

**Town of Freetown  
Planning Board**

Minutes of the Tuesday October 25, 2022  
Held at the Multi-Purpose Senior Center, 227 Chace Road

RECEIVED  
FREETOWN TOWN CLERK  
2022 NOV 18 AM 11:59

**Present:** Jim Frates, David Crose, and Chris Mello.

**Absent:** Robert Jose and Debra Robbins.

**Call to Order:** Jim Frates called the meeting to order at 6:00 p.m.

**Pre-Application Discussion – 11 & 13 Ridge Hill Road**

Nyles Zager, of Zenith Consulting Engineers, was present. Mike Nassr and Steve Nassr were present. Mr. Zager stated that the site is currently a 24-hour operation for overflow trucks for amazon and they are looking to expand into 11 Ridge Hill Road. Existing access and storage will be shown on the plan. Mr. Zager said the applicant would like the Board to do a site visit when after the site survey if the Board is amenable to that. Jim Rezendes stated the site has asphalt up to a certain point then the remaining section is gravel. Mr. Rezendes stated they would like to add space for storage. Mr. Crose asked if there is a berm. Mr. Zager replied yes. Stephen Trip, 4 Alexandra Drive, stated that there are spotlights, noise, trailers moving all night, and dirt flying. There were 40-foot trees that were cut down. Pedro Neves, 9 Alexandra Drive, stated that they have been expanding for a couple of years and the lights shine directly into the house. Mr. Rezendes stated lighting will be discussed during the Site Plan Review and Special Permit process. Joseph Branco, 7 Alexandra Drive, echoed Pedro Neves' concerns. Mr. Zager stated that they will submit the application in a month or so.

**Modification to Approved Site Plan – 1 Janice Marie Way**

Nyles Zager, of Zenith Consulting Engineers, stated this project was before the Board earlier this year for Site Plan Review and was given approval. The layout of the building was changed from accommodating contractor bays to fit trailers into the building. They also opened the entrance, changed the grading slightly, updated the septic, and reduced the pavement. Mr. Frates asked about traffic patterns. Mr. Zager stated there would be less traffic now.

A motion was made by David Crose, seconded by Chris Mello, to treat the proposed change as a minor modification, not requiring site plan review. The motion carries unanimously.

**Review Road As-Built – 1 Jessica Lane**

Sandy Carreiro, the applicant, stated that she is here for the Board to review the as-built. There is 4 inches of grindings currently and they are asking the Board if the top layer can be completed after the house is built.

A motion was made by David Crose, seconded by Chris Mello, to approve the as-built dated 10.14.2022 and to approve the request that paving be completed after the house is built. The motion carries unanimously.

**Request for Lot Release – Fallbrook East**

Jason Ritter and Jon Ritter, on behalf of Ritter Family, LLC, were present. Mr. Jon Ritter stated they are requesting the release of four lots out of the twelve that are under covenant. Mr. Frates asked about the cost of the remaining work. Mr. Jon Ritter replied that the base coat, topcoat and landscaping are what is left. Mr. Frates stated that the estimate from Keating is \$220,000. Mr. Jason Ritter responded yes, and that half of that will be completed in the next two weeks. Mr. Crose asked about the estimate for landscaping. Mr. Jason Ritter replied it will be between \$30,000 and \$50,000.

A motion was made by David Crose, seconded by Chris Mello, to release four lots from covenant. The motion carries unanimously.

### **Continued Site Plan Review – 31 Innovation Way**

Brian Dunn, Tracey Duarte, and Justin Williams of MBL Land Development, Phil Down and Stephen Gallagher of VMD Companies were present. Mr. Dunn stated they would like to discuss the project and ask the Board to close the public hearing. Sam Gregorio, of TEC, went through the traffic comments and responses. Mr. Dunn stated that they are asking for several waivers. Mr. Down stated the stormwater design is in process. Mr. Frates stated that the revised plans were sent at 5:00pm tonight and gave staff and the Board no time to review the plans. Mr. Dunn stated that the drainage has been revised. Ken Fiola, Bristol County Economic Development Consultants, stated that the Board could give conditional approval that all comments be met. Mr. Crose asked if they said they were going to ask for conditional approval at this meeting tonight. Mr. Dunn stated they asked to have a meeting with the Chair to discuss a conditional approval, and the Chair declined to have a private meeting. Mr. Dunn asked for the Board to close the public hearing and approve the project with conditions. Mr. Frates asked if they had a waiver list. Mr. Dunn said they are outlined in the peer review letter. Mr. Fiola stated that until everybody is satisfied there is no building permit. Mr. Mello stated that they are trying to rush this to secure the loan. Mr. Fiola responded yes because materials and interest rates are rising. Mr. Crose asked what happens if there is a disagreement between EP and their engineers. Mr. Dunn replied that they will comply with Environmental Partners comments. The applicant will be submitting a Form A after approval. The Board and applicants discussed the conditions of approval. Mr. Frates asked the rest of the Board what they were thinking. Mr. Dunn stated that they would vote to close the public hearing, vote on waivers, with conditions that they discussed. Mr. Frates stated that they would have to satisfy all the conditions in the Environmental Partners peer review letter dated 09.28.2022. Mr. Frates stated that he is not opposed to take care of this today if the Board is amenable. Mr. Frates stated that the conditions would be based off the letter from EP and any further comments that come up.

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

A motion was made David Crose, seconded by Chris Mello by to approve the waivers requested in the Environmental Partners letter dated 09.28.2022. The motion carries unanimously.

A motion was made by David Crose, seconded by Chris Mello, to conditionally approve the project, that all comments from Environmental Partners and any new comments are satisfied and addressed, no building permit will be issued until all Environmental Partners comments are addressed. The motion carries unanimously.

### **Minutes**

A motion was made by Chris Mello, seconded by David Crose, to approve the 09.20.2022 and 10.04.2022 meeting minutes as submitted. The motion carries unanimously.

### **Planning Technician Update**

The Board decided to review this item at the next meeting.

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

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

### **Meeting Adjourned**

A motion was made by David Crose, seconded by Jim Frates, to adjourn. The motion carries unanimously, and the meeting was adjourned at 8:08pm.

This is a True Record by me.

Attest: \_\_\_\_\_  
Victoria D'Antoni, Planning Technician