

**Town of Freetown
Planning Board**

Minutes of the Tuesday December 6, 2022
Held at the Police Station Community Room, 15 Memorial Drive

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

Absent: Debra Robbins

Call to Order: Robert Jose called the meeting to order at 6:03 p.m.

Site Plan Review and Special Permit – 52 & 54 County Road

The applicant requested a continuance to December 20, 2022.

A motion was made by Jim Frates, seconded by David Crose, to continue the public hearing to December 20, 2022, at the Town Hall, at 6:00pm. The motion carried unanimously.

Site Plan Review – 4 & 7 Campanelli Drive

Tim Keogh and Tim Pillarella, of Americann, Inc., Bob Lowder of the Dennis Group, and Garret Horsfall of Kelly Engineering, were present. Mr. Horsfall explained that the site is 47 acres. 4 Campanelli Drive is where the stormwater and drainage areas are located, and 7 Campanelli Drive is where the proposed buildings are going to be located. This modification is resulting in a reduction of just over 160,000 square feet. They are asking for similar waivers related to parking and loading. There is emergency access around the entire facility. The existing stormwater system provides peak mitigation. Mr. Keogh stated that this proposed change is in response to a change in regulations that limits the size of the canopies. Mr. Frates asked if the plan is to have four different tenants. Mr. Keogh replied yes and the smaller canopy that is proposed is for their current partner. Mr. Jose asked if there was any retail being proposed. Mr. Keogh replied no retail. Mr. Frates asked about the timeline for construction. Mr. Keogh answered that they are going to take it one step at a time and that it really depends on how the market is.

Charlie Sullivan, of High Street, asked if the portion of the site proposed for drainage, could be built on in the future. Mr. Horsfall replied no, nothing will be built in that area. Mr. Jose asked about the drainage. Mr. Horsfall explained that the drainage area will be ponded, only a few feet deep and the remainder would drain through the sandy soil. Mr. Sullivan asked about smell mitigation. Mr. Keogh replied that they are looking at different types of odor mixes to mitigate the smell as well as new technologies and alternatives for the new buildings. They are committed to being a good neighbor and addressing any concerns.

Mr. Jose asked about the lighting plan. Mr. Horsfall stated that was provided and all fixtures will be downwards facing and dark-sky compliant. Steve Tripp, of Alexandra Drive, stated that he has not smelled anything and that they are the best business over there in terms of lighting. Mr. Jose stated that this project is going through peer review

A motion was made by Jim Frates, seconded by David Crose, to continue the public hearing to December 20, 2022, at the Town Hall, at 6:00pm. The motion carried unanimously.

Request for Recording Extension – 0 Locust Street

The applicant requested another extension due to still being in Land Court.

A motion was made by Jim Frates, seconded by David Crose, to approve the request for recording extension for 0 Locust Street, Freetown East PV I, LLC. The motion carried unanimously.

Review and Take Action on Proposed Road Name Change and Plan Revision – 191 Chace Road, Form C

Wayne and Donna Zitano, the applicants/owners, were present. Ms. Zitano stated that they are requesting to change the road name from "The Zitano Way" to "Zitano Way" due to comments from Police and Fire stating the road name is too similar to another road in Town. They have updated the plans to reflect the change.

A motion was made by Jim Frates, seconded by David Crose, to approve the road name change from "The Zitano Way" to "Zitano Way". The motion carried unanimously.

A motion was made by Jim Frates, seconded by Chris Mello, to approve the plan set dated December 2, 2022. The motion carried unanimously.

Review Covenant – 191 Chace Road, Form C, Wayne and Donna Zitano

Wayne and Donna Zitano, the applicants/owners, were present. Mr. and Mrs. Zitano explained they would like to have the lot held under covenant as their form of surety. Mr. Jose asked them to get an estimate for the cost of the roadway work and then come back to the Board.

Discussion – Stormwater Management

- a. Stormwater Management Rules and Regulations by EP**
- b. Stormwater Management By-law by EP**
- c. Stormwater Management Application by EP**
- d. By-law Review for Consistency with MS4 Permit Requirements by EP**

Scott Turner, of Environmental Partners, was present. Mr. Scott gave a presentation about MS4 and Stormwater Management. Mr. Turner explained that Freetown has a Massachusetts Small Municipal Separate Storm Sewer System (MS4) Permit. The goal is for municipalities to establish a comprehensive stormwater management program to improve water quality. The permit requires several tasks such as preparing a Stormwater Management Plan, annual reporting, and filing a Notice of Intent with the EPA. There are stormwater by-law requirements. Mr. Turner explained that the requirement is for land disturbances over an acre. Mr. Jose stated that this will take some discussion to decide who should be the enforcer, through what Board the application would go through, etc. Mr. Jose suggested the Conservation Commission review these documents as well. Mr. Turner stated he will work with Victoria on this.

Review – Open Space and Recreation Plan

Jeff Amaral and Amanda Barlow, members of the Open Space and Recreation Advisory Committee, were present. Mr. Amaral stated that the Committee is an Advisory Committee appointed by the Board of Selectmen. The Committee has been working on this for almost two years with Bill Napolitano from SRPEDD, and now have a draft Open Space and Recreation Plan. There are some additional changes that need to be made. They are looking for the Board's support when they are ready to support it. Mr. Jose asked what the purpose and goal of the plan is. Ms. Barlow replied most towns have an Open Space and Recreation Plan that goes into the Master Plan and provides for 5-7 years of continuity. The plan describes what the Town wants and needs. Having the plan will open up grant opportunities for Open Space and Recreation. Mr. Amaral stated that after it get internally reviewed, it gets sent to the state for approval. After the comments are addressed, there will be another version sent out for review.

Discussion on Green Communities

Ms. D'Antoni asked the Board about their interest in becoming a Green Community. Mr. Jose asked to put something together for a later meeting to go over what this entails.

Minutes

a. 11.15.2022

A motion was made by David Crose, seconded by Chris Mello, to approve the minutes as submitted. The motion carried unanimously.

b. Amend 08.16.2022

c. Amend 09.06.2022

A motion was made by David Crose, seconded by Jim Frates, to approve the amended meeting minutes 08.16.2022 and 09.06.2022 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 7:57 p.m.

This is a True Record by me.

Attest: _____
Victoria D'Antoni, Planning and Land Use Administrator

