



TOWN OF ACUSHNET

MASSACHUSETTS

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

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2018 JAN 22 PM 2:27

Acushnet Planning Commission
Sending Deep Brook Estates for Appeal to Town Clerk
and
Continuation of Public Hearing on Special Permit Common Drive 148 Peckham Road -
Arruda - Romanelli Associates Inc.
December 14, 2017

Open: 6:50 pm - opening delayed for lack of quorum
Adjourn: No time noted

Present: Marc Cenerizio, Chairman
Mark DeSilva, Sr. \
Bryan Deschamps

Henry Young, Planner

Absent: Rick Ellis
Phil Mello

Issue: With quorum reached, a motion to open meeting is made.
So moved: M. DeSilva, Sr.
Second: B. Deschamps
Vote was 3 for, 2 absent.

Mr. Cenerizio announced that the meeting was being audio and video taped.

Issue: After a lengthy public hearing beginning in May of 2017, having received the final report on 11-29-17 acceptance by the last Board (the Board of Health) and having itself approved the subdivision known as Deep Brook Estates pending the receipt of the Board of Health's sign-off, the Planning Commission will honor its vote on 11-16-17 to send the subdivision to the Town Clerk for the required appeal period. The Parting Ways Building (where the Planning office is located) is under renovation with the office not secure (the doors are frequently open between the corridor and the next door room and workers are in the office), so the Board signed, filled in the date of approval, but did not date the mylars as to date signed and requested that Mr. Rogers of GAF, the engineer of record, bring the mylars to his office and return after the appeal period to the Town Clerk's for her required signature on the plans. The Board plans to sign all 10 copies of the plan, plus add the signing date to the mylars, when they meet in January.

Mr. Young stated that the developer had met all the regulatory requirements, and that Jon Eichman of Town Counsel Kopelman and Paige, who has provided legal advice to the Planning Board throughout this process, told us that we must:

- accept the BOH approval
- note that design pages 8 and 13 had been slightly amended at the request of the BOH and ConCom (these pages are not recorded); it was so noted
- confirm Planning's vote to approve

A motion was made to accept the BOH approval.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

A motion was made to send the approved plan to the Town Clerk for appeal.

So moved: M. DeSilva, Sr.

Second: B. Deschamps

Vote was 3 for, 2 absent.

The Town Clerk received notice on December 15th to begin the appeal period.

All documents related to this subdivision may be found in the Planning Office, 130 Main Street, Parting Ways, 2nd floor and at the Town Clerk's office, 122 Main Street, Acushnet Town Hall.

Issue: Continuation of Public Hearing - Special Permit - Common Drive - 148 Peckham Road - Arruda - John Romanelli, Romanelli Associates Inc.

Mr. Romanelli noted that a new Form A was approved at the last meeting.

Mr. Young pointed out that four lots, B, C, D and E, are proposed. One lot has 2 houses on it at this time; one will be demolished.

Building Inspector Jim Marot sent a letter to Planning regarding this proposal. He states that Lot D is a retreat lot but suspect, and Lots E and C are unbuildable. Mr. Romanelli clarified that each retreat lot will be on a common drive; he wonders if Mr. Marot does not know that. Mr. Young told Mr. Romanelli that he needs to return to Mr. Marot and further explain that he is in the process of continuing the public hearing on a special permit for a common drive for these lots. Mr. Romanelli states that ConCom will take up the issue at their 1-8-18 meeting. He asks for a continuance of this public hearing until after ConCom meets as they may require changes to the plan.

Mr. Young recommends continuation as requested.

Motion is made to continue the special permit common drive public hearing for 148 Peckham Road to our next meeting on January 18, 2018 at 7:15 pm.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

Issue: Next meeting is set for January 18, 2018 at 6:30 pm at the Planning Office, 130 Main Street, Parting Ways, 2nd floor.

Issue: Form A - Pembroke and Labonte Streets - Ben Reis - John Romanelli, Romanelli Associates Inc

Mr. Romanelli said that they were not ready to continue at this time, and asked for a continuation to the next meeting. A motion was made to continue this issue to 7:30 pm on January 18, 2018.

So moved: M. DeSilva, Sr.

Second: B. Deschamps

Vote was 3 for, 2 absent.

Issue: Discussion - Norman Nichols - Bartlett Street newest proposal

Mr. Nichols wants to discuss his proposal for a 10 unit (five duplexes) all senior housing, which Mr. Young states is allowed under our zoning, 3.3.1 RA district, B 7. It would require a special permit.

Mr. Young wants to meet with the Developer and his Land Surveyor and Engineer, the Board of Health, the DPW, ConCom, the Building Inspector and the Fire Chief to discuss the proposal before any more money is spent.

Mr. Nichols says a 6 foot vinyl fence is proposed. He also states that should this proposal not be accepted, he is ready to go forward with a 40 B housing plan. He notes that the Town falls far short of the 10% affordable housing required by law.

Mr. Young said that the next step would be to meet with Town Boards and get their input.

Mr. Romanelli asks if Mr. Nichols spends all this money to go forward with this plan can the Board of Selectmen appeal? No one had an answer as to what the Board of Selectmen may or may not do. Mr. Nichols wants to go forward and meet with Town Departments, get their input and then go to The Board of Selectmen.

A motion is made to have Mr. Young facilitate the meeting between Mr. Nichols and his team and the Town Boards.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

Anyone wishing to see the proposal should contact Mr. Nichols or Mr. Romanelli of Romanelli Associates of New Bedford, 508- 995-0100.

Issue: Update on Ancient Way Determination - 52 Morses Lane - Cianno - Atty. John Markey

Mr. Cianno engaged Mr. Markey to work with the Town on this issue, and Mr. Young met with Mr. Markey. They have worked with Steve Gioso, engineer and prepared a legal summary which Mr. Young received Wednesday the 13th of December, and Mr. Young forwarded it to Jon Eichman at Kopelman and Paige. He will review the documents and determine if the evidence supports the ancient way proposal. Planning should have that answer by the January 18, 2018 meeting, and will discuss it at 7:00 pm at that meeting.

Issue: Form A - Map 25 Lot 59 - Owner Sharon Young - purchaser Buzzards Bay Coalition - Allen Decker, Esq., BB Coalition

Mr. Decker was unable to attend this meeting, but instead dropped the plans and documentation off to the Chairman, Marc Cenerizio at his place of work. On a paper street, Map 25 Lot 59 is broken into two parcels: Parcel B is being combined with an abutter at Map 25 Lot 57, and Parcel A is being bought by Buzzards Bay Coalition, and is not developable.

A motion is made to approve this Form A as submitted.

So moved: M. DeSilva, Sr.

Second: B. Deschamps

Vote was 3 for, 2 absent.

Paperwork was checked and found to be ok; however the signature of Sharon Young, owner, is missing (she was not available). Planning will sign the plans for the Form A, but they will be held by Planning until Ms. Young's signature is on the application.

When the Form A is recorded, Planning requests the book and page.

Issue: After reading, a motion is made to accept the minutes for the November 16, 2017 meeting.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent. All minutes are on file at the Planning office.

Issue: Vouchers were reviewed and signed. All vouchers are on file in the Planning office and in the Accounting Department at Town Hall.

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

Issue: Memo from Brian Noble, Town Administrator, reminding all that the Annual Report is due by January 31st.

Issue: Memo from Brian Noble regarding the FY 2019 Budget and Capital Items Requests

Mr. Young gave a bried synopsis of level funding, and a motion was made to accept this as presented.

So moved: M. DeSilva, Sr.

Second: B. Deschamps

Vote was 3 for, 2 absent.

Issue: Planner Update - Henry Young

Mr. Young gave an update on the meetings the Town continues to hold with P.J. Keating regarding permitting, dust mitigation and zoning of the quarry. He states it is productive and on-going.

Issue: Inquiry into procedure for Town Acceptance of Blaise Drive, now owned by Dan Moniz

Mr. Moniz acquired this subdivision from Roger Blaise and Catherine Audette some years ago. Mr. Blais and Ms. Audette decided not to proceed with development, and asked the Board for their escrow account to be rerurned to them, which the Board did. Subsequently, Mr. Moniz purchased the remaining 4 lots but did not deposit any escrow money in the revolving account to cover engineering and completion costs. Therefore, until money is deposited, the necessary reports cannot be ordered for completion, unless the Town is willing to inspect and report. It remains in limbo.

Issue: Next meeting will be January 18, 2018 at 6:30 pm. Motion is made to adjourn, no time noted..

So moved: B. Deschamps

Second M. DeSilva, Sr.

Vote was 3 for, 2 absent.

Respectfully submitted,
Donna M. Ellis

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