

**Town of Freetown
Planning Board**

Minutes of the Tuesday, June 6, 2023 Meeting
Held at the Police Station Community Room, 15 Memorial Drive

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2023 JUL 19 AM 9:51

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

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

Site Plan Review- 90 South Main Street

Mr. Frates called the public hearing to order. The applicant has requested a continuance to the next meeting.

A motion was made by David Crose, and seconded by Chad Carvalho, to waive the reading of the public hearing notice. The motion carried unanimously.

A motion was made by David Crose, and seconded by Christopher Mello, to continue the public hearing to July 18th, at the Police Station Community Room, at 6:00 p.m. The motion carried unanimously.

Request for Lot Release – Fall Brook East

Jon Ritter, representing The Ritter Family, LLC, stated 4 lots were released last year. Two have contracts, and one has a building permit to construct the first house of the subdivision. They're looking to release 4 more lots to market them for sale and obtain building permits to get houses out this season. Mr. Frates wanted to know after these 4 lots, how many are left. Mr. Ritter confirmed there are 4 more. Mr. Frates said it covers the amount of the money, \$180,000, put down as a covenant. Mr. Ritter said they're not doing anything for a year or two until the place is pretty much sold out. Other than that, there's maintenance, landscaping, and a little work on the infiltration area which will be completed this fall. Mr. Frates stated the remaining 4 lots are adequate to keep in the covenant until the project is complete.

A motion was made by David Crose, and seconded by Chad Carvalho, to release 4 lots to The Ritter Family, LLC. for the Boxberry Woods subdivision. The motion carried unanimously.

Request for Lot Release – Zitano Way

Matthew Zitano is looking for a covenant release with provisions as they've been waiting on a telephone pole removal for six months. The structure of the road is done, concrete pillars are done, and the circle is done. They're waiting on the pole, paving the apron, and putting up the street sign in order to get the as built done. Mr. Zitano would like to move forward with the house. Mr. Frates asked about the cost of the pole. Mr. Zitano hasn't been told a price because it's a subdivision and the pole would need to be removed by Verizon. Mr. Frates asked how far the pole would be moved. Mr. Zitano noted two stakes were put in and look to be 25 feet away from the existing pole. Mr. Frates asked if there's any electrical on the pole. Mr. Zitano said electric service is coming off the pole, Eversource has been contacted, and Verizon owns the pole. Mr. Frates would like to hold funds with either a cash surety or small bond. Mr. Frates suggested \$20,000 as we don't know how long this would take, so it would protect the town, and enable Mr. Zitano to release the house on the covenant so he can get the building permit and keep moving forward. Mr. Mello believes the cost is a perfect amount.

A motion was made by David Crose, and seconded by Christopher Mello, to release the covenant and replace it with a \$20,000 bond or cash surety. The motion carried unanimously.

Request for Bond Reduction- 3 Friend Street

Mr. Frates stated that Mr. Kenneth Rezendes would like to reduce the amount of his bond. Mr. Frates believes a 30% contingency is a good and fair amount for the project. The \$260,000 would be reduced to \$156,000.

A motion was made by Christopher Mello, and seconded by David Crose to reduce the bond from \$260,000 to \$156,000. The motion carried unanimously.

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

Ms. Alfaro applied for technical assistance for the 40R district as a path to get compliance with the MBTA requirements. She has received \$20,000 funding from MHP (Massachusetts Housing Partnership). It won't cover

the full amount but a few months back the Board signed a letter of support for regional grant assistance. They're hopeful it'll move forward and they can continue to work with the Board through that grant as well. Ms. Alfaro and Jean Fox (South Coast Rail) have reached out to the state, regarding the incorrect train station location, and haven't heard back from them. The correct data is needed to move forward. Ms. Alfaro has reached out since March and spoke to Ms. Fox a few weeks ago as well. She can't get anyone on the phone but she'll continue to reach out. SRPEDD can start as they have the capabilities to do the half mile buffer and get the data themselves, but it wouldn't be official since it wouldn't be from the state. Mr. Frates noted the difficulty reading the maps as it didn't show square footage and lot lines. Ms. Alfaro stated SRPEDD can help with this as they can offer technical assistance with the grant but they can't do public outreach until we get further in the process and receive another grant. Mr. Crose asked if we would get an extended deadline if the state doesn't get back to us. Ms. Alfaro doesn't see them extending the deadline. She believes other towns are experiencing similar issues.

Discussion on Stormwater Management Issuing Authority

Ms. Alfaro stated there's no update at this time.

Minutes

A motion was made by David Crose, seconded by Chad Carvalho, to approve the 04.18.2023 & 05.2.2023 meeting minutes as submitted. The motion passed unanimously.

Meeting Adjourned

A motion was made by Christopher Mello, seconded by Chad Carvalho, to adjourn. The motion carried unanimously. The meeting was adjourned at 6:24 p.m.

This is a True Record by me.

Attest: _____
Deanna Hayes, Senior Clerk