



## **Planning Board Minutes – June 25, 2019**

A meeting of the Town of Freetown Planning Board was held on June 25, 2019 at Freetown Town Hall, Assonet, MA. **Present:** Chairman Keven Desmarais, Mark Rogers, James Frates **Absent:** Debra Robbins, Robert Jose

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2019 SEP 18 AM 9:40

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Chairman Desmarais called the meeting to order at 6:00 pm.

### **Municipal Vulnerability Preparedness Listening Session**

Chairman Desmarais explained that as part of the Municipal Vulnerability Preparedness (MVP) plan the Town must hold a listening session explaining the MVP plan. Chairman Desmarais informed the public that the MVP Listening Session portion of the meeting was being recorded by FreeCam. Chairman Desmarais talked about how the MVP program brought local interests together to discuss the strengths and vulnerabilities of Freetown. Chairman Desmarais introduced Bill Napolitano, SRPEDD, who coordinated the MVP Workshop.

Mr. Napolitano explained how the MVP Planning Workshop was well represented by the different departments and that some legislative aides were able to attend. Mr. Napolitano talked about how the average temperature is up, that the growing season has increased, and that there is sea level rise. Mr. Napolitano stated that with all these changes occurring, action must be taken to make communities more resilient.

Mr. Napolitano stated that some of the key vulnerabilities that were identified were senior housing, water supply management, and emergency communication infrastructure.

Mr. Rogers thanked Mr. Napolitano for coming. Chairman Desmarais said that SRPEDD was an instrumental tool in completing the MVP plan and that it was a pleasure to be involved in the process.

### **13 Beech Bluff Road and 2 Kaitlyn Drive ANR Plan**

John Romanelli, Romanelli Associ. Inc., presented the Board with an application for an Approval Not Required Plan for 13 Beech Bluff Road.

Mr. Romanelli explained that the plan does not change any frontage.

Chairman Desmarais entertained a motion to endorse the plan. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

Chairman Desmarais thanked Mr. Rogers for driving back from his vacation so that there would be quorum for the meeting.

### **140 County Road Covenant Release Discussion**

Nyles Zager, Zenith Consulting Engineers, provided the Board with documentation to show that the scope of work covered under the covenant for 140 County Road was complete.

Chairman Desmarais entertained a motion that the Board release Nate's Way from the covenant. Mr. Rogers moved and Mr. Frates seconded. The motion passed unanimously.

The Board endorsed the roadway As-Built Plan for Nate's Way.

### **Copicut Road Solar Array Request for Change in Proponent and Extension**

Steve Wiehe, Western and Sampson, approached the Board and explained the history of the project. Mr. Wiehe stated that it is similar to the Coal Ash Landfill Solar Project and that Eversource had backed out. Mr. Wiehe said that the applicant is requesting to change the proponent to Borrego and for an extension to finish the project.

**Chairman Desmarais** entertained a motion to grant an extension of 1 year for the Copicut Road Solar Array. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Chairman Desmarais** entertained a motion to change the proponent of the Copicut Road Solar Array to Borrego from Eversource. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

### **Bradford Steel Expansion Public Hearing**

**Chairman Desmarais** entertained a motion to waive the reading of the public hearing notice. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

Ken Motta, Field Engineering, approach the Board to explain the project. Mr. Motta stated that the proposed project is a building addition for Bradford Steel. Mr. Motta said that an existing building will have to be removed. Mr. Motta listed the proposed changes, which included: 23 parking spaces in total, 20 for employees and 3 for customers, 4 outdoor loading docks, 2 deep subcatch basins, and 2 new catch basins.

**Chairman Desmarais** said that if he understands the project correctly that the intent of this addition is to move a lot of work inside that is currently done outside. **Chairman Desmarais** asked if there was a plan to hire more employees. Brian Jackson, Bradford Steel, said that he was not planning to hire any more employees at this time.

**Chairman Desmarais** said that the purpose of this public hearing is to see what kind of impact this project will have and that from what he has heard so far it sounds like the impact will be negligible. **Mr. Rogers** asked what kind of lighting will be used. Mr. Motta replied that a couple of wall packs will be used. **Chairman Desmarais** asked that a narrative be provided. Mr. Motta said he would provide one. **Chairman Desmarais** said that he was glad that this work was moving inside and that he has never heard any complaint about Bradford Steel. **Chairman Desmarais** asked the other Board members if they thought this project rose to the level of requiring engineering review. **Mr. Rogers** said that Ken Motta can oversee the project.

**Chairman Desmarais** entertained a motion to close the public hearing. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

**Chairman Desmarais** entertained a motion to approve the site plan for the Bradford Steel Expansion with the following conditions: a final as-built must be submitted to the Planning Board, project oversight by the applicant's engineer, and a narrative has to be provided to the Board before a decision can be signed. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

### **Continued Public Hearing Fallbrook Subdivision**

**Chairman Desmarais** read the email from the applicant's engineer requesting to continue the public hearing to a later meeting date.

**Chairman Desmarais** entertained a motion to continue the public hearing for the Fallbrook Subdivision to July 23 at 6:00 pm in the Freetown Town Hall First Floor Hallway. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

#### **Continued Public Hearing for Michkev RE LLC Site Plan Review**

**Chairman Desmarais** read a letter from the applicant engineer requesting continuance to the next Planning Board meeting.

**Chairman Desmarais** entertained a motion to continue the public hearing for the Michkev RE LLC site plan review to July 23<sup>rd</sup> at 6:00 pm in the Freetown Town Hall First Floor Hallway. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

#### **Continued Public Hearing Freetown Solar II**

**Chairman Desmarais** read a letter from the applicant's engineer asking to continue the public hearing to the August meeting.

**Chairman Desmarais** entertained a motion to continue the public hearing for Freetown Solar II site plan review to August 20<sup>th</sup> at 6:00 pm in the Freetown Town Hall First Floor Hallway. **Mr. Rogers** moved and **Mr. Frates** seconded. The motion passed unanimously.

#### **Receive Minutes/Receive Schedule of Bills Paid**

**Mr. Rogers** made a motion to accept the minutes of May 7, 2019 as read. **Mr. Frates** seconded. The motion passed unanimously.

#### **Other Business**

The Board discussed the right of first refusal they received and the consensus was that there was no interest in purchasing the Spencer property.

**Chairman Desmarais** entertained a motion to adjourn. **Mr. Frates** moved and **Mr. Rogers** seconded. The motion passed unanimously.

Respectfully Submitted,

Christopher McKay