



TOWN OF FREETOWN

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2020 OCT -2 AM 11:28 Town Clerk

MEETING NOTICE/LIST OF TOPICS

PLEASE TYPE OR PRINT LEGIBLY

Name of Board or Committee: Planning Board

Date & Time of Meeting: Tuesday October 6, 2020 at 4:15 PM

Place of Meeting: Virtual Meeting, pursuant to Gov. Baker's March 12, 2020 Order
Suspending Certain Provision of the Open Meeting Law, G.L. c. 30A Sec. 18

AMENDED: Added time of continued public hearings to items #1-3 and updated time and removed incorrect location for item #4.


C. Nils McKay
Planning Technician
October 2, 2020

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Freetown Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Freetown's website, at <https://www.freetownma.gov/>.

For this meeting, members of the public who wish to listen to the meeting or participate in the public hearing may do so in the following manner: downloading Zoom and entering the Meeting ID below, calling the number listed below and entering the meeting ID listed below, or by going to <https://us02web.zoom.us/join> and entering the Meeting ID and Passcode listed below.

Zoom Meeting ID: 876 2667 8190

Zoom Meeting Passcode: 12345

Zoom Meeting Phone Number: +1 646 558 8656

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on Freetown's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Canceled/Postponed to: _____

Clerk/Board Member canceling/postponing meeting

LIST OF TOPICS

1. Public Hearing – Request to continue to 10/20/2020 over Zoom

Continuation of a public hearing at **4:15 pm** to act on the application of **Danielle Oliveira**. The applicant has submitted a definitive subdivision plan entitled **Definitive Subdivision Plan – 1 Madeicha Way** which shows the creation of **1 lot** located at **186-1/2 Braley Road (Assessor's Map 252, Lot 38)** located in the Residential zoning district.

2. Public Hearing

Continuation of a public hearing at **4:15 pm** to act on the application of **TJA Clean Energy LLC**. The applicant has submitted a site plan review application and plan entitled **Freetown Solar II**, and dated **February 11, 2019** proposing a large scale solar photovoltaic facility located on approximately 509,741 ft² of land located on **Assessors Map 228, Lot 8**.

3. **Public Hearing – Request to continue to 10/20/2020 over Zoom**

Continuation of a public hearing at **4:15 pm** to act on the application of **Michkev RE LLC**. The applicant has submitted a site plan review application and plan entitled **Commercial Development Plans, 0 Braley Road**, proposing 2 warehouse/contractor storage buildings totaling 24,750 square feet with a lot area of 345,240 square feet located on Assessors Map 242, Lot 137.

4. **Public Hearing**

Continuation of a public hearing at **4:15 pm** to act on the application of **Quarry Drive-Bryant Hill LLC**. The applicant has submitted a site plan review application and plan entitled **Quarry Drive-Bryant Hill, LLC Solar Energy System** and dated **October 18, 2019** proposing a large scale solar photovoltaic facility located on approximately 78 acres of land located on Assessors Map 202, Lot 20.

5. **Public Hearing**

Continuation of a public hearing at **4:15 pm** to act on the petition of **125 South Main Street, LLC**. The petitioner is requesting a development design plan special permit in order to construct a Planned Mixed-Use Development containing a 72 unit residential apartment building along with a mini self-storage building located at 125 South Main Street, Assonet, (Assessors Map 233 Lot 14).

6. **Concurrent Public Hearings**

Concurrent public hearings on **Tuesday, October 6, 2020 at 4:15 p.m.** to review the applications of DEVCON Innovation Way LLC for property located at 0 Innovation Way Assonet, MA (Assessors Map 236, Lot 6.02, Owner: RM Innovation Realty, LLC) as per the attached notice:

The applicants are requesting a **special permit** for sign illumination outside of the hours allowed by the Sign Bylaw. Article 11, Section 11.20 D (7a) states that no sign shall be illuminated between the hours of 11:00 p.m. and 6:00 a.m., except sign on premises open for business and then only upon issuance of a Special Permit by the Special Permit Granting Authority. In addition to seeking special permits for illumination outside allowed hours, the applicant is also seeking a permit for a sign that is internally illuminated.

The same applicant has also submitted a site plan review application and plan entitled Neon-Innovation Way, which proposes redevelopment of the site. The plan proposes to develop a gas station, with 3 buildings. One Building will be a convenience store and Dunkin Donuts, the second building will be a restaurant use, and the third building will be either a restaurant or retail use. The project will need Site Plan approval from the Planning Board in addition to special permits for restaurants open past the hours of 7:00 a.m. to 7:00 p.m. and a special permit to operate a retail fuel establishment involving storage and distribution, both pursuant to Zoning By law 11.18 H. 1 Table of Use regulations.

7. **Receive Minutes/Schedule of Bills Payable**