
Warrant for the Special Town Meeting



**Town of Freetown
Commonwealth of Massachusetts**

**Monday, June 5, 2023
7:00 pm**

**Apponequet Regional High School
Robert C. Falcon Auditorium
100 Howland Road, Lakeville, MA 02347**

BRISTOL, SS:

To either of the Constables of the Town of Freetown, GREETING:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of the Town of Freetown who are qualified to vote in the Elections and Town Affairs to meet at Apponequet Regional High School, 100 Howland Road, Lakeville, Massachusetts, on Monday, the Fifth day of June, 2023 at 7:00 P.M., then and there to act on the following Articles, viz:



**Warrant for the
Special Town Meeting**

Monday, June 5, 2023, at 7:00pm

Apponequet Regional High School

**Robert C. Falcon Auditorium
100 Howland Road, Lakeville, MA 02347**

Article: 1 Transferring Funds into Conservation Land Fund

To see if the Town will vote to transfer from available funds the sum of Seventy-Three Thousand, One-hundred-Nine Dollars and Fifty-Nine Cents (\$73,109.59) to be added to the Conservation Land Fund established under M.G.L. Chapter 40, Section 8C, and/or take any action relative thereto.

Submitted by the Conservation Commission
Requires Majority Vote

Recommended by Board of Selectmen and Finance Committee

EXPLANATION OF ARTICLE: Rollback taxes generally represent open land being slated for development, and a well-funded Land Fund would allow the future purchase of open land to protect it from development. These funds represent the amount assessed and collected for rollback taxes in Fiscal Year 2022

Article: 2 Authorizing Board of Assessors to Enter into PILOT Agreements

To see if the Town will vote to authorize the Board of Assessors to enter into agreements for Payments-In-Lieu-Of-Taxes ("PILOT"), pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 45th, as amended by Section 61 of Chapter 8 of the Acts of 2021, on such terms and conditions and for a term of years as the Board of Assessors deems in the best interest of the Town for taxes attributable to a solar facility owned and operated as follows:

1. Maries Way Solar 1, LLC or its affiliates, successors or assigns, on land located at 84 Chace Road, Assessors' Map 228, Lot 8.02
2. Braley Road Solar 4, LLC or its affiliates, successors or assigns, on land located at 23 Braley Road, Assessors' Map 242, Lot 108;
3. Renewable Energy Alternatives or its affiliates, successors or assigns, on land located at 30 Washburn Road, Assessors' Map 227, Lot 20;
4. Newleaf energy incorporated or its affiliates, successors or assigns, on land located at 18 USRV Way, Assessors' Map 214, Lot 104;
5. Newleaf Energy Inc. or its affiliates, successors or assigns, on land located at 20 Algonquin Way, Assessors' Map 248, Lot 84; and 15 Boxberry Lane, Assessors' Map 251, Lot 7.
6. DH-MA Solar Owner, LLC or its affiliates, successors or assigns, on land located at 107 Chace Road, Assessors' Map 241, Lot 40 and 164 Quanapoag Road, Assessors Map 255, Lot 61.

And further, to authorize the Board of Assessors to take any such action as may be necessary or convenient to carry out the vote taken hereunder, and/or take any action relative thereto.

Submitted by the Assessors
Requires Majority Vote

Recommended by the Board of Selectmen. Finance Committee takes no position

Explanation of Article: This article would authorize the Board of Assessors to enter into payment-in-lieu-of-tax agreements with solar companies operating at the above locations. The Board of Assessors believes that these agreements are in the Town's best financial interests.

Article: 3 Authorizing Board of Assessors Contract Term in Excess of 3 Years

To see if the Town will vote in accordance with the provisions of Mass. General Laws Chapter 30B, Section 12(b), to authorize the Board of Assessors to solicit and award contracts for assessing consultants for terms exceeding three years but no greater than five years, including any renewal, extension, or option, provided in each instance the longer term is determined to be in the best interests of the Town, and/or take any action relative thereto.

Submitted by the Assessors
Requires Majority Vote

Recommended by Board of Selectmen and Finance Committee

Explanation: The Department of Revenue has changed its revaluation cycle from three years to five years. Since both the current revaluation cycle and the current contract with the town's assessing consultant expire on June 30, 2023, the Board of Assessors has determined it is in the Town's best interests to enter into its next consulting contract for the same term as the revaluation cycle (five years), rather than enter into a three-year contract expiring mid-cycle.

Article: 4 Funding for Fire Station Renovation/Addition

To see if the Town will vote to transfer from available funds the sum of Two Million Four Hundred Forty-One Thousand Eight Hundred Twenty-Seven Dollars and Fifty-Five Cents (\$2,441,827.55) for engineering services, architectural, project management, bidding, and construction services for an addition, renovation, and equipping of Fire Station #3 located at 25 Bullock Road, including site preparation and any related or incidental costs, and further to authorize the Board of Selectmen to enter into any agreement and execute all documents including contracts for terms in excess of three years, necessary to effectuate the purposes of this Article; or take any other action relative thereto.

Submitted by the Board of Selectmen and Fire Station Building Sub-Committee
Requires Majority Vote

Recommended by Board of Selectmen, and Finance Committee

Explanation of Article: The addition/renovation of Fire Station # 3 (Bullock Road) is projected to cost \$2,991,827.55. The funding will be allocated from two sources and therefore the need for two separate warrant articles. The funding of Two Million Four Hundred Forty-one Thousand Eight Hundred Twenty-Seven Dollars and Fifty-Five Cents (\$2,441,827.55) will be funded from Free Cash. The remaining portion will be funded from Capital Stabilization Fund. Fire Station #3 was converted to a Fire Station in 1999 and has had no renovations since. This addition/renovation project is necessary due to the immediate need for additional bunk space. Currently there is only one bunk room in which both male and female firefighters must share. This proposed addition/renovation project includes constructing an additional Bay for Fire apparatus with the new bunk rooms above it.

See Attachment A at end of Warrant for proposed plan of addition/renovation.

Article: 5 Additional Funding for Fire Station Renovation/Addition

To see if the Town will vote to appropriate from the Capital Stabilization Fund the sum of Five Hundred Fifty Thousand Dollars (\$550,000.00) for the Construction and equipping of the addition/renovation of Fire Station #3 located at 25 Bullock Road, including site preparation and any related or incidental costs, and further to authorize the Board of Selectmen to enter into any agreement and execute all documents including contracts for terms in excess of three years, necessary to effectuate the purposes of this Article; and/or take any action relative thereto

Submitted by the Board of Selectmen and Fire Station Building Sub-Committee

Requires 2/3 Vote

Recommended by Board of Selectmen, and Finance Committee

Explanation of Article: This is the second article needed to completely fund the addition/renovation of Fire Station # 3 located on Bullock Road.

Article: 6 Sale of 4 South Main Street with Deed Restrictions

To see if the Town will vote to transfer the care, custody and control of the parcel of land located at 4 South Main Street and described in a deed recorded with the Bristol County Registry of Deeds in Book 2895, Page 203 from the tax custodian for tax title purposes or from whichever board has custody thereof to the Board of Selectmen for general municipal purposes and for the purpose of disposition by sale or lease, and, further, to authorize the Board of Selectmen to convey said property on such terms and conditions as the Board of Selectmen deems in the best interests of the Town in accordance with the provisions of G.L. c. 30B, sec. 16, including, without limitation, reserving or obtaining a historic preservation restriction thereon, and further to authorize the Board of Selectmen to enter into any agreement and execute all documents and instruments necessary to effectuate the purposes of this Article; and/or take any action relative thereto.

Submitted by the Board of Selectmen

Requires 2/3 Vote

Recommended by Board of Selectmen, and Finance Committee

Explanation of Article: This article will allow for the sale of the property located at 4 South Main Street, Assonet which is in dire shape and owned by the Town. The article will require deed restrictions requiring the purchaser to keep the façade to be reflective of the previous building hence keeping it's historical appearance.

**Article: 7 Purchase Temporary Office Space (Pods) for additional space at the
Council on Aging Building**

To see if the Town will vote to amend the vote taken under Article 3 of the October 18, 2021 Special Town Meeting appropriating Five Hundred Fifty Thousand Dollars (\$550,000.00) for site evaluation, engineering and design services, project management services, bidding and construction of the Council On Aging building located at 227 Chace Road to authorize use of Three Hundred Thousand Dollars (\$300,000.00) of those funds for the design, bidding, purchase, and installation of Temporary Office Space structures (PODS) to attach to the existing Senior Center at 227 Chace Road, East Freetown, including any related or incidental costs, and further to authorize the Board of Selectmen to enter into any agreement and execute all documents including contracts for terms in excess of three years, necessary to effectuate the purposes of this Article; and/or take any action relative thereto.

Submitted by the Board of Selectmen

Requires Majority Vote

Recommended by the Board of Selectmen and Finance Committee

Explanation of Article: This article will reclassify funds that were voted at a prior Town Meeting to fund design of an addition to the Council on Aging Building and allow the use of the funds to purchase and install temporary office trailers (PODS) at the Council on Aging Building (COA). This will help alleviate the space issues at the Council on Aging Council and allow the COA to grow and expand their offerings in support of Freetown's Seniors. These trailers will be able to be re-purposed at a later date.

Article: 8 Funding to the Capital Stabilization Fund

To see if the Town will vote to raise and appropriate a sum of money for the purpose of supplementing the Capital Stabilization Fund, and/or take any action relative thereto.

Submitted by the Board of Selectmen
Requires Majority Vote

Recommended by the Board of Selectmen. Finance Committee recommend based on amount to be filled in on the Town Meeting Floor.

Explanation of Article: This appropriation would add funds to the Capital Stabilization Fund to be used for purchasing capital assets or payment of related debt service on capital assets. Any proposed use of the fund would require a 2/3 vote of Town Meeting.

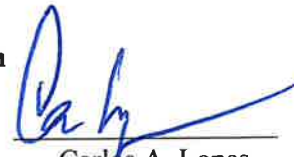
And you are hereby directed to serve this Warrant by posting attested copies thereof at the following places: the Assonet Post Office, the East Freetown Post Office, Junior's Convenience Store in Assonet, the Freetown Town Hall, Freetown Communications Center, and Freetown Fire-Rescue Station #3. Hereof, fail not and make return of the original Warrant with your doings thereon immediately after making service thereof to the Town Clerk of the Town of Freetown, Massachusetts.

Given under our hands and seal of the Town of Freetown, this 15th day of May, Anno Domini, Two Thousand Twenty-Three.

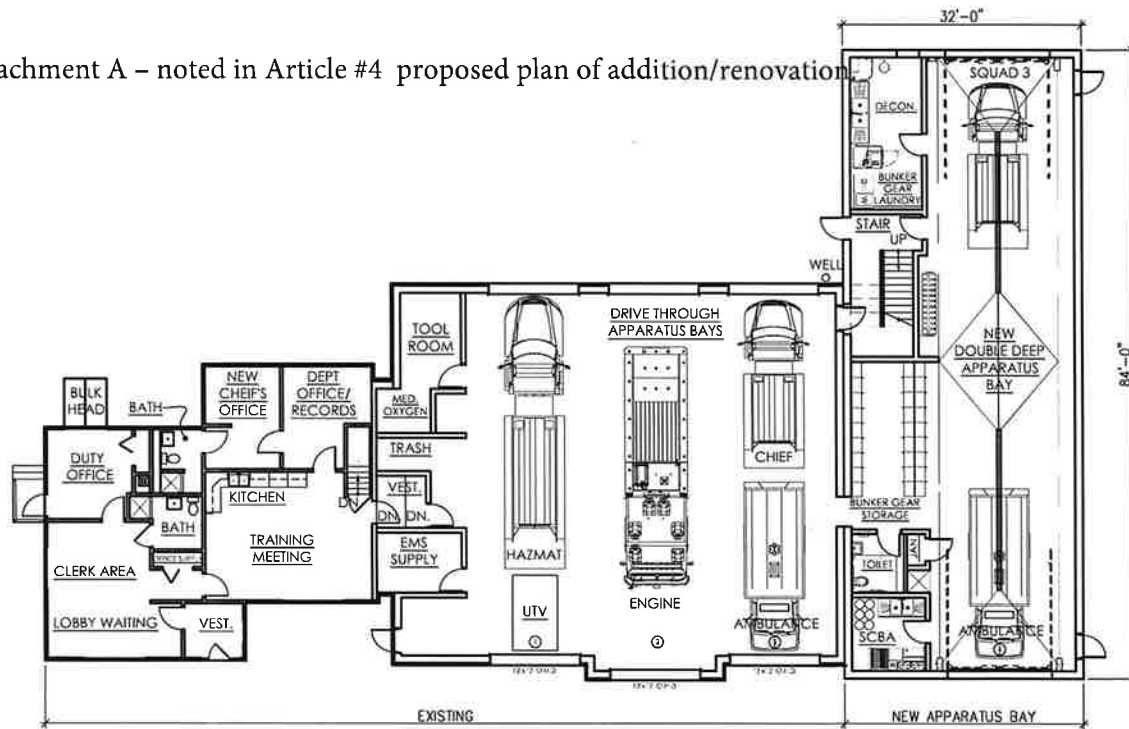

Trevor R. Matthews

The Town of Freetown Board of Selectmen


Jared C. Zager


Carlos A. Lopes

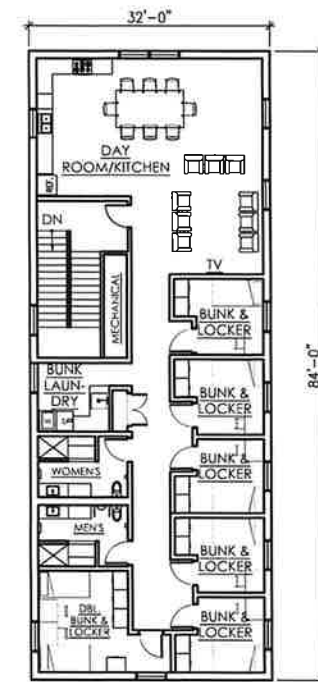
Attachment A – noted in Article #4 proposed plan of addition/renovation



1ST FLOOR

SCALE: 1/16" = 1'-0"

FIRST FLOOR	7,253 SF
SECOND FLOOR	2,688 SF
BASEMENT	1,474 SF
GROSS AREA TOTAL:	11,415 SF



2ND FLOOR BUNK ROOM ADDITION OVER NEW APPARATUS BAY

1/16" = 1'-0"

2,441 S.F.



COMPASS GROUP ARCHITECTURE
4 CAUSEWAY ROAD
ASSONET, MA 02702

ADIGIAMMO@COMPASSGROUPARCH.COM

SCHEME 6: 2,688 S.F FIRST STORY APPARATUS BAY ADDITION WITH 2,441 SECOND STORY BUNK ROOM ADDITION ABOVE NEW APPARATUS BAY

SCALE: 1/16" = 1'-0"

13,856 GROSS SQUARE FEET TOTAL INCLUDING BOTH FLOORS
DATE: 11-17-2022

APPROXIMATELY: 2.95 MILLION CONSTRUCTION COST



FREETOWN FIRE & RESCUE
STATION #3 NEEDS ASSESSMENT
25 BULLOCK ROAD,
EAST FREETOWN, MA 02717