

**Town of Freetown  
Planning Board**

Minutes of the Tuesday March 7, 2023

Held at the Police Station Community Room, 15 Memorial Drive

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

**Absent:** Debra Robbins.

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

**Continued Site Plan Review – 4 & 7 Campanelli Drive**

The applicant requested a continuance to March 21, 2023, due to going through peer review.

A motion was made by Jim Frates, seconded by Chris Mello, to continue the public hearing to March 21, 2023, at the Police Station Community Room, at 6:00pm. The motion carried unanimously.

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

The applicant requested a continuance to March 21, 2023, due to going through peer review.

A motion was made by Jim Frates, seconded by Chris Mello, to continue the public hearing to March 21, 2023, at the Police Station Community Room, at 6:00pm. The motion carried unanimously.

**Woodland Estates/Birch Road – Project Update**

Michael Kent and Jonathan Kent, the developers for this subdivision, were present. Mr. Michael Kent stated that they have visited the site and there are some miscellaneous items that are not complete including the sidewalks. There are easements that are needed according to the current plans however they would like to have the plans reengineered to not need any easements. Mr. Jose states that the Planning Board would need a formal letter with the proposed plan revisions. Mr. Michael Kent stated the access road also needs some repairing. Mr. Jose stated that when they submit the formal letter, to include a punch list of items that still need to be addressed.

**Request for Recording Extension – 0 Locust Street**

Mr. Jose explained that the applicant is requesting a 90-day extension due to being in Land Court. Mr. Jose suggested giving a 180-day extension to avoid the applicant asking for an additional extension.

A motion was made by Jim Frates, seconded by Chris Mello, to issue a 180-day extension. The motion carries unanimously.

**Discussion – MBTA Overlay Zoning District**

Mr. Jose stated he spoke with the Fire Department and they will be issuing a formal letter explaining that for safety reasons, they would recommend less than four stories tall. Mr. Mello expressed that he thought three stories is a good amount. Mr. Crose brought up parking and how many spaces per unit. Mr. Jose suggested two spaces per unit and the potential for water/sewer coverage. Mr. Jose suggested including language to have the units prepped for solar and to be harmonious with the neighbors. Mr. Frates suggested Board approval to ensure that the look of the potential projects is harmonious with the neighbors. Mr. Jose responded that could be too open-ended. Mr. Jose stated that they could look into potential Open Space Residential Design/Cluster Zoning. Mr. Crose stated that the train station on the map is not at the right spot. Mr. D'Antoni replied that this is data supplied directly from the state. Mr. Jose asked for another map prepared for the next meeting.

**Minutes**

A motion was made by Jim Frates, seconded by David Crose, to approve the 02.21.2023 meeting minutes as submitted. The motion carries unanimously.

**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 7:12 p.m.

This is a True Record by me.

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