



Planning Board Minutes – October 12, 2021

A meeting of the Town of Freetown Planning Board was held on **October 12, 2021 at 6:00 pm** via Zoom.

Present: Chairman Keven Desmarais, Robert Jose, James Frates, David Crose **Absent:** Christopher Mello, Debra Robbins

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Cheryl A. Smith

The Planning Technician read the Governor's announcement for remote meetings.

Public Hearing – Zoning Map Special Town Meeting Article

Chairman Desmarais called the public hearing to order.

Chairman Desmarais entertained a motion to waive the reading of the public hearing notice. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Chairman Desmarais explained that the purpose of this article is to update the Freetown Zoning Map with a list of changes on file with the Town Clerk. **Chairman Desmarais** added that if the article is approved the properties listed would be zoned as conservation land.

Chairman Desmarais said that there have been a lot of questions regarding this article concerning whether the town owns all the properties listed and that this needs to be looked into further.

Mr. Jose asked if the Conservation Commission is considering pulling the article. **Chairman Desmarais** said he will be asking (as the Conservation Commission Chairman) that the town take no action on this article at Town Meeting.

Carole Weiner, Algonquin Way, asked if parcels of land designated as OSR (Open Space and Recreation) are allowed to have solar built on them.

Chairman Desmarais said as far as he recalls it is only meant for to be used for conservation but he will look into the wording of the by-law to make sure.

Chairman Desmarais said the town has to do a better job at letting the owners know, particularly with owner-occupied land.

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

Chairman Desmarais entertained a motion to recommend that no action be taken on this article during town meeting. **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion relative to Article 26, "Establish a By-Law Committee", submitted for the 2021 Special Town Meeting

Chairman Desmarais said the purpose of this article is to create a committee that would review by-laws and submit recommendations on by-law changes. **Chairman Desmarais** said that there was a concern that because the Planning Board is elected and cannot be forced to join a committee, that there would be a problem if no

Planning Board member was interested. **Chairman Desmarais** said he had a conversation with the Chairman of the Town Meeting Study Committee, Mike McCue, and was told that the Town Meeting Study Committee would be meeting on Thursday. **Chairman Desmarais** said he has no problem with having the Planning Board being represented on this committee but he would like for the Board to be able to appoint a designee if necessary.

Mr. Jose suggested also including a Zoning Board of Appeals member on the committee.

Chairman Desmarais entertained a motion to have the Planning Technician write a letter to the Town Meeting Study Committee asking to have the wording of the article changed from "Planning Board" to "Planning Board or their designee" and that it might be a good idea to include "member of the Zoning Board or their designee". **Mr. Jose** moved and **Mr. Frates** seconded. The motion passed unanimously.

Discussion regarding Locust Acres Form C Subdivision Change of Surety

Chairman Desmarais entertained a motion to accept the sum of \$120,000 as surety for the Locust Acres Subdivision. **Mr. Frates** moved and **Mr. Jose** seconded. The motion passed unanimously.

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

Respectfully Submitted,

C. Nils McKay

Planning Technician