

**Town of Freetown
Planning Board**

Minutes of the Tuesday June 7, 2022
Held at the Police Station Community Room, 15 Memorial Drive

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FREETOWN TOWN CLERK

2022 JUL -5 PM 12: 31

Olivia A. Estelle

Present: Robert Jose, Jim Frates, David Crose

Absent: Debra Robbins, Chris Mello

Call to Order: Robert Jose called the meeting to order at 6:01 p.m.

Approval Not Required – 119 Howland Road, Map 209 Lot 23, Map 208 Lot 112.02

William McGovern, of Zenith Land Surveyors, stated that there have been earlier divisions of these parcels. This plan shows the line moving to the other side of the garage. The applicant would like to build a house on that lot. Mr. Jose stated there may be zoning issues on the lot and recommended speaking with the Zoning Enforcement Officer. Mr. Frates asked if they are getting their frontage from Old Dunham Road. Mr. McGovern stated yes.

A motion was made by Jim Frates, seconded by David Crose, to endorse the plan for 119 Howland Road dated April 28, 2022. The motion carries unanimously.

Site Plan Review and Special Permit – 165 South Main Street

Mr. Jose stated that the Board does not have a quorum to review the Special Permit and will only be hearing Site Plan Review tonight. Paul Rico of William Stark Architects, Jim Rezendes, the property owner, Michael LeValley from Valtran, the applicant, and Nyles Zager, of Zenith Consulting Engineers, were all present. Mr. Zager stated that this site is 4.766 acres with 30,000 square feet of wetlands. It is in the South Main Street Overlay and General Use Districts. The wetlands are at the lower end of the property, and they will be filing with Conservation Commission once the comments from Environmental Partners are addressed. The Conservation Commission previously issued an ORAD for this property.

Mr. Zager explained the applicant is proposing a three-story building with retail, office, and an apartment as well as a two-story building with seven service bays with second floor storage. A total of 94 spaces, 4 of them handicapped, need to be provided due to the proposed uses. The site will be serviced by Town water and a septic system until Town sewer becomes available. The stormwater is designed to handle a 100-year storm event. The dumpster is placed in the back and will have a slatted chain link fence around it. Erosion control measures will be put in place and a riprap construction pad will be provided. Stockpiling will be outside of the 100-foot buffer zone.

Mr. Zager then stated that Valtran operates in West Bridgewater and New Bedford. They rent, sell, modify, and repairs storage trailers and equipment. Maria Proulx Audi, of Environmental Partners, stated that they had a stormwater comment they wanted to take a closer look at and they have a lot of questions about site circulation and what is actually happening at the site. Mr. Jose asked about the parking area being shown on the plan but not being delineated. Mr. Zager stated the business does not need 94 spaces. Mr. Jose replied they could ask for a waiver for that. Mr. Zager stated they felt it was good to show that they can fit the spaces. Mr. Rezendes stated if they get to the point where they need more parking, they may pave it. Mr. LeValley stated when they grow, they will add more locations to distribute the containers over a geographical area. Mr. Jose asked about having a lay down area. Mr. Zager replied he can demonstrate it on the plan. Mr. Crose asked what the service is. Mr. LeValley replied it is trailers and containers. Mr. Crose asked if the service generates a lot of oils or waste. Mr. LeValley replied no. Mr. Zager stated that a an industrial waste holding tank will be required by the plumbing inspector. Mr. Jose asked why they are putting a residential component. Mr. LeValley stated that it may attract executives to run the place if he couldn't as well as when he stays late and would like to stay there. The use would be only for people involved in the company or family.

A motion was made by Jim Frates, seconded by David Crose to continue the Site Plan Review to July 5, 2022 at the council on aging at 6:00pm. The motion carries unanimously.

Mr. Jose opened the Special Permit hearing, due to not having a quorum a motion was made by Jim Frates, seconded by David Crose, to continue the Special Permit to July 5, 2022 at the council on aging at 6:00pm. The motion carries unanimously.

Master Plan Discussion

Mr. Jose stated they would like to have a smaller committee that would discuss the different zoning areas. Mr. Jose stated that this will help get more grants when you have a Master Plan. The grant to fund the Master Plan was applied for by the Town Administrator in addition to applying for technical assistance from SRPEDD.

Assonet Bay Shores Zoning Overlay Discussion

Mr. Jose stated that there has been a brief discussion about population densities. There are other areas in Town that could benefit from relief for areas that were built prior to subdivision control law. From this point going forward, the Board will keep the density discussion on the agenda. A district may be created to have different setbacks sizes and requirements or applying village residential to some of the high-density areas. Mr. Frates asked about how many lots or land that would affect or how many lots would become buildable. Mr. Jose stated it depends on the lot size. Mr. Frates stated septic repairs are a concern.

Mr. Crose stated they also must think about the MBTA coming in at an extremely high density. Mr. Jose stated that they are considered an adjacent community at this time. Jim Rezendes, resident, stated that you also need at least five acres and up.

Mr. Jose stated that they welcome public input throughout this process and will hold a public hearing when it is needed. Mr. Crose asked what the time frame is on this. Mr. Jose replied the goal is October Town Meeting.

Review Covenant – 15 Snuggles Way, Form C, Rick LaPlante

A motion was made by Jim Frates, seconded by David Crose, to endorse the covenant. The motion carries unanimously.

Review Covenant – 0 Locust Street & 0 George Williams Lot, Form C, Freetown East PV I LLC

A motion was made by Jim Frates, seconded by David Crose, to endorse the covenant. The motion carries unanimously.

Request for Partial Surety Release – Fadi Heneine, Sammy's Lane

Fadi Heneine, the applicant, was present, Mr. Heneine stated an estimate was provided of the remaining work to be done. Mr. Jose stated the Board typically hold twenty percent more than the estimated cost.

A motion was made by Jim Frates, seconded by David Crose, to reduce the bond to \$20,000. The motion carries unanimously.

Continued Modification to Approved Site Plan – 35 Copicut Road

Mr. Jose stated that Environmental Partners had no comments on the stormwater.

A motion was made by Jim Frates, seconded by David Crose, to endorse the Modification to the Approved Site Plan. The motion carries unanimously.

Continued Site Plan Review – 0 Braley Road

Mr. Jose stated the applicant has not responded or came to a meeting in some time.

A motion was made by Jim Frates, seconded by David Crose, to continue the public hearing to September 6, 2022 at the council on aging at 6:00pm. The motion carries unanimously.

Chapter 61B Notification – 81 High Street (Lot B)

A motion was made by Jim Frates, seconded by David Crose, to not recommend exercising the right of first refusal. The motion carries unanimously.

Minutes

a. 05.31.2022

A motion was made by Jim Frates, seconded by David Crose, to approve the minutes as submitted. The motion carries unanimously.

Bills

a. Notary Supplies, Owl Stamp Company, Inc., \$126.05

b. Office Chair, Amazon Capital Services, Inc., \$138.99

A motion was made by David Crose, seconded by Jim Frates, to approve the bills as submitted. The motion carries unanimously.

Sign Plans

The Board signed plans for 5 Bryant Street that completed the appeal period.

A motion was made by Jim Frates, seconded by David Crose, to reaffirm the decision for Jessica Lane and endorse the plans. The motion carries unanimously.

Meeting Adjourned

A motion was made by Jim Frates, seconded by David Crose, to adjourn. The motion carries unanimously, and the meeting was adjourned at 7:55pm.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning Technician