

**Town of Freetown  
Planning Board**

Minutes of the Tuesday September 6, 2022  
Held at the Multi-Purpose Senior Center, 227 Chace Road

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2022 DEC -8 AM 11:07

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

**Absent:** Debra Robbins and Chris Mello.

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

**Definitive Subdivision – 191 Chace Road**

Donna Zitano, the applicant and owner, read a statement requesting a correction in regards to the Form L from the Building Commissioner that stated the property has a commercial structure and will not meet the 40-foot setback. Ms. Zitano then distributed a copy of a building inspection report from October of 2021 that said the commercial garage was 'good on zoning'. Greg Dennis, of C&S Land Surveyors, stated they have revised the plan to darken the proposed lot lines and have listed the setbacks from the garages. Mr. Jose asked if the road is going to be its own parcel. Mr. Dennis and Ms. Zitano replied yes, and it will be conveyed to Matthew Zitano. Mr. Jose stated the waiver list needs to say what the requirement is and what you are requesting to waive it to. The other proposed lot also needs the 100-foot diameter circle. The road construction needs to be revised to include 8 inches of bank run and 4 inches of processed gravel. Mr. Jose stated that the road does not go all the way to the property line and there is something in the rules and regulations that prevents that. Ms. Zitano stated that they would like to build a house on the property. Mr. Jose stated that is not up to the Planning Board to decide and that they would have to consult with the Zoning Enforcement Officer. Mark Rosofsky, Chace Road, asked why there is a plus and minus sign on the commercial garage side setback. Mr. Jose replied because it typically means it there is plus or minus a couple of inches. Mr. Rosofsky asked if the future homeowner is operating as an owner/operator. Mr. Jose replied that is not for the Board to decide. Mr. Jose asked if they applicant would like the Board to vote or to continue to revise the plan and consult with the Zoning Enforcement Officer. Ms. Zitano stated they would like to continue to October 4, 2022.

A motion was made by Jim Frates, seconded by David Crose, to continue the public hearing to October 4, 2022. The motion carries unanimously.

**Minor Site Plan Review – 1180 Innovation Way**

Derek Redgate, of Highpoint Engineering, explained that they are proposing changes to the east lot located in Freetown to convert vehicle parking spaces to trailer parking as well as add pavement in one area and eliminating pavement in another. They are proposing to eliminate vehicle parking spaces from 956 down to 756 on the whole site. Mr. Jose asked if they are adding thicker pavement. Mr. Redgate replied yes, but they will make sure it matches the current grade. Mr. Jose stated he would like Environmental Partners do a quick review of the stormwater.

A motion was made by Jim Frates, seconded by David Crose, to continue the minor site plan review to September 20, 2022. The motion carries unanimously.

**Continued Site Plan Review – 0 Braley Road**

Kevin Jackson, the applicant, was present. Mr. Jose asked if they are still moving forward with the project. Mr. Jackson replied yes. Victoria D'Antoni, Planning Technician, stated that the engineer provided revised materials this morning and have forward them to Environmental Partners.

A motion was made by David Crose, seconded by Jim Frates, to continue the public hearing to October 4, 2022. The motion carries unanimously.

**Continued Site Plan Review – 31 Innovation Way**

The applicant requested a continuance due to being in peer review.

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

**Minutes**

A motion was made by Jim Frates, seconded by David Crose, to approve the 08.16.2022 meeting minutes as submitted. The motion carries unanimously.

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

Mr. Jose stated that there were two citizen petition articles that were submitted that the Planning Board will hold a public hearing for on September 20<sup>th</sup>. Mr. Jose stated that one petition strikes a line from Article 11 about common ownership. Mr. Jose asked that the petition be sent to Town Counsel for review to see if it conflicts with the state law. The second petition proposed an Assonet Bay Shores Overlay district. Mr. Jose stated they should reach out to the Building Commissioner for a determination on what the setbacks would be as it is not clear in the petition.

**Meeting Adjourned**

A motion was made by Jim Frates, seconded by David Crose, to adjourn. The motion carries unanimously, and the meeting was adjourned at 7:30pm.

This is a True Record by me.

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