

2023 APR 19 AM 8:44

**Town of Freetown  
Planning Board**

Minutes of the Tuesday, April 4, 2023 Meeting  
Held at the Police Station Community Room, 15 Memorial Drive

**Present:** James Frates, Christopher Mello, David Crose, and Chad Carvalho.

**Absent:** None.

**Call to Order:** James Frates called the meeting to order at 6:00 p.m.

**Approval Not Required – 15 Chace Road**

Cris Parker, the owner, was present. David Santos, Mr. Parker's grandson, is representing the property owner. Mr. Santos stated they would like to separate a part of a buildable house lot from an existing 7-acre parcel. Mr. Santos believes the lot follows all the zoning regulations and meets current zoning for a single-family residential lot. There's a couple of pre-existing non-conforming structures. They have the house, garage, and in-ground swimming pool. They will not create any new non-conformances. New property lines off of Chace Road will be outside of the setbacks for both the garage and swimming pool. Mr. Crose asked if Mr. Santos knows where the swimming pool is now. Mr. Santos stated it's a survey located swimming pool. There's an access road off of Chace Road that goes down to the valley. Mr. Crose asked what the setback is for the pool. Mr. Santos said the dashed line is where the setbacks are. They're outside of the 20 feet. Victoria D'Antoni, the Planning and Land Use Administrator, stated it would be up to the Zoning Enforcement Officer to determine if it'll create any zoning violations and if they'd have to go in front of the Zoning Board of Appeals. Mr. Santos said the surveyor stated because it's pre-existing non-conformance and the new lot line, doesn't create a new non-conformance with the swimming pool and garage, it would be allowed. Mr. Santos stated he knows it would still be the Zoning Enforcement Officer's decision.

A motion was made by Chris Mello, seconded by David Crose, to endorse plan as submitted for 15 Chace Road dated March 21, 2023. The motion carried unanimously.

**Continued Special Permit – 52 County Road**

Mr. Frates called the public hearing back to order. Mr. Frates stated that at the last meeting, the applicant withdrew the Special Permit request, however the Board requested something formal in writing and didn't vote on it. A formal email was sent from Mickey Higgins, that states he's withdrawn the Special Permit.

A motion made by Chris Mello, seconded by David Crose, to accept the withdrawal without prejudice of the Special Permit. The motion carried unanimously.

A motion was made by Chris Mello, seconded by David Crose, to close the public hearing. The motion carried unanimously.

**Discussion-MBTA Overlay Zoning District**

Ms. D'Antoni said she received an email from the state confirming they put the train station in the wrong spot on the map and used the wrong calculations. The state currently doesn't have new information. The state will reach back out when they have a more substantial update. Ms. D'Antoni asked if the Board wanted to discuss this or put it on hold until they hear back from the state. This will affect the percent of our district to put in this area and the number of developable acres the state says we have. Mr. Crose asked if they are pushing the end date out. Ms. D'Antoni replied no, the Town would need to approve by the end of 2024. The Board agreed to put this topic on hold until more information is received from the state.

**Discussion and Vote on Payroll and Bills Approval Authorization Forms**

Since Robert is no longer on the board, Ms. D'Antoni suggested the Board to designate one member to sign the payroll authorizations and bills, otherwise these items would have to get approved at a meeting each time and have signatures of the entire Board. Mr. Frates stated he would be the authorized signatory.

A motion was made by Chris Mello, seconded by David Crose to authorize Jim Frates as the sole signatory for payroll and bills. The motion carried unanimously.

**Minutes**

A motion was made by David Crose, seconded by Chris Mello, to approve the 03.21.2023 meeting minutes as submitted. The motion carried unanimously.

**Any other business to properly come before the Board**

Ms. D'Antoni mentioned an open meeting law complaint was received and will be added to the next meeting agenda.

**Meeting Adjourned**

A motion was made by Chris Mello, seconded by David Crose, to adjourn. The motion carried unanimously, and the meeting was adjourned at 6:29 p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Deanna Hayes, Senior Clerk