

**Town of Freetown  
Planning Board**

Minutes of the Tuesday August 16, 2022  
Held at the Police Station Community Room, 15 Memorial Drive

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2022 SEP 7 PM 12:58

*C. Roberts*

**Present:** Robert Jose, Jim Frates, David Crose, and Debra Robbins.

**Absent:** Chris Mello

**Call to Order:** Robert Jose called the meeting to order at 6:01 p.m.

**Waiver Request – Fallbrook Subdivision**

Lee Castignetti, of Long Built Homes, stated that the sidewalks around the outside of the cul-de-sacs on Fallbrook Lane are only on one side and are meaningless, most people walk on the street. Mr. Jose asked how many houses would be affected. Mr. Castignetti replied only two houses.

A motion was made by Debra Robbins, seconded by Jim Frates, to grant a waiver for the installation of sidewalks. The motion carries unanimously.

**Continued Site Plan Review and Special Permit – 165 South Main Street**

Nyles Zager, of Zenith Consulting Engineers, was present. Mr. Zager explained that there were concerns about the apartment on the third story and that element has been completely removed from the plans. They are in receipt of the comments from EP that recommended conditions of approval. Mr. Zager went through the waiver request and suggested conditions letter. Mr. Jose asked how far the concrete apron goes. Mr. Zager replied up to the service bay. Mr. Jose asked if their will be periodic cleanouts per the O+M. Mr. Zager replied yes. Mr. Crose asked what changes as a result of removing the apartment from the plans. Mr. Zager responded the amount of parking spaces and size of the septic system were changed.

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the site plan dated 07.14.2022 as submitted. The motion carries unanimously.

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the special permits for a warehouse, motor vehicle repair shop, and office space greater than 10,000 square feet. The motion carries unanimously.

**Approval Not Required – 165 South Main Street**

Nyles Zager, of Zenith Consulting Engineers, stated that the lot meets the zoning requirements.

A motion was made by Debra Robbins, seconded by Jim Frates, to endorse the plan as submitted. The motion carries unanimously.

**Definitive Subdivision – 191 Chace Road**

Greg Dennis, of C&S Land Surveyors, stated that the lot has frontage. They are proposing a berm. There is a 35ft mixed apron to avoid any washout. There is an existing garage on property, and they are planning on building a dwelling. Mr. Jose stated that the 100ft diameter circle needs to be put on the plan and the setbacks to the commercial garage are incorrect. Donna Zitano, the applicant, asked what the setbacks are. Mr. Jose replied that the setbacks depend on the type of building. Mark Rosovsky, 115 Chace Road, asked if abutters will be notified for the next meeting. Mr. Jose replied no. Mr. Jose stated there are several items on the plan that need to be revised.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to September 6, 2022. The motion carries unanimously.

**Special Permit – 78-80 Middleboro Road**

The applicant requested to be continued to September 20, 2022.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to September 20, 2022. The motion carries unanimously.

**Site Plan Review – 31 Innovation Way**

Kyle Raynor, of V.M.D. Companies, Tracey Duarte and Justin Williams of MBL Land Development, were present. Mr. Williams stated that there is one proposed warehouse building for speculative development. Ms. Duarte added that an Order of Conditions had been issued by the Conservation Commission. There are 170 parking spaces being provided on the Freetown side. Most of the drainage leads to Fall River. An agreement the developer has with the landowner calls for 90% Total Suspended Solids (TSS) removal, as opposed to the typical 80% requirement. Ms. Duarte stated that they plan on doing a Form A in Fall River. Mr. Jose asked if they are doing a Form A in Freetown. Ms. Duarte replied they are not but can do that if the Board requires it.

A motion was made by Debra Robbins, seconded by Jim Frates, to continue the public hearing to September 6, 2022. The motion carries unanimously.

**Request for Permit Extension – 5 Will’s Way**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the permit extension for 3 years. The motion carries unanimously.

**Request for Permit Extension – 45 Braley Road**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the permit extension for 2 years. The motion carries unanimously.

**Request for Permit Extension – 76 Quanapoag Road**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the permit extension for 2 years. The motion carries unanimously.

**Request for Recording Extension – 0 Locust Street**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the recording extension for 90 days. The motion carries unanimously.

**Take Action Relative to Residential Zone Density Discussion**

The Board discussed potentially using the existing village residential district and applying it to areas that have smaller lots to provide relief.

**Minutes**

A motion was made by Debra Robbins, seconded by Jim Frates, to approve the 09.07.2021 and 07.05.2022 meeting minutes as submitted using the rule of necessity. The motion carries unanimously.

**Bills**

The Board signed the bills.

**New Business**

The Board discussed the possibility of having stormwater regulations and 40R regulations. The Board also discussed the final draft of the MBTA Communities requirements.

**Planning Technician Update**

Victoria D’Antoni, Planning Technician, stated that she has been working on several projects and would like to update the Board. Complete Streets is a grant program that promotes safer streets for all users. \$38,000 in

Technical Assistance funds have been received and is being used to develop a Prioritization Plan of potential improvement projects. Once the plan is submitted and approved, we can apply for additional funding of up to \$400,000 for project implementation. The Town was chosen for the Clean Water Needs Survey and have Environmental Partners working on the survey to be submitted by later October. Environmental Partners has also been assisting with the MS4 Annual Report which is almost complete. Bill Napolitano from SRPEDD and the Open Space and Recreation Advisory Committee have been working on the Town's first Open Space Plan. Ms. D'Antoni stated she and Mike McCue, the Open Space Consultant, have been creating a list of all Open Space parcels to include in the plan. Ms. D'Antoni added that she is going to apply for an ADA planning grant to have a consultant conduct a self-evaluation and transition plan. Several boxes of plans are going to be archived to allow more space in the office. The job description for the Planning and Land Use Administrator has been revised to include Conservation duties. Mr. Crose asked that minute taking duties and SRPEDD meeting responsibilities be included.

**Meeting Adjourned**

A motion was made by David Crose, seconded by Jim Frates, to adjourn. The motion carries unanimously, and the meeting was adjourned at 8:21pm.

This is a True Record by me.

Attest: \_\_\_\_\_  
Victoria D'Antoni, Planning Technician