

2022 APR 20 AM 10:02

Chris Mello

**Town of Freetown
Planning Board**

Minutes of the Tuesday March 29, 2022
Held at the Police Station Community Room, 15 Memorial Drive

Present: Keven Desmarais, Jim Frates, Chris Mello, David Crose

Absent: Robert Jose, Debra Robbins

Call to Order: Keven Desmarais called the meeting to order at 6:07 p.m.

Approval Not Required – 83 Locust Street, Map 203 Lot 43.01

The applicant and owner, Michael Motta explained that they are adding two lines to separate the lot out.

A motion was made by Jim Frates, seconded by Chris Mello, to endorse the approval not required plan. The motion carries unanimously.

Approval Not Required – 81 High Street, Map 232 Lot 4

The applicant's representative, Bob Pilling, was stated they are dividing the land to make a house lot. Mr. Desmarais explained that there was a discussion with the Assessor's office relative to who owns the cemetery, and an endorsement of the Planning Board does not determine who owns the land.

A motion was made by Jim Frates, seconded by Chris Mello, to endorse the approval not required plan. The motion carries unanimously.

Continued Site Plan Review – 0 Braley Road

A motion was made by Jim Frates, seconded by Chris Mello, to continue the public hearing to April 5, 2022. The motion carries unanimously.

Continued Site Plan Review – Off Chipaway Road

Azu Etoniru, of ET Engineering, was present. Mr. Etoniru stated that this solar project was initially much larger in size than what is being proposed now after going through extensive peer review. Mr. Etoniru believes he has addressed all outstanding comments. Maria Proulx Audi, of Environmental Partners, agreed with Mr. Etoniru, and stated that Environmental Partners recommends several conditions of approval: requiring a project specific Operations and Maintenance Plan, a Stormwater Pollution Prevention Plan (SWPPP) be submitted one month prior to the start of construction, yearly Operation and Maintenance Reports, illicit discharge statement be provided, that the area selected for the infiltration basins and require the use of light earth-moving equipment to perform work within the limits of the infiltration basins as conditions of approval. Mr. Desmarais added that a gravel entrance be provided to prevent anything from being tracked off site, pollinator blends be used for the grassed areas, and that the sound levels must meet the MassDEP standards as conditions of approval. Mr. Desmarais stated that, when possible, if they could use the grinded up trees and stumps as erosion control to reduce the likelihood of invasive species being brought on site and the number of truckloads entering the site. Mr. Desmarais stated that a pre-construction meeting, no live overnight parking on the roadway, and lights be installed in a downward facing way to not project light offsite will be conditions of approval. Mr. Etoniru stated the applicant is amenable to all the conditions mentioned,

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

A motion was made by Jim Frates, seconded by Chris Mello, to approve the plans as submitted with all the aforementioned conditions. The motion carries unanimously.

Continued Site Plan Review – 67 Chace Road

Azu Etoniru, of ET Engineering, was present. Mr. Etoniru stated that this solar project, like the Off Chipaway project, has a much lower impact now after going through peer review than what was originally proposed. Mr. Etoniru believes he has addressed all outstanding comments. Maria Proulx Audi, of Environmental Partners, agreed with Mr. Etoniru, and stated that Environmental Partners recommends the same conditions of approval as the Off Chipaway project. Mr. Etoniru stated the applicant agrees to all conditions.

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

A motion was made by Jim Frates, seconded by Chris Mello, to approve the plans as submitted with all the aforementioned conditions. The motion carries unanimously.

Continued Site Plan Review – 0 Rear and 5 Costa Drive

Hamilton Carrier, of Ironwood Renewables, Greg Dixon, of Krebs and Lansing, and Merrill Read, of BRI Environmental, were all present. Mr. Carrier explained that they have went through peer review for this Site Plan Review after getting the frontage they needed through the Form C process. Mr. Dixon stated that the topping of trees, using vegetation that wouldn't shade, and moving the roadway out of Flood Zone A are all things that have been changed. Mr. Desmarais stated it will be conditioned to have a pre-construction meeting, signage must be appropriate to ensure safety during construction, and that the sound levels must meet the MassDEP standards. Mr. Crose asked if the MBTA is imposing any issues for this project. Mr. Dixon replied they are not, the MBTA is installing a pipe for them.

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

A motion was made by Jim Frates, seconded by Chris Mello, to approve the plans as submitted with all the aforementioned conditions.

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

Sarah Ebaugh, of VHB, was present. Ms. Ebaugh stated that they have increased the radius at Locust Street, redid the list of waivers, formatted the existing lot to show that they are under common ownership, and took into consideration the comments of the Assessor's office. Ms. Desmarais stated they do need to come up with a name for the road.

A motion was made Jim Frates, seconded by Chris Mello, approve the plans as submitted with the condition that a revised plan be submitted to show the name of the road. The motion carries unanimously.

Continued Definitive Subdivision – 15 Snuggles Way

Aaron Taylor, of Farland Corp., was present. Mr. Taylor stated that they did add a street name, "Tasha's Way" and took the comments from the Assessor's office into consideration.

Joe Carvalho, 17 Snuggles Way, asked if the road will remain private and how it could become a public road. Mr. Desmarais responded that the Town would have to accept the road and it would require a public hearing.

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

A motion was made by Jim Frates, seconded by Chris Mello, to approve the plans as submitted. The motion carries unanimously.

Continued Site Plan Review and Special Permit – 5 Bryant Street

Nyles Zager, of Zenith Consulting Engineers, was present. Mr. Zager explained that there is an existing single-family home on the property, and an existing garage that they are proposing for commercial use. There are no wetlands or flood zones located within 100 feet. The proposal is to permit a salvage yard and add parking. There are 27 parking spaces provided on the plan, two for employees and 25 for salvage parking. There are no handicap spaces that are being proposed because this is a private business, and they are asking for a waiver for this. The property is serviced by a on site well and a septic system. For drainage, they are proposing a double grate catch basin. An eight-foot-high stockade fence is being proposed on top of an existing berm to provide additional screening for the abutters. Mr. Desmarais stated that two letters of support from abutters Tom and Cheryl Lee, 1 Bryant Street, and Terry Terrien, 3 Bryant Street.

Mr. Zager stated that this project has been reviewed by Environmental Partners, however the plans have not been changed yet due to wanting Board comments first. Maria Proulx Audi, of Environmental Partners, stated that they reviewed the project for the stormwater standards, Title IV for the septic system, and the Freetown Rules & Regulations. Many of the waivers they agree with, and they remaining comments seem manageable. Mr. Zager stated that the only comment from EP that they need clarification from the Board on is using the NOAA rainfall intensities which is slightly more conservative than the TR-20 Standards spelled out in Stormwater Management because this would affect the size of the infiltration basin. Mr. Desmarais asked the Board if anyone took issue with using the TR-20 Standards. No one took issue with it.

Mr. Zager stated that handicap parking is not proposed because there is no public access. They can designate a handicap parking space on the property, but that is not what it would be used for. Mr. Crose asked if this means they would not be hiring someone with a handicap if there is no parking space. Mr. Zager said he cannot answer that. Mr. Frates stated he thinks the building inspector may ask for the handicap space. Mr. Zager stated that he will add a handicap space to the plans. Dean Pettey, brother of the applicant, stated that anyone can park there even if there is no designated space however a couple handicap spots can be provided. Mr. Zager stated they will eliminate this waiver from the list and add the required number of spaces. Mr. Zager then went over several other waivers they are requesting. Mr. Zager stated that there is pavement right up to the building however EP pointed out that they will have to ask for a waiver for that because in the regulations it is not allowed. Mr. Zager stated he will add this to the waiver request list.

A motion was made by Jim Frates, seconded by Chris Mello, to continue the hearing to April 19, 2022. The motion carries unanimously.

Fall Brook East – Construction Observation Report #1

Maria Proulx Audi, of Environmental Partners, stated that they issued a few actions items in their report for the applicant to address. Victoria D'Antoni, Planning Technician, stated that they have forwarded the report to the applicant, and they have addressed the comments.

Review – Complete Streets Policy

Ms. D'Antoni stated that the idea of this policy is to make roadways accessible for all users of all abilities. It is required to pass a Complete Streets policy in order to gain funding from the Complete Streets Program through the state. The Town has reached out to ask for technical assistance funding to develop a prioritization plan and should be hearing back in a few weeks. Mr. Desmarais stated that this will open the Town to a lot of grant opportunities that can make a visible impact on the Town.

A motion was made by Jim Frates, seconded by Chris Mello, to endorse the Complete Streets policy. The motion carries unanimously.

Minutes

A motion was made by Jim Frates, seconded by Chris Mello, to approve the 07.13.2021, 08.03.2021, 08.24.2021, 09.21.2021, 10.05.2021, 10.12.2021, 02.22.2022, 03.08.2022, and 03.22.2022, meeting minutes as submitted. The motion carries unanimously.

Meeting Adjourned

A motion was made by Jim Frates, seconded by Chris Mello, to adjourn. The motion carries unanimously, and the meeting was adjourned at 8:11pm.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning Technician