

**Town of Freetown
Planning Board**

Minutes of the Tuesday May 17, 2022

Held at the Police Station Community Room, 15 Memorial Drive

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2022 DEC 28 AM 9:39

Present: Robert Jose, Jim Frates, David Crose, Chris Mello

Absent: Debra Robbins

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

Approval Not Required – 58 Dr. Braley Road, Map 243 Lot 32

Rick Charon, of Charon Associates, stated the applicant is proposing to divide the land in half and they meet the required lot size and frontage requirements. There was a previous land transfer with a right-of-way granted to the Fairhaven Acushnet Land Trust for them to be able to access their landlocked lot in exchange for some land in the back of the parcel.

A motion was made by Jim Frates, seconded by Chris Mello, to endorse the Form A for James and Rita Santos, Map 243 Lot 32, dated March 20, 2022. The motion carries unanimously.

Modification to Approved Site Plan – 35 Copicut Road

Mr. Jose stated the applicant requested a continuance to the June 7th meeting.

A motion was made by Jim Frates, seconded by Chris Mello, to continue the Modification to Approved Site Plan for 35 Copicut Road to June 7th, 2022, at 6:00pm at the Police Station Community Room. The motion carries unanimously.

Site Plan Review – 0 Locust Street & 0 George D. Williams Lot

Sarah Ebaugh, of VHB, and Betsy Mason, Klavens Law Group, were present. Ms. Ebaugh stated they have added a double row of vegetation to provide better screening in multiple areas and that the remaining comments from Environmental Partners can be conditions of approval. Maria Proulx Audi, of Environmental Partners, stated that there is a remaining comment with regards to Standard 2 for the hydroCAD model and that it should be revised, and that the applicant should provide a plan for the location of stormwater BMPs as a part of the O+M plan. Ms. Proulx Audi said they recommend conditions of approval for Standards 8, 9, and 10, with regards to submitting the SWPPP for Planning Board review and approval prior to construction, submitting an illicit discharge statement, and yearly O+M plans be submitted to the Town. Mr. Frates asked if they have an anticipated start date for construction. Ms. Mason replied no they do not, it is dependent on how long it takes to get through Eversource.

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

A motion was made by Jim Frates, seconded by Chris Mello, to approve the Site Plan Review by Freetown East PV I, LLC with all the aforementioned conditions. The motion carries unanimously.

Chapter 61 Notification – 26 Keene Road

Mr. Frates asked what Chapter 61 is. Mr. Jose replied that Chapter 61 is agricultural land that does not pay the full amount of taxes on it, if they ever want to convert that back the Town has first right of refusal and they have to pay back those taxes. Mr. Frates asked if they are planning on keeping the land under Chapter 61. Ms. D'Antoni replied yes.

A motion was made by Jim Frates, seconded by David Crose, to not recommend purchasing the land Map 245 lot 26 under right of first refusal. The motion carries unanimously.

Minutes

A motion was made by Jim Frates, seconded by Chris Mello, to approve the 05.03.2022 meeting minutes as submitted. The motion carries unanimously.

Bills

- a. **Peer Review, 0 Locust Street, \$2,651.25**
- b. **Peer Review, 5 Bryant Street, \$1,421.25**

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

Any other business to properly come before the Board

Letter of Support – Master Plan Grant

Ms. D'Antoni stated that the Interim Town Administrator is applying for a grant through the Community One Stop for Growth and asked if the Planning Board could write a letter of support that she can submit with the application.

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

Assonet Bay Shores – Zoning Overlay

Mr. Jose mentioned that at one of our upcoming meetings the Assonet Bay Shores – Zoning Overlay will be an agenda item. Mr. Jose then explained he would like to keep long term items/goals on the agenda and work at them when they have shorter meetings.

Sign Approved Plans

The Board signed approved plans for 0 Locust Street & 0 George D. Williams Lot Form C that completed the appeal period.

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 6:40 pm.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning Technician