

**Town of Freetown
Planning Board**

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

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

Absent: None.

Call to Order: Jim Frates called the meeting to order at 6:05 p.m.

Continued Site Plan Review – 137 Braley Road

Dan Mulloy, Site Design Engineering, stated that this project is for two storage buildings with associated parking and drainage. This parcel abuts Janice Marie Way however there is no access to the property from this road. This project has been continued due to being in peer review. All Environmental Partners comments have been addressed. The only changes that have been made are related to stormwater. Environmental Partners is recommending the approval of the requested waivers and suggesting one condition of approval relating to the submittal of a SWPPP.

Robert Jose entered the meeting at 6:11 p.m.

Mr. Mulloy reiterated what he said after Mr. Jose joined the meeting. Mr. Crose asked about the list of requested waivers. Mr. Mulloy replied that some of the waivers are being requested because this is a self-contained site.

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

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the site plan dated 08.13.2021 as submitted with the condition for the submittal of the SWPPP as mentioned in Environmental Partners peer review letter dated 10.06.2022. The motion carries unanimously.

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the list of requested waivers as mentioned in Environmental Partners peer review letter dated 10.06.2022. The motion carries unanimously.

Approval Not Required – 31 Innovation Way

Justin Williams, of MBL Land Development, was present. Mr. Williams stated that as discussed at the last meeting they filed this ANR to be able to meet their setbacks. The ANR was filed and endorsed in Fall River.

A motion was made by Debra Robbins, seconded by Jim Frates, to endorse the ANR as submitted. The motion carries unanimously.

Continued Definitive Subdivision – 191 Chace Road

Nyles Zager, of Zenith Consulting Engineers, was present. Mr. Zager stated that he is the new engineer for this project and redid the plans to add more detail and conform to the Subdivision Rules and Regulations. The existing conditions stayed almost the same, additional abutter information was added to the plan such as the names of property owners, wells, septic, etc. The lotting sheet was revised to remove the strip of land along the road and to show a proposed 20-foot-wide gravel way for fire access. The proposed gravel way was shifted west to add the proposed depression for stormwater. The depression is size for a 100-year storm. The proposed lot lines are shown on the plan with a proposed single-family home, well, and septic. The proposed home and associated well and septic are for visual purposed only to demonstrate that it will fit on the lot.

Mr. Jose asked if the gravel way will be 8 inches of bank run and 4 inches of processed gravel. Mr. Zager replied yes. Mr. Zager then went through the list of waivers that are being requested. Mr. Jose stated the Planning Board has received a letter from the acting Building Commissioner, Joe Biszko. Mr. Jose then read the letter that stated the applicant would have to apply for a variance through the ZBA for the side setback of the commercial garage. Mr. Jose stated this has no effect on the Planning Board's decision.

Mark Rosofsky, Chace Road, asked what determines a building to be commercial. Mr. Jose replied that is not for the Planning Board to decide, that it is under the Building Commissioner's/Zoning Enforcement Officer's purview.

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

A motion was made by Debra Robbins, seconded by Jim Frates approve the plan dated 11.09.2022 by Zenith Consulting Engineers as submitted. The motion carries unanimously.

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the waivers as requested on waiver request letter dated 11.14.2022, with the condition that the Fire Department is okay with waiver request #9. The motion carries unanimously.

Discussion and Take Action Relative to Planning and Land Use Administrator Position

A motion was made by Debra Robbins, seconded by David Crose, to recommend Victoria D'Antoni to the Planning and Land Use Administrator position. The motion carries unanimously.

Planning Technician Update

Victoria D'Antoni, the Planning Technician, went over ongoing projects with the Board. Ms. D'Antoni went over the draft Complete Streets Prioritization plan that she has been working with Environmental Partners on. Mr. Crose expressed that he doesn't think the Ridge Hill Road project should be included because that is a commercial area. Ms. Robbins suggested adding a sidewalk and crosswalk on Narrows Road to the ball field as a project because a lot of people walk over there. Ms. D'Antoni stated that she is applying for the Safe Routes to School Infrastructure Grant for a proposed shared use path on Memorial Drive. This project is identified in the draft Complete Streets Prioritization Plan. Ms. D'Antoni asked the Planning Board for a letter of support from the Planning Board.

A motion was made by Debra Robbins, seconded by David Crose, to give a letter of support for this project. The motion carries unanimously.

The Compliance Model for MBTA communities has not been released yet, however DHCD says it will be released sometime this month. Ms. D'Antoni asked the Board to start thinking about how many paper copies are needed for applications, plans, etc. since the applications will be updated soon. The Planning Board fees have not been updated in quite some time and the Board could look at surrounding communities and compare the fees to make sure we are charging an appropriate amount. Old peer review accounts will need to be looked at and refunded if the project is complete as some projects date back over 20 years. Environmental Partners have created draft stormwater regulations for the Planning Board's review as well as updates to the Planning Board's Rules and Regulations and By-laws. The Board would like to look at these items on a future agenda.

Minutes

A motion was made by David Crose, seconded by Chris Mello, to approve the 09.20.2022 and 10.25.2022 meeting minutes as submitted. The motion carries with Debra Robbins and Robert Jose abstaining.

Bills

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

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 8:06 p.m.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning Technician

