



TOWN OF ACUSHNET
MASSACHUSETTS

OFFICE OF THE PLANNING BOARD
122 MAIN ST.
ACUSHNET, MA 02743
<http://www.acushnet.ma.us>
FAX: (508)998-0203

Acushnet Planning Commission
Regular Meeting
and
Zoning Public Hearing on Non-Medical Marijuana Moratorium Extension
and
Zoning Public Hearing on Non-Medical Marijuana Prohibition of Establishments
and
Continuation - Public Hearing - Special Permit - Common Drive
148 Peckham Road - Arruda - Romanelli
April 19, 2018

Open: 6:39 pm
Adjourn: 7:43 pm

Present: Marc Cenerizio, Chairman
Rick Ellis
Phil Mello
Bryan Deschamps

Henry Young, Planner

Absent: Mark DeSilva, Sr.

Issue: Motion is made to open meeting.
So moved: P. Mello
Second: B. Deschamps
Vote was 4 for, 1 absent.

Announcement that the meeting is being audio- and video-taped.

Issue: After individually reading them, a motion is made to accept the minutes of
March 1, 2018.
So moved: P. Mello
Second: R. Ellis
Vote was 4 for, 1 absent.

All minutes are on file at the Planning office, 130 Main Street, Parting Ways,
second floor.

1000-01 7:12:04

Issue: Vouchers were signed, and are on file at the Planning office and at the Accounting office at Town Hall.

Issue: Mail was reviewed, and is attached to these minutes.

Issue: SRPEDD Nomination papers - Henry was nominated to be the representative

Issue: DEP Letter regarding 91- General License Certification - Given to Henry

Issue: Public Hearing - Zoning - Non-Medical Marijuana moratorium extension

Motion is made to table this issue.

So moved: B. Deschamps

Second: R. Ellis

Vote was 4 for, 1 absent.

This is tabled by Town Meeting vote and by Planning Commission vote and will not appear on the warrant.

A motion is made to close the public hearing.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Issue: Form A - Main Street Map 3, Lot 5 and REV 5C - Anselmo and Maurier - Romanelli Associates Inc.

A 6 lot proposal on the west side of Main Street, just north of Squinn Brook Estates. Proposed are three conventional lots and 3 retreat lots.

Mr. Ellis asks if any perc tests have been done on the site stating that there was difficulty getting percs in that area. Mr. Romanelli replies that they have not done that yet.

Mr. Ellis points out that if the Board signs this plan the two sisters owning it will get assessed for 6 building lots, and if it won't perc that could be problematic. Mr. Romanelli says he will suggest to them not to record the plan until they do the tests.

Mr. Cenerizio said "perfect".

Mr. Ellis states the plan looks good to him; he is a fan of retreat lots - less density.

A motion is made to approve the plan as submitted.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for, 1 absent.

Paperwork was checked and found to be OK; plans and mylar were signed.

All Form As are on file in the Planning Office. Book and Page to follow.

Issue: Zoning Public Hearing- Non-Medical Marijuana Establishments Prohibition

A motion is made to table this issue.

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

This is tabled by Town Meeting vote and by Planning Commission vote and will not appear on the warrant.

A motion is made to close the public hearing.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Issue: Form A - 169 Peckham Road (near LNG tanks) - Gomes - Romanelli

This is meant to cut out lot to build. Lot 1 is 3.87 acres and Lot 2 is 1.46 acres. After discussion, a motion is made to approve Form A as submitted.

So moved: B. Deschamps

Second: R. Ellis

Vote was 4 for, 1 absent.

Paperwork was checked and found to be OK; plans and mylar were signed.

All Form As are on file in the Planning Office. Book and Page to follow.

Issue: Continuation Public Hearing - Special Permit - Common Drive - 148 Peckham Road - Arruda -Romanelli

Motion is made to continue the public hearing.

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

Romanelli recaps the project: 3 lots on a common drive. Mr. Marot objects to three lots; he wants two. He has written a letter to Mr. Arruda's lawyer, O'Shaunessy, saying that besides frontage issues, the plan does not meet the requirements for access.

Mr. Romanelli shares a letter from consulting engineers, Zenith Consultants (attached), which in essence states that the waivers asked for in the letter for the project produce negligible effects under the Stormwater Management Bylaw and should be allowed. ConCom issued an Order of Conditions on February 27, 2018. Mr. Romanelli continues that they are meeting the Bylaw except for a few waivers. There is no increase to the runoff rate. The project meets all requirements for stormwater regulations; just not the Town's stormwater bylaws.

Mr. Ellis asks if stormwater volume is the only waiver. No. There is a request for a waiver from stormwater submittal checklist and stormwater plan; there is a request for a waiver for maintenance and inspection requirements, as it is unlikely that it will need maintenance after it stabilizes.

Mr. Cenerizio asked if Stormwater Agent and ConCom Agent Merilee Kelly had anything to say about the waivers? Planning will need something from her.

Mr. Young asks the applicant why would we be inclined to grant these waivers?

Mr. Cenerizio adds if we sign the plan and send it to Mr. Marot he will deny it.

Mr. Young proposes a meeting with both lawyers, the engineer, the surveyor, and the Town's Department Heads to hash this out. He proposes April 26, 2018, a Friday, at 3:00 pm in the Planning office.

A motion is made to continue this public hearing to a time to be determined on May 17, 2018 (later set at 6:45 pm).

So moved: P. Mello

Second: R. Ellis

Vote was 4 for, 1 absent.

The plans and proposals for this matter can be seen at the Town Clerk's office during regular business hours.

Issue: Form A - Middle Road - Bernart and Govoni - Romanellis Associates Inc.

This project was brought to the attention of Jim Marot. They are making a non-conforming lot less non-conforming with a transfer of Parcel A to an existing lot.

After discussion, Mr. Ellis states he sees no problem with this, and makes a motion to approve the Form A as submitted.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for, 1 absent.

All Form As are on file in the Planning office.

Issue: Planner Update - Henry Young

Mr. Young updates the Board on the ongoing lawsuit progress with the Board of Selectmen. He states that our newly appointed lawyer will be coming to Town to meet in Executive Session with the Board Members. After discussion, April 27th at 3:00 pm is agreed upon as doable for a quorum. It will be posted as an executive session. (The lawyer will provide the minutes of that meeting.

The summons answers compiled by Donna and Henry, and reworked by our Attorney Lampke will be submitted to KP Law and to Land Court on April 23rd.

Issue: Motion is made to close the meeting at 7:43pm.

So moved: B. Deschamps

Second: P. Mello

Vote was 4 for, 1 absent.

Respectfully submitted,
Donna M. Ellis

2018 APR 21 PM 12:05