

**Town of Freetown  
Planning Board**

Minutes of the Tuesday July 5, 2022  
Held at the Multi-Purpose Senior Center, 227 Chace Road

RECEIVED  
FREETOWN TOWN CLERK  
2022 SEP -7 PM 12: 58  
*cc. will*

**Present:** Robert Jose, Jim Frates, David Crose, Debra Robbins, and Chris Mello.

**Absent:** None.

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

**Continued Site Plan Review and Special Permit – 165 South Main Street**

Nyles Zager, of Zenith Consulting Engineers, was present. Mr. Zager explained there is a note on the plan that explains they will be doing a Form A if they get Site Plan Review and Special Permit approval. A Notice of Intent has been submitted to Conservation. The applicant is proposing a three-story building with retail on the first floor, office space on the second floor, and an apartment on the third floor. Also proposed is service station with seven bays and a warehouse on the second floor. Ninety-four parking spaces are required in the regulations due to the proposed uses and size of the buildings. They are providing twenty-seven paved parking spaces, four of which are handicapped. The rest of the spaces they are proposing to be unmarked gravel to show that more spots could be added if necessary. The site will be serviced by Town water and by an onsite septic system until Town sewer becomes available. There are stormwater conveyed drain man holes and catch basins, and perimeter drains for stormwater management. There is a proposed constructed stormwater wetland that EP had comments on. Mr. Zager explained that there was a conversation with Environmental Partners regarding this and they should be okay with it. Mr. Jose asked if the water would end up in the swale. Mr. Zager replied yes. Mr. Zager stated there were some comments about lighting in EP's review. Mr. Jose asked if they could provide examples of the lighting they would be using. Mr. Zager replied yes, they can do that. Mr. Frates asked what the material is for the unpaved parking spaces is. Jim Rezendes, the property owner, stated it will be a crushed asphalt. Mr. Jose stated he has a concern about the apartment use. Mr. Zager stated the applicant intends to use it for family members or employees directly involved in the company. Mr. Jose stated that if the property ends up being sold, the next person could rent it out to a family with kids. A recreational grassed area should be provided. Mr. Zager stated that they will talk to the applicant to see if they would be amenable to that and suggested conditioning the approval that if the property gets sold, the Board will have to be notified. Paul Rico, of William Stark Architects, stated that the plans show three bedrooms because that is what could fit. They can talk to the applicant to see specifically how many bedrooms is intended. Ms. Robbins asked about fire access around the building. Mr. Zager replied, yes, they have provided access around the whole building for emergency services.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to August 16, 2022, at the Police Station Community Room. The motion carries unanimously.

**Minutes**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the 10.19.2021, 11.16.2021, 12.21.2021, and 06.21.2022 meeting minutes as submitted. The motion carries unanimously.

**Residential Zone Density Discussion**

Mr. Jose stated that they could model this after the Village Residential zone, or they could do a completely new zone. Ms. D'Antoni stated that she has received questions from concerned residents about if the purpose of this potential new zone is to only provide relief for existing lots or if it will be creating new lots. Jim Rezendes, resident, stated that he would not be in favor of the creation of new lots, but would be in favor of providing relief to the non-conforming lots that already have homes on them.

**Any other business to properly come before the Board**

The Board signed bills from Environmental Partners, American Planning Association, and a Partial Surety Release for Locust Acres.

**Meeting Adjourned**

A motion was made by Debra Robbins, 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