



*J. Brown*  
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**TOWN OF FREETOWN**

## **Economic Development Committee**

### **MEETING MINUTES**

**Wednesday, February 26, 2020 @ 5:30 PM**

**Location: Counsel on Aging, 227 Chace Road, East Freetown, MA 02717**

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**PRESENT:** Robert Jose, Chairman, David DeManche, Town Administrator  
Jim Rezendes, and Bruce Wilbur

**ALSO PRESENT:** Catrina Goncalves, Recordings Clerk

**ABSENT:** Lisa Pacheco

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Meeting called to order at 5:51 PM

**TOPIC:** Review SRPEDD Letter for consulting assistance for the Assonet Business District Land Inventory and Marketing/Large Parcels of Land for Economic Development

Mr. DeManche states he had a conversation today with Jeffrey Walker from SRPEDD. Mr. Walker deemed 20 hours is not enough to complete a project of this size. The plan is to have the SRPPEDD consultant identify the business parcels of land, along the Assonet Corridor, including owner information, lot size, utilities on site, identify zoning, and create inventory so the information can be posted on the Town Website, in order to market the properties to developers. The Consultant would also prioritize the development potential of the top 10 parcels, identifying the best use for the properties and the future potential of job creation. Mr. Walker recommended contacting Grant King of the District Local Technical Assistance Program, which is funded with state money, though the funds will not be available until the Fall. The other option is to apply for Grant money from Community Compact IT, which would allow the Town to choose and identify a new best practice and Grant money could pay for a study to be completed.

Mr. DeManche has also been in contact with Professor Donnelly of Bridgewater State University. The students of the MPA program (Masters of Public Administration) are required to complete a study as part of a student Capstone project. The chosen project would not be decided until Sept/Oct, but would not start until next spring, but Professor Donnelly believes it is a great project for the students to complete next spring semester.

Mr. Rezendes opines the biggest drawback of the area is the Sewer tie-in fee, as most residents would rather upgrade their septic as opposed to pay a tie-in fee as well as a user fee.

Mr. DeManche states he is also looking into some grant money for a "downtown" initiative. The grant money would be used to examine downtown organizational bylaws, funding towards economic projects, housing, and parking as the plan would attract business to the area and create a sense of community. Mr. Jose opines the area is likely not to be developed, because a septic system is not able to be installed in the Four Corners area due to the flood plane.

Mr. Jose has invited Bob Mongeon to the next Economic Development Committee meeting. Mr. Mongeon is building a Dunkin' Donuts/Gas Station/Mini Mart on Innovation Way in Freetown. Mr. Mongeon has permission from the City of Fall River to use the land, but he would require permits from the Town of Freetown. Mr. Mongeon may request a letter in support of his project from the Freetown Economic Development Committee to present to the Board of Selectman/Planning Board.

Mr. Jose questioned Mr. Rezendes on the status of Solar projects with Eversource. Mr. Rezendes states Eversource has decided to conduct a 2 year study on the entire Grid, and the DPU agreed to allow the study. Borrego Solar will pay 5 Million Dollars for the upgrades to the South Main/Copicut Road Area.

**TOPIC:** Update on the status of American on the start of business operations

Chairman Jose states an invitation has been extended to Tim Keogh of Americann. Mr. Kehoe may need a letter from the committee in support of Americann, as the opening is being delayed due to the CCC (Cannabis Control Commission). Americann has been paying taxes and the Committee may give Americann a letter of support.

**Next Meeting:**

Date/time to be announced.

**ADJOURNMENT:** Motion made by Mr. Wilbur to adjourn, seconded by Mr. Rezendes, Unanimously approved. Meeting adjourned at 6:43 p.m..

This is a true record by me

A handwritten signature in black ink, appearing to read 'Catrina Gonçalves', is written over a horizontal line. The signature is fluid and cursive.

Attest: Catrina Gonçalves  
Recordings Clerk