



TOWN OF ACUSHNET MASSACHUSETTS

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

[Handwritten signatures]

DEC 13 2018
11:12 AM
02743

Acushnet Planning Commission
Regular Meeting
And
Continuation of Public Hearing – Moniz Estates
And
Public Hearing – Modification of Solar Special Permit and Site Plan Review – 550 Main
And
Public Hearing – Modification of Solar Special Permit and Site Plan Review – 355 Main
And
Public Hearing – Solar Special Permit and Site Plan Review – 588 Middle Road

December 13, 2018

Open: 6:30 pm
Adjourn: 8:38 pm

Present: Marc Cenerizio, Chairman
Bryan Deschamps
Phil Mello
Mark DeSilva, Sr.
Rick Ellis
Henry Young, Planner

Issue: Motion made to open meeting:
So moved: P. Mello
Second: B. Deschamps
Vote was 5 for.

Issue: Announcement that meeting is being audio and video-taped.

Issue: A moment of silence was observed in respect for longtime member of the Board, Dick Ellis, Rick's father. He passed recently, and his contributions to the Town are greatly appreciated. Our condolences go to his family and friends.

Issue: After reading, a motion is made to accept the minutes of 11-15-18, regular meeting and executive session.
So moved: B. Deschamps
Second: R. Ellis
Vote was 5 for to accept.

All minutes are on file at the Planning office, 130 Main Street. Parting Ways, 2nd floor.

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

Issue: Memos from Board of Selectmen:

- Proposed timeline for Town Meeting issues
- Capital request guidelines
- Budgets are now due

Issue: Assessor Kelly Koska memo regarding 17 Cushing Lane – FYI – land partially in Chapter

Issue: Planner Update – budget proposal

After review, the Board made a motion to accept proposed budget for next year.
So moved: R. Ellis
Second: B. Deschamps
Vote was 5 for.

The Board signed the copy that Henry will deliver to Finance Department.

Issue: Continuation of Public Hearing – Moniz Estates – Dan Moniz – Jeff Tallman, SITEC

The applicants attended a Board of Selectmen meeting to discuss water pressure, (looping the line will increase water pressure) road access and naming issues (rotary, changing name of Blaise Drive to an extension of Margaret Street), waivers (wanted waiver from sidewalks, but seem to have capitulated). KP Law issued opinion that Allison may be built off of unaccepted street Blaise Drive. This is true of many streets in town if you look at the Town Map.

Mr. Moniz opened an escrow account to cover expenses, so the peer review may proceed. There may be a need for trees and shrubs at the proposed rotary to block headlights hitting the homes of residents.

Questions from unidentified abutters:

- What is the word on sidewalks? Answer: There was discussion at the Board of Selectmen's meeting as to whether sidewalks would be at all. Whether they would be on one side only or both sides, and whether they would extend out to Hathaway Road. Planning Board has no authority to force developers to construct anything outside their parcel, so the Hathaway Road sidewalks are a no. Planning cannot speak for Mr. Moniz until we see his intentions on the plans, but suspect that there might be sidewalks built on both sides of Allison Drive.

- There was discussion of underground utilities to Allison Drive and whether that will include gas lines. The homes on Blaise Drive who currently have propane may look into hooking up, at their own expense, to the gas line that will service Allison Drive. It may be possible.

All plans and documentation are available at the Town Clerk's office during regular business hours, 139 Main Street, Parting Ways, 1st floor.

A motion is made to continue the Public Hearing on Moniz Estates to January 17, 2019 at 6:45 pm.

So moved: M. DeSilva, Sr.

Second: R. Ellis

Vote was 5 for.

Issue:

Public Hearing – Solar Special Permit and Modification of Site Plan Review – 550 Main Street – Clean Energy Collective dba Project Acushnet MA 2, LLC – Westgate property – Rich Riccio, Field Engineering

Motion is made to open the public hearing on 550 Main Street.

So moved: P. Mello

Second: B. Deschamps

Vote was 5 for.

The legal ad was read into the record. It ran in the Advocate on 11/29 and 12/6/18. Plans and documentation are on file with the Town Clerk during regular business hours. Mr. Cenerizio explains that this is a renewal of previously approved solar permit and site plan that has expired. The only change is the addition of a battery storage building as required by state law.

Benefits of the storage facility are:

- Decreasing price of electricity
- Lowering peak demand
- Deferring investment
- Reducing cost
- Reducing greenhouse gas emissions
- Increasing grid's dependability, flexibility and reliability
- Generating \$6 million in new jobs

Rich Riccio, Field Engineering, states that the only change is the energy storage container.

Questions from unidentified abutter:

- Is there any noise from the storage units? Mr. Riccio replies: very little noise.
- Will the storage units affect the abutters' home electronics? Mr. Riccio replies: no.

Mr. Cenerizio asks if there is a motion. A motion is made to approve both the site plan review and the solar special permit.

So moved: R. Ellis.

Second: M. DeSilva, Sr.

Vote was 5 for.

Mr. Young states we do not sign either document until the appeal period is over. The documents will be held by the Town Clerk until the appeal period is over and will be signed by the Board at the next meeting.

Issue:

Public Hearing – Solar Special Permit and Modification of Site Plan Review –
355 Main Street – Clean Energy Collective dba Project Acushnet MA 1, LLC –
Carlson Property – Rich Riccio, Field Engineering

Motion is made to open the public hearing on 355 Main Street.

So moved: P. Mello

Second: B. Deschamps

Vote was 5 for.

The legal ad was read into the record.

Mr. Riccio explains that this is the same deal as the previous public hearing with the modification to the site plan review for electricity storage. The reason he gives for having to renew is that Eversource would not allow them to connect.

Questions from unidentified abutters:

- Could you please tell us a little more about the noise generated? Is it constant or continuous? Mr. Riccio replies: They do not believe anyone residential will hear it. He points out that at night, no noise will be generated as the panels will not be operating in the dark.

Mr. Young makes a recommendation to approve site plan modification and solar special permit for 355 Main Street.

A motion is made to approve the modified site plan and solar special permit for 355 Main Street.

So moved: R. Ellis

Second: B. Deschamps

Vote was 5 for.

The documents will be held by the Town Clerk until the appeal period is over and will be signed by the Board at the next meeting.

Issue:

Public Hearing – Solar Special Permit and Site Plan Review – 588 Middle Road –
Donald Coutinho Trust and Charlotte Coutinho Trust – Kearsage – Mike Lotti,
Industria Engineering

A motion is made to open the public hearing on this issue.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 5 for.

The legal ad was read into the record.

Mike Lotti gives a presentation. They have been part of the group studies at Eversource and plan to build a 7,000-panel solar installation on dry bogs that have been taken out of agricultural use. They plan on putting new electric poles on the property and there will be rows of ground-mounted solar panels generating 1.9mw AC. There will also be a storage facility. There will also be string inverters generating little or no noise, similar to a home air conditioner. There will be no clearing or grading and they contemplate construction will start in the spring. They state they have approval from Eversource. A 7-foot chain link fence with gates will surround the site. They will enter the site approximately once per quarter and monitor it remotely. They will provide lock boxes for fire, police, and emergency vehicles to access the site. They were asked what would be beneath the solar panels and they stated that as of now there are cranberries, but that they may scrape those in future and reseed the area with grass. Vehicular access will be by ramps onto the bogs. There is a permitted ring road. Mr. Ellis asks how the panels will be wired together. Mr. Lotti replies; above ground, sets of eighteen panels are wired together. The majority of the wires are tied up on the rafters. Mr. Cenerizio asks Mr. Lotti if he understands the decommissioning aspect of the project, and Mr. Lotti replies yes.

A motion is made to accept the site plan review and the solar special permit for 588 Middle Road.

So moved: P. Mello

Second: R. Ellis

Vote was 5 for.

The documents will be held by the Town Clerk until the appeal period is over and will be signed by the Board at the next meeting.

Issue:

Form A – 52 Pembroke Avenue – Doug Fredette – John Romanelli, Romanelli Associates, Inc.

In October, they came before the Board with questions about this parcel. They have decided to add 12,385 feet to make the lot conforming. There is a 22-foot-wide driveway which they wish to extend 235 feet past the second lot, with it elevated east to west to shed water. They would like to access the first lot through Pembroke Ave. Mr. Ellis asks if he is looking for a determination of adequate access. Mr. Romanelli says yes.

Mr. Ellis makes a motion to approve the plan as submitted and approve continuation of James Street to allow access to two lots in the back.

So moved: R. Ellis

Second: P. Mello

Vote was 5 for.

After they voted, the mylar and plans were signed. Mr. Romanelli and Mr. Fredette will provide the book and page when recorded at the Bristol County Registry of Deeds.

Issue: A motion is made to go into Executive Session to discuss legal matters for Deep Brook Estates. R. Ellis recuses himself.

Roll Call Vote:

- | | |
|-----------------|-----|
| • M. DeSilva Sr | Yes |
| • B. Deschamps | Yes |
| • P. Mello | Yes |
| • M. Cenerizio | Yes |

The Board goes into Executive Session.

Issue: The Board returns from Executive Session and R. Ellis rejoins deliberations.

Issue: A motion was made and carried in Executive Session to accept the Deep Brook Estates covenant and endorse the plans and mylar. Signing and endorsing is done. When recorded, the Board would like the book and page.

Issue: A motion is made to adjourn at 8:38 pm. The next meeting will be on January 17, 2019 at 6:30 pm.

So moved: B. Deschamps

Second: P. Mello

Vote was 5 for.

Respectfully submitted,
Donna M. Ellis