



## Planning Board Minutes – May 9, 2014

A meeting of the Town of Freetown **Planning Board** was held on **May 9, 2014** at the Freetown Town Hall 3 N Main St Assonet, MA. **Present:** Chairman Robert Raymond, Mark Rogers, Robert Jose  
**Absent:** Keven Desmarais, Nicolas Velozo

### **A. Meeting called to order at 5:10 PM**

### **B. Public Hearing on Zoning Petition Article for Map 206, Lot 17.01 (73 N Main)**

The Chairman opened up the floor to the petitioners. Motion was made to waive the public hearing notice reading by Mark Rogers, seconded by Robert Jose, all in favor.

Atty. David Assad of 326 Pine St Fall River approached the board on behalf of Rona Duff and her mother, Lorraine Barboza, who is the owner of the subject property. The Lot is zoned primarily residential, but a small portion that is General Use falls within the lot boundary. Most of the parcels west and south of the subject property are zoned residential; heading east and north of the subject property, parcels are zoned 'General Use' and are home to a variety of commercial uses. The Petition asks to extend the General Use district to include boundaries of lot 17.01, as it would make the subject property consistent with the commercial entities already developed in the area. Furthermore, it would eliminate the problem of having a single parcel with two zoning classifications, which is the case currently. If the zoning change passes Town Meeting, the applicants have a proposed business they would like to operate on the lot that would require a special permit from the Planning Board.

Following Atty. Assad's presentation, the Board asked a number of questions. It was determined that nothing is currently on this lot; it is vacant. Atty. Assad also explained, when the Board inquired about the proposed business, that it would be consistent with the commercial projects on the opposite side on the street and would be subject to Planning Board oversight.

The Chairman described the process of acceptance of a zoning change at Town Meeting. Per the testimony of one of the petitioners, abutters within 300 feet were notified and none had objection to the change from Residential to General Use. The board consensus was that the zoning change made sense given the fact the parcel is already partly 'General Use' and given the other land uses in the neighborhood; it would not be detrimental to have this zoning change occur.

Robert Jose made a motion to close the public hearing, seconded by Mark Rogers; all in favor.

Robert Jose made a motion for the Board to give this zoning change a favorable recommendation, seconded by Mark Rogers; all in favor.

Meeting Adjourned at 5:45

Respectfully Submitted,  
Lauren Moreau

