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### **Planning Board Minutes – March 5, 2019**

A meeting of the Town of Freetown **Planning Board** was held on **March 5, 2019** at the Freetown Town Hall 3 N Main St Freetown, MA **Present:** Robert Jose, Jim Frates, Debra Robbins, Keven Desmarais **Absent:** Mark Rogers

**Meeting called to order at 6:10 PM**

### **Continued Public Hearing – Michkev RE LLC Site Plan Review**

Chairman Desmarais called the public hearing for Michkev RE LLC back to order.

Chairman Desmarais read the email from Dan Mulloy, Site Design Engineering, requesting to continue public hearing to a later meeting. The board decided to continue the public hearing to the March 19<sup>th</sup> meeting.

Chairman Desmarais made a motion to continue the public hearing for Michkev RE LLC to March 19, 2019 at 6 pm at the Freetown Town Hall. Mr. Frates moved and Ms. Robbins seconded. The motion passed unanimously.

### **Correspondence on Betty Spring Road Extension Peer Review**

Chairman Desmarais asked the board if they anticipate sending the Betty Spring Road project out for engineering peer review. Mr. Frates asked what the normal procedure is. Chairman Desmarais explained that for 4 lots and less there is no stormwater management requirement and added that the plan includes some stormwater mitigation. Mr. Frates asked if the detention pond is big enough. Chairman Desmarais responded that the engineer will be able to demonstrate that at the public hearing. Mr. Frates asked the purpose of peer review. Chairman Desmarais said that the purpose is to see if the project meets all of the requirements and that his inclination is to not send the project out for peer review.

### **Receive Minutes/Receive Schedule of Bills Paid**

Chairman Desmarais entertained a motion to accept the minutes from February 5<sup>th</sup>, 2019. Ms. Robbins moved and Mr. Frates seconded. The motion passed unanimously.

Robert Jose arrived at 6:20 pm.

### **Discussion of PMUD By-Law and Regulations**

Chairman Desmarais said that the board should take a look at the Planned Mixed-Use Overlay District area By-Laws and Rules & Regulations to see if there are parts that they should try to amend through Town Meeting. Chairman Desmarais said that in particular the board might want to take a look at the height requirement. Chairman Desmarais said that because these requirements are By-Laws the board

cannot waive them. The Chairman added that if the requirements were moved to the Rules & Regulations instead, then it would allow the board to grant waiver requests instead of having such a strict By-Law requirement. Chairman Desmarais explained that the intent is not to move the entire PMUD By-Law to Rules & Regulations, just the parts that make sense. Chairman Desmarais said that he does not want to see the potential for a decent project go by the wayside due to strict regulations. The Chairman stated that he would like everyone to think of some ideas for potential By-Laws before the next Planning Board meeting in 2 weeks.

Mr. Jose said that he thought of a couple of potential By-Laws. Mr. Jose's shared his first potential By-Law, which is to remove trucks stops from the Industrial District and to only allow truck stops in the Science and Technology Overlay District. Chairman Desmarais asked if Mr. Jose's intent was also to remove truck terminals from the Industrial District. Mr. Jose replied that it was not his intent to remove truck terminals since there a lot of them already in the area.

Mr. Jose's second potential By-Law about the zoning on the Assonet Bay Shores. Chairman Desmarais explained that there have been multiple conversations over the years about the combined lots on the Assonet Bay Shores and how to provide some relief. Mr. Jose said that he would like to see on certain requirements that apply to everybody, so that relief is not only granted to the residents who have lived their longer. Mr. Frates asked if it would just be a certain footage and frontage requirement. Chairman Desmarais said that this could potentially allow a lot more lots to become buildable. Chairman Desmarais mentioned that making affordability a requirement would also tie into some of the goals laid out in the Housing Production Plan. Chairman Desmarais said that if this is proposed as a town wide initiative, then the town wide impact has to be examined. The Chairman said that based on what he has heard at Town Meeting, he does not think that the minimum lot size is popular among residents.

### **Other Business**

Chairman Desmarais and Ms. Robbins signed the new mylar for Burns Lane and a letter granting an extension for filing the mylar and other supporting documents with the Registry of Deeds.

Chairman Desmarais entertained a motion to adjourn at 6:54 pm. Mr. Jose moved and Ms. Robbins seconded. The motion passed unanimously.

Respectfully Submitted,

Christopher McKay