



Planning Board Minutes – August 3, 2021

A meeting of the Town of Freetown **Planning Board** was held on **August 3, 2021 at 6:00 pm** at the Freetown Police Station Community Room. **Present:** Vice- Chairman Robert Jose, Debra Robbins, James Frates, David Crose, Christopher Mello **Absent:** Chairman Keven Desmarais

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Continued Public Hearing – 32 Middleboro Road

Vice-Chairman Jose called the public hearing back to order.

Nick Clini, Atlantic Design, said that the only major change since the last meeting is that they have added 2 suggested conditions. Mr. Clini said the first condition is that a soil test pit will be dug in all temporary and permanent infiltration trenches and the stormwater basin. Mr. Clini said the test pits logs will show that there is a minimum of 2 feet of separation between the bottom of the trench and the estimated season high ground water.

Mr. Clini said the next condition applies to the stormwater basin. Mr. Clini said if they encounter a clay layer.

Frank Ashley, 52 Middleboro Road, asked what kind of communication abutters will be receiving about seeing the test pits or clay layer. Mr. Clini said the line of communication will stay open.

Vice-Chairman Jose asked Mr. Clini if he understood Mr. Ashley's concerns regarding the clay layer. Mr. Clini replied that he understands them.

Vice-Chairman Jose entertained a motion to close the public hearing. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Vice-Chairman Jose entertained a motion to approve the plans dated June 10, 2021 with the suggested conditions dated July 29, 2021. **Mr. Frates** moved and **Mr. Mello** seconded. **Ms. Robbins** abstained.

Discussion with a representative for Longbuilt Homes regarding Fallbrook Residential Subdivision

Lee Castignetti, Long Built Homes, said they are coming into ownership of the westerly part of the subdivision. Mr. Castignetti said that there is a performance covenant for the entire subdivision and they would like to write one up to cover lots 1-12. Mr. Castignetti added that they will work with the other owners to get a similar covenant for the other portion.

Vice-Chairman Jose asked if there were any changes being proposed to the plan. Evan Watson, W Engineering, said no and that some of the drainage is already built for the site.

Vice-Chairman Jose asked that a locus be created for the portion of the project that Long Built Homes will own.

Vice-Chairman Jose asked the Planning Technician to reach out to EPG for an estimate.

Continued Public Hearing – Michkev RE LLC

Vice-Chairman Jose called the public hearing back to order.

Vice-Chairman Jose entertained a motion to continued the public hearing for Michkev RE LLC to August 24, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Continued Public Hearing – Gurney-Mola Solar

Vice-Chairman Jose called the public hearing back to order.

Vice-Chairman Jose entertained a motion to continued the public hearing for Gurney-Mola Solar to August 24, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Continued Public Hearing- Simmons Street Solar

Vice-Chairman Jose called the public hearing back to order.

Vice-Chairman Jose entertained a motion to continued the public hearing for Simmons Street Solar to August 24, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Continued Public Hearing- Off Chipway Road Solar

Vice-Chairman Jose called the public hearing back to order.

Vice-Chairman Jose entertained a motion to continued the public hearing for Off Chipaway Road Solar to August 24, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Continued Public Hearing 67 Chace Road Solar

Vice-Chairman Jose called the public hearing back to order.

Vice-Chairman Jose entertained a motion to continued the public hearing for 67 Chace Road Solar to August 24, 2021 at 6 pm in the Freetown Police Station Community Room. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

Discussion on Potential Zoning Article for the October Special Town Meeting to allow Veterinary Offices and Animal Hospitals in the Village-Business District

Vice-Chairman Jose entertained a motion to submit the Zoning Article to the Selectmen's Office for inclusion on the special town meeting warrant. **Mr. Frates** moved and **Mr. Mello** seconded. The motion passed unanimously.

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Ms. Robbins made a motion to approve the meeting minutes from May 18, 2021. **Mr. Mello** seconded. The motion passed unanimously.

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

Respectfully Submitted,

C. Nils McKay

Planning Technician