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ZONING BOARD OF APPEALS
Town Hall, P. O. Box 438 Assonet, Massachusetts 02702

NOTICE OF PUBLIC HEARING

CASE #592

In accordance with the Massachusetts General Laws Chapter 40A Sections 8 and 15 Zoning Bylaws and the Town of Freetown Protective By-laws, you are hereby being notified of a Public Hearing. The Zoning Board of Appeals will hold the hearing to review the application of **Mark Bullock** for the property located at **0 Chipaway Lane, East Freetown, Mass.**, for an **Administrative Appeal of the decision of the Zoning Enforcement Officer** as per the attached notice:

The Freetown Zoning Board of Appeals will conduct a public hearing on Wednesday, **September 22, 2021 at 6:00 p.m.** at the **Freetown Police Station Community Room, 15 Memorial Drive, East Freetown, Mass.** to act on the petition of **Mark Bullock**. The petitioner has requested an Administrative Appeal of the interpretation by the Zoning Enforcement Officer regarding property located at **0 Chipaway Lane, East Freetown, MA (Assessors Map 252 Lot 85)** located in the Residential zoning district.

The Petitioner has requested to construct new single-family dwelling that currently is occupied by a barn. Prior to submitting his application to the Town, the Petition informally sought the opinions of both the former and current Building Commissioner/Zoning Enforcement Officers as to the buildability of the lot. Both opined that the lot was buildable. However, when the Petitioner submitted his formal application the current Building Commissioner/Zoning Enforcement Officer reversed that position and determined the application has the proposed dwelling on the property located on a lot that is in common ownership with 63 Chipaway Road under the requirements of the State Common Ownership Law and Town Zoning Bylaw Article 11.3.D.(b). The Town of Freetown Zoning Bylaws do not allow 2 dwellings on 1 property based on common ownership.

The Petitioner seeks to have the Board of Appeals overturn and vacate the July 7, 2021, decision of the Enforcement Officer that Map 252, Lot 85 has merged with Map 252, Lot 91 due to common ownership thereby allowing the Petitioner, or its successors in title, to construct a single family dwelling.

All persons, parties or corporations interested therein may appear and be heard in relation thereto.

Town of Freetown Zoning Board of Appeals

C. Nils McKay
Zoning Board of Appeals Clerk