

June 4, 2007

Members present: J. Marot, K. St. George, B. Hoeg, and G. Kashgagian

Meeting called to order at 7:30 p.m.

Bills

Jim – I have here a bill from the Middleboro Gazette in the amount of \$290.00 - it covers the costs for advertising in connection with Lori Lane rezoning and By-Law changes for town meeting. Greg – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Walgreen's

Jim – the concern that I had was the buffer. I thought it was a solid fence but it was my error. The plan clearly calls for a chain link. Jan Turcotte – we have always planned to abide by all of the by-laws. Jim – I felt bad because I knew that. What are you talking about fabric and the plantings it will be in compliance. I believe that the footings are deep enough to be able to maintain it. Jim – it would be chain link, shrubs and trees along the property line. John Stewart – the dumpsters are enclosed by block. Jim – I noticed that you have hemlock out there. Greg – as far as the fence is concerned is that going to block visual. Jim – this is a tall tree – the fence is quite far back. Greg – why don't we ask the neighbor? Jim – I know what they think. They thought the fence was on their property and it was not. I am not convinced that the fabric is a sound barrier. What is the feeling of the members? Greg – is stockade out of the question? Jim – I think it is unreasonable to ask at this point. As I said it was my error that we did not catch it on the original site plan. I think I would rather have the cloth than the plastic strips. Will that be on the Walgreen's side. John.- yes. Jim – do you feel that it would be unreasonable to ask for the fence to go back this far? John Stewart – I don't think it is unreasonable. Brian – I think it would be okay. Jim – the by-law allows the driveway to be in the buffer. However it can not be used for parking. Brian – I make a motion that we make the modification as far as the fence is concerned allowing them to use the green fabric and to extend it so that it will help to block the headlights on the property of the abutter's house. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – while you are here I would like to talk to you about the sign. This appears to be a LED reader board and it is now allowed. We would like to see something in a monument sign. John Stewart—We have something similar in Rockland. I will talk to them to see what we can come up with. Jim – we are looking for a low sign. This is more than we normally allow. Kevin – 4 – 5 for a minimum sign. Greg – what about one on the building. Jim – they are allowed 2 signs totaling 64 square feet. They are allowed to have one on the building. If they go to a monument sign it will be okay.

Jamie Bissonnette – Old Homestead

Jamie – we have changed the wording for the deed concerning the restrictions but it needed my wife's signature. I also have a performance covenant here. Greg – I make a motion that we accept the covenant as written. Jamie – I have a question concerning

the placement of the driveway. Does the board have a problem if we place the house in a different location if necessary. It should not affect where the driveway is. As you know we were trying to work with the trees that are there. Brian – 2nd the motion Jim – all in favor. Vote was unanimous.

Jamie – I also have a copy of the deed restriction. Greg – I make a motion that we sign the Deed Restriction as presented. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – as the Board is aware the plan was given tentative approval and sent up to the Town Clerk's Office for the appeal period is over. I would appreciate if the Board members would sign the plan at this time.

Trinity Lane

Jim – I would suggest that a letter be sent to the Freetown Planning concerning Trinity Lane. Brian – I make a motion that we authorize Jim to send a letter to the Freetown Planning Board. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bills

Jim – I have bills here for the Middleboro Gazette in the amount of \$290.00 to cover the cost of advertising for Lori Lane and the by-law hearings. Greg – I make a motion that we approve payment of the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Board of Appeals

Jim – this is a request from Bell Atlantic (Verizon) concerning adding to the present cell tower off of Freetown Street. I personally do not have a problem with. Greg – I make a motion that we recommend approval to the Board of Appeals. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the Board of Appeals.

Meeting

Next regular meeting of the Board is June 18, 2007.

Kevin – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous – Meeting adjourned at 10:45 p.m.