



**TOWN OF SWANSEA, MA  
OFFICIAL MEETING NOTICE**

**Name of Board or Committee:** Planning Board  
**Day & Date of Meeting:** Monday, October 21, 2024  
**Time of Meeting:** 6:30 PM  
**Location of Meeting:** Swansea Police Headquarters  
1700 GAR Hwy  
Swansea, MA 02777  
**Posted by:** Christopher C. Parayno

**Received & Posted by  
Town Clerk's Office:**

OCT17 24 8:27AM

**Amended Agenda  
received and posted:**

**MEETING AGENDA**

**Public Hearing:**

In accordance with the provisions of MGL Chapter 40A, Section 5, the Swansea Planning Board will hold a public hearing at the Swansea Police Station, 1700 GAR Hwy on **Monday, October 21, 2024, at 6:30 PM** to solicit public comment regarding the proposed zoning bylaw amendment described below.

The proposed amendment is to Section 265-4.3 Accessory Apartments establishing new zoning regulations for the creation of Accessory Dwelling Units within the Town of Swansea that are in accordance with forthcoming changes to Massachusetts General Laws, Chapter 40A, Sections 1A and 3.

The proposed bylaw amendment includes, but is not limited to, provisions regarding:

- Definition of Accessory Dwelling Units
- Use and dimensional requirements
- Site Plan Review requirements

Any person interested in or wishing to be heard on the above matter should appear at the time and place designated. A copy of the proposed zoning bylaw amendment is on file at the Swansea Planning Office, 68 Stevens Road, and may be inspected during normal business hours or emailed if requested of the Town Planner, Christopher C. Parayno, at [Cparayno@swanseama.gov](mailto:Cparayno@swanseama.gov).

**1. Old Business:**

A. **Continuation of Public Hearing – Promising Acres:** In accordance with the provisions of MGL Chapter 41, Section 81W, Chapter 40A, Sections 9-11, and the Swansea Zoning By-law, Section 5.2.B, the Swansea Planning Board will hold a public hearing on **July 1, 2024, at 6:30 PM**, at the Swansea Police Headquarters, 1700 GAR Hwy, Swansea, MA, on the applications of Frida, LLC for a **Definitive Subdivision** entitled: “Promising Acres”, which proposes twelve (12) lots one which is a hammerhead lot that requires a **Special Permit**. The site is located off Dillon Lane. (Continued from 10/7/24).

**2. New Business**

A. Form A – 2685 GAR Hwy & Mason St  
B. Approval of Minutes: 10/7/24

Adjournment

The matters listed are those reasonably anticipated by the chair to be discussed at the meeting. Not all items listed may, in fact, be discussed; other items listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, Chapter 30A, Section 20(f) After notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. At the beginning of the meeting, the chair shall inform other attendees of any recordings.