



Carl Bizarro
Building Commissioner

TOWN OF FREETOWN
MASSACHUSETTS
Office of the Building Commissioner

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Matthew Bivens
638 West Rodney French Boulevard
New Bedford, Ma 02744

March 28, 2024

REVISED

Re: Zoning Determination Letter for 0 Metacomet Avenue Lot: 105 Plot: 027.01

Dear Matthew Bivens

My office has received your application for a Zoning Determination dated 3-7-2024 relative to 0 Metacomet Avenue Freetown, Ma. **Map 105 – Parcel 027.01**, zoned for Residential use. According to the Information provided, plans submitted, additional documentation and our records research and to the best of knowledge and understanding I have made a determination that the proposal to construct a 2- story, 2-stall garage with a personal use work shop on second floor is a “principal building” and not an accessory to any other building and therefore must meet the requirements of **the Town of Freetown Zoning By-Laws Article 11 (11.3 Section G. (Set Backs) 30 ft from the street and 20 ft from side and rear lot lines) and Article 11 (11.3 Continued) Section E (lot coverage 65%)**.

Moreover, if you wish to pursue this matter you will also have to apply to the Conservation Committee for matters related to soil & wetlands and the Board of Health (if any) for septic issues.

You have the right to appeal this decision to the Zoning Board of Appeals. Applications are available at the office of the Town Clerk in Town Hall during normal business hours. The completed documents must be returned to their office within 30 days.

Nothing in our research reflects any violations past or present related to this particulate parcel of land. The zoning verification is made as of the date of this letter and does not constitute any representation of assurance that the property will remain in the same zoning classification for any specified period of time.

Respectfully,



Carl Bizarro

Building Commissioner/Zoning Officer

Cc: Town Clerk
Assessor's Office
Board of Heath