearing back to order.

Byron Holmes, Holmes Engineering, said waivers were added to the plan, as well as the Town Clerk's signature box. Mr. Holmes said that the proposed t-turn around was revised and will now be paved. Mr. Holmes said he believes those were the only outstanding items

Chairman Desmarais asked if all 4 bounds were in. Mr. Holmes said not all of them.

Mr. Holmes said that his client would like to do a covenant for surety.

Mr. Jose asked if they would pave the entire circle. Mr. Holmes said no, just the turnaround.

Chairman Desmarais entertained a motion to close the public hearing. **Mr. Jose** moved and **Ms. Robbin** seconded. The motion passed unanimously.

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

John Ritter, Ritter Family LLC, said that there is a small mortgage on the property which they can't have with a covenant so they are going to get that sorted out and prepare a covenant for a subsequent meeting.

Chairman Desmarais said increased signage is important, rock crushing should be done during normal business hours, and a sign should be placed out front with contact information.

Chairman Desmarais also mentioned how important promoting a good relationship with the neighbors is, especially in regard to truck traffic.

Evan Watson, W. Engineering, said he did a site visit on the other project and saw a sign that said no construction traffic. **Chairman Desmarais** said there should be signs limiting construction vehicles to 15 mpg, marking the entrance and egress, and emphasizing that no mud should be tracked off site. **Chairman Desmarais** added that it is not everyday that the Board gets a subdivision that has to go through another subdivision. **Mr. Jose** said the idea of neighborhood harmony should be emphasized to the sub-contractors.

Mr. Ritter asked if they can begin setting up to start the process of construction. **Mr. Jose** said he sees no problem with tree cutting and preparing a lay down site. **Chairman Desmarais** said typical construction review included bounds, asphalt, drainage and storm structures, and erosion control.

Continued Public Hearing – Poyant Signs Special Permit

Chairman Desmarais called the public hearing back to order.

William Gavigan, Poyant Signs, provided the Board with lumen estimate letter which estimated 8,400 lumens in a 15 foot illuminated area.

Mr. Jose said he would like a condition that the sign can only be illuminated from 5 AM to 9 PM. Bruce Thomas, owner of the Dunkin Donuts, said he had no problem with that.

Chairman Desmarais entertained a motion to close the public hearing. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to grant a special permit to authorize the construction of an internally illuminated standalone sign with the condition that the sign is only to be illuminated between the hours of 5 AM and 9 PM. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously with Planning Board Members: **Chairman Desmarais, Mr. Jose, Ms. Robbins, and Mr. Frates** voting to approve the special permit.

Continued Public Hearing - Gurney-Mola Solar LLC

Chairman Desmarais called the public hearing back to order.

Maria Proulx Audi, Environmental Partners Group, said there are no outstanding planning items for the engineering peer review.

Jon Connell, Sitec, said that the drainage was changed due to peer review comments and fence line pulled back from the 25 ft buffer. Mr. Connell also said that access road for the town has revised to 10 ft from the original 6 feet.

Chairman Desmarais said that there a benefit to this site as it has an existing lay down area and off-street parking. **Chairman Desmarais** said that he would like to see the following conditions: that the hours of construction starting at 7, a meeting with subcontractors to make sure they understand all of the conditions, a pre-construction meeting in an open meeting, no construction vehicle parking on the street.

Lauren Collins, Bayberry Lane, said she was disappointed that they're going to clear cut 38 acres and the impact that will have on wildlife.

Jon Connell said the area is only about 11.5 acres to 12 acres to the fence line.

Chairman Desmarais said the fence is raised 6 inches above the ground to allow small animals to pass under it.

Chairman Desmarais said the board does not discount the oxymoronic quality of clear cutting the environment to install renewable energy.

Mr. Jose said that the bridge over Mill Pond has weight limit and suggested a condition on which way heavy equipment and trucks can leave the site.

Chairman Desmarais said large construction vehicles must go right and there must be no after hours delivery. **Chairman Desmarais** added that a local pollinator mix should be used on the site.

Ms. Collins asked if anything will be done regarding solar at town meeting.

Chairman Desmarais said most of our siting of solar has lead to little or no complaints. **Chairman Desmarais** said the Board tries to condition things accordingly and that the town gets well over 1 million dollars a year from solar a year from uses that put almost no stress on municipal services.

Ms. Collins said it is leading to a loss of nature. **Chairman Desmarais** replied that Freetown has a huge state forest.

Chairman Desmarais entertained a motion to close the public hearing. **Mr. Jose** moved and **Ms. Robbins** seconded. The motion passed unanimously.

Chairman Desmarais entertained a motion to approve the most recent plan set dated August 31, 2021 with the additional conditions that heavy construction is only to be done between 7am -5pm, signage for all deliveries, heavy machinery must turn right towards Chase Road and the applicant must use a pollinator blend. **Mr. Jose** moved and **Ms. Robbins** seconded the motion passed unanimously.

Continued Public Hearing – Simmons Street Solar

Chairman Desmarais called the public hearing back to order.

Ms. Proulx-Audi said the applicant closed out all of the open issues in the Planning engineering peer review.

Mr. Connell said the revisions that were made were the addition of a 25 foot no touch area around the wetlands and additional wetland replication area

Mr. Jose said he would like to see a definitive lay down pad.

Chairman Desmarais entertained a motion to continue the public hearing to October 5, 2021 at 6 pm at the Freetown Police Station Community Room. **Mr. Jose** moved and **Ms. Robbins** seconded the motion passed unanimously.

Receive Schedule of Minutes and Bills Paid

Mr. Jose made a motion to approve the meeting minutes from May 20, 2021. **Ms. Robbins** seconded. The motion passed unanimously.

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