

**Town of Freetown  
Planning Board**

Minutes of the Tuesday, May 2, 2023 Meeting  
Held at the Police Station Community Room, 15 Memorial Drive

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

**Call to Order:** James Frates called the meeting to order at 6:01 p.m.

**Discussion on Stormwater Management**

Mr. Frates started the meeting by discussing the stormwater MS4 permit. Victoria D'Antoni, the Planning and Land Use Administrator, as part of the permit, the Board needs to put in place stormwater regulations, updating by-laws to reflect new stormwater regulations, and creating a stormwater application. A presentation from Environmental Partners was given in December of 2022 to review stormwater and why regulations are needed. Ms. D'Antoni provided drafts to the board to take a preliminary look tonight. The Board needs to discuss who would be the issuing authority. Mr. Frates mentioned having a dual board. If it doesn't need to come before the Planning Board, Conservation could take care of it whereas a site plan review would be taken care of by the Planning Board. Ms. D'Antoni said this would apply to anything with over an acre of disturbance. Mr. Frates asked if Conservation would be talked to about the permits. Ms. D'Antoni will add it to the Conservation agenda for the meeting on Monday. Mr. Frates said he'd like to see this happen. Mr. Crose stated that even if it doesn't affect the wetlands, they'd still get them. Ms. D'Antoni said she doesn't believe Conservation would be opposed to that.

**Discussion on Creating a 40R District to Meet the MBTA Requirements**

Mr. Frates said the board agreed to do an overlay district for the MBTA, now some ideas may be converting that to a 40R overlay district. This would allow the town to receive funding from the state. The plus side is obtaining state funding, the drawbacks are there's a lot of work to put this together, and the affordability to get this done, 20-25% of the units would need to be affordable housing. Ms. D'Antoni reached out to SRPEDD for assistance with this. Mr. Frates asked about the timeline. Ms. D'Antoni stated the deadline is still noted as the end of 2024. Mr. Frates said if we're thinking a 40R, do we talk to the Master Plan Committee, would there be multiple districts, and could this be done before the October Town Meeting. Ms. D'Antoni will reach out to SRPEDD regarding what the timeline looks like. Mr. Frates asked what are the density requirements. MBTA is 15 units an acre and 40R is 20 units an acre. Ms. D'Antoni stated some communities under 10,000 residences can ask the state for reduced density. She said SRPEDD may have more experience to help us with this. Mr. Crose stated we could have a 40R district and a MBTA district. Mr. Crose asked if the 40R can be for housing only, or does it need to include commercial. Ms. D'Antoni said we don't need to add mixed use however, it may be more attractive to developers. Mr. Frates asked what other things could a 40R help with. Ms. D'Antoni stated they can help with affordable housing funds and applying for funds. Mr. Frates said with the 40R we may need two districts (one in Assonet and one in East Freetown).

A motion was made by James Frates, and seconded by David Crose, to proceed with researching the 40R and contact SPEDD regarding help with writing the by-law for us. The motion carried unanimously.

**Minutes**

The minutes will be approved at the next meeting.

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

Mr. Frates asked how much grant money would we be able to receive from a 40R. Ms. D'Antoni said it could be based on a district's size, or the number of residents and that she'll have the answer for the next meeting.

**Meeting Adjourned**

A motion was made by David Crose, seconded by Chad Carvalho, to adjourn. The motion carried unanimously. The meeting was adjourned at 6:37 p.m.

This is a True Record by me.

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