

2023 JUN -7 AM 10:05

**Town of Freetown
Planning Board**

Minutes of the Tuesday, April 18, 2023 Meeting
Held at the Multi-Purpose Senior Center, 227 Chace Road

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

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

Open Meeting Law Complaints – Tarsha Veiga (March 31, 2023)

Mr. Frates acknowledged receipt of the complaint and has reviewed it. Ms. Veiga raised her hand and Mr. Frates noted it's not open for public comment. Ms. Veiga wanted to make the board aware she's recording the meeting and Mr. Frates noted the Board was as well. It was recommended by Town Counsel, as the Board's representative, that Town Counsel will formally give a response to Ms. Veiga and the State.

A motion was made by David Crose, seconded by Chad Carvalho, to authorize Town Counsel to submit a response to the State and Ms. Veiga regarding the Open Meeting Law Complaint. The motion carried unanimously.

Ms. Veiga raised her hand. Mr. Frates noted this wasn't open for public discussion. A letter and response will be given from Town Counsel, as the Board selected to appoint this and addressed by Town counsel to respond to Ms. Veiga and the State. This is as far as the responsibility of the Board goes. Ms. Veiga asked if she would receive a copy of this, and Mr. Frates stated yes. Ms. Veiga asked if the response would be sent even though it wasn't reviewed by the entire Board. The Board members responded that they all reviewed the Town Counsel's response.

Discussion and Vote on Reorganization of the Board

A motion was made by David Crose, seconded by Christopher Mello, to have James Frates as the Chair. The motion carried unanimously.

A motion was made by James Frates, seconded by Christopher Mello, to have David Crose as the Vice Chair. The motion carried unanimously.

Discussion and Vote on Recommending Steven Tripp for Vacant Member Position

Mr. Frates stated there's an open position on the Board, and Steven Tripp has applied and sent a letter of interest for the position. Victoria D'Antoni, the Planning & Land Use Administrator, stated the procedure would be for the position to be held until the next Town election. Mr. Crose asked if there'll be two positions open at the next Town election. Ms. D'Antoni stated yes, but the term end dates would be different, it will still be staggered.

A motion was made by James Frates, seconded by Christopher Mello, to recommend Steven Tripp be appointed as a Planning Board member. The motion was carried unanimously.

Approval Not Required – Braley Road, Map 242 Lots 124,125,126,127,128

Peter J. Hawes, applicant/owner, was present. Mr. Frates asked Mr. Hawes if he was looking to have all five lots put into one giant lot. Mr. Hawes stated yes, as they're transferring ownership from three family members to two family members. The majority of the lots are in Chapter 61 forestry land, a small portion, about 5-6 acres, abuts route 140. Mr. Hawes stated it was approved by the Planning Board and Conservation Commission for solar, however, Eversource has been dragging their feet for a few years. Mr. Hawes had an ongoing forestry plan on the project. Mr. Crose stated 4 out of the 5 lots are for general use and one (lot 128) is for industrial. Ms. D'Antoni stated it doesn't affect combining the lots, the lot will still remain in that zone. Mr. Hawes stated there's no plans to develop or sell the lot.

A motion was made by James Frates, seconded by Christopher Mello, to endorse the plan dated March 3, 2023 as submitted. The motion carried unanimously.

Discussion and Vote on Recommending a Letter of Support for SRPEDD's Rural Regional Grant

Ms. D'Antoni stated SRPEDD is trying to get funding to help MBTA communities, specifically rural communities. They're looking for a Letter of Support from the Selectmen. The Selectmen wanted to make sure the Planning Board supported this before they signed the letter of support. Mr. Crose asked who the funds would go to. Ms. D'Antoni believes the funds would go directly to SRPEDD. Mr. Crose asked what their definition of rural is. Ms. D'Antoni is unsure what it implies in this sense, however, if they're sending it to Freetown for our support, Freetown would be included in their definition of rural. Ms. D'Antoni said the Board of Selectmen asked if the board could insert what projects SRPEDD has helped us with. Ms. D'Antoni stated they've helped with open space plan, master plan, they've also done some technical memos, and studies for the Town as well. They help with smaller things like questions we have so they're a great resource.

A motion was made by James Frates, seconded by David Crose, to support SRPEDD's rural regional grant, and recommends the Board of Selectmen issue the letter of support. The motion carried unanimously.

Minutes

A motion was made by David Crose, seconded by Christopher Mello, to approve the 04.04.2023 meeting minutes as submitted. The motion carried unanimously.

Any other business to properly come before the Board

Mr. Frates asked Ms. D'Antoni if she had any additional information. Ms. D'Antoni reached out with Esri, the mapping software company that we get the GIS software from. They're helping other communities and they want to set up something with Ms. D'Antoni to help Freetown. Mr. Crose stated Lexington is the first town to approve this. They've zoned a lot of places in Lexington, and increased the amount three times the number of spaces they had to. Mr. Frates asked when we zone parcels, we can't split up a parcel for multi-family housing? Ms. D'Antoni said you can't with an overlay, but she's not 100% sure. She believes the rule of thumb is to align it with existing parcels. Ms. D'Antoni said Middleboro had an existing 40R district that was approved in 2019 and DHCD (Department of Housing & Community Development) already approved it. Lakeville is applying to DHCD for their 40R district to see if they have enough unit compacity. Mr. Frates asked what is a 40R. Ms. D'Antoni said it's a smart growth zoning district that allows for a higher density. Ms. D'Antoni said once the 40R is enacted and approved, the town would receive funds from the state. Once the units are built, the town would receive a certain amount per unit. The town would need to apply and request it. It's one way to offset the costs of additional housing units. Mr. Frates asked if they can do it as an overlay. Ms. D'Antoni stated that she believes so, but will have more information at the next meeting. The 40R is a little more work and the application is pretty extensive.

Meeting Adjourned

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

This is a True Record by me.

Attest: _____
Deanna Hayes, Senior Clerk