

# MEETING NOTICE

## TOWN OF FREETOWN

PUBLIC BODY: **Planning Board**  
 MEETING PLACE: **Police Station Community Room**  
 ADDRESS: **15 Memorial Drive**  
 MEETING DATE: **Tuesday, April 2, 2024**  
 MEETING TIME: **6:00p.m.**

SIGNED: Nicole DeMoranville, Senior Clerk DATE: March 28, 2024

*Town Clerk's Time Stamp*

**FREETOWN CLERK**  
**REC'D MAR 28 2024 PM3:27**

*Received & Posted*  
 48-hour notice effective  
 when time-stamped

- THIS IS AN AMENDED MEETING NOTICE
- THIS MEETING HAS BEEN CANCELLED. SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RECEIVED BY OFFICE OF THE TOWN CLERK: \_\_\_\_\_
- THIS MEETING HAS BEEN POSTPONED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 RECEIVED BY OFFICE OF THE TOWN CLERK: \_\_\_\_\_

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office *at least* 48 hours prior to such meeting (excluding Saturdays Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §§18-25 (Ch.28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

### AGENDA / LIST OF TOPICS

1. Discussion and Vote on Reorganization of the Board
2. Minor Site Plan Review – 25 Bullock Road, Freetown Fire Station #3  
 Applicant: Deborah Pettey / Town of Freetown  
 Representative: Langan Engineering and Environmental Services, Inc.  
 Scope of Work: Addition and improvements to parking lot
3. Discussion and Vote on Woodland Estates Scope of Work for Birch Road Repairs
4. Site Plan Approval Extension Request – 5 Costa Drive, 0 Rear Costa Drive  
 Applicant: Costa Solar, LLC c/o Ironwood Renewables, LLC  
 Representative: Hamilton Carrier / Ironwood Energy  
 Scope of Work: 3-year extension request for solar array
5. Site Plan Approval Extension Request – 67 Chace Road  
 Applicant: TJA Clean Energy, LLC, Alan Alves  
 Representative: Azu Etoniru / E.T. Engineering Enterprises, Inc.  
 Scope of Work: 2-year extension for solar array
6. Site Plan Approval Extension Request – 0 Chipaway Road; Map 247 Lot 5, Map 252 Lot 1  
 Applicant: Just Solar, LLC, Justin Alves  
 Representative: Azu Etoniru / E.T. Engineering Enterprises, Inc.  
 Scope of Work: 2-year extension for solar array

7. Site Plan Approval Extension Request – 0 Locust Street & 0 George D. Williams Lot  
Applicant: Freetown East PV I, LLC  
Representative: Lucy Fowler / Longroad Energy Development  
Scope of Work: 2-year extension for solar array
8. Discussion and Vote on recommending Melanie King for Master Plan Committee
9. Public Hearing – Amend Article 11.6 Special Permit Use – Multi-unit Dwellings  
The Planning Board will hold a hearing to amend the Town of Freetown Protective By-laws, Article 11.6 B Special Permit Use – Multi-unit Dwellings of three units or more including Apartments, Townhouses, Condominiums, etc.
10. Public Hearing – Amend Zoning Map to Reflect Name Change of the Planned Mixed-Use Development District  
The Planning Board will hold a hearing to amend the Town of Freetown Zoning Map to reflect the name change of the Mixed-Use Development District to the Planned Development District. The map is on file in the Office of the Town Clerk and Planning Board.
11. Public Hearing – Amend Article 11.29 Planned Mixed-Use Overlay District (PMUD)  
The Planning Board will hold a hearing to amend the Town of Freetown Protective By-laws, Article 11.29 Planned Mixed-use Overlay District (Amended by-law changed name to Planned Development District). The proposed by-law is on file in the Office of the Town Clerk and Planning Board.
12. Discussion and Take Action Relative to Final Draft of Accessory Apartment By-law
13. Discussion and Vote on South Main Street Bridge Replacement Options Study
14. Discussion and Vote on Payroll and Bills Authorization
15. Minutes
  - a. 03.05.2024
16. Any other business to properly come before the Board