



TOWN OF ACUSHNET MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

Mailing Address: 122 MAIN ST.

Meeting Address: 130 Main Street, Parting Ways, 2nd floor
ACUSHNET, MA 02743

<http://www.acushnet.ma.us>

Tel. (508) 998-0200 ext. 4260

*Man
OK
2-19-2021*

Acushnet Planning Commission Meeting & Public Hearings for July 15, 2021

Open: 6:35pm

Adjourn: 8:28pm

Preset: Marc Cenerizio, Chairman
Bryan Deschamps
Rick Ellis

Doug Pimentel, Planner

Absent: Phil Mello
Dave Davignon

Issue: A motion is made to open the meeting.

So moved: B. Deschamps

Second: R. Ellis

Vote was 3 for, 2 Absent

Issue: **Sign Documents:** Commercial Development – 158 Main Street, 166 Main Street, and 17 Wing Road, New England Retail Development LLC, applicant; represented by Patrick McLaughlin, P.E. – GPI/ Greenman-Pedersen, Inc.

Rick Ellis states the developers were supposed to get the Planning Commission a revised set of documents with current dates and signature blocks. When signing the documents, Rick Ellis makes note he is dating the site plan approval the same as the site plan itself.

Doug Pimentel notes there is also an ANR plan of land for the board to review and presents related material. Rick Ellis states the ANR plan is to combine the three lots into one.

A motion is made to accept the ANR plan of land as submitted.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue:

Public Hearing (Continued): Proposed solar array at 540R Main Street, TJA Clean Energy, applicant; represented by Atlantic Design Engineers, Sandwich, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

Nick from Atlantic Design engineers is present for the meeting and is prepared to present for the public hearing continuation for a solar array at 540R Main Street. Last time in front of the board was April and there were requests for some changes to the site plan. Since this time Atlantic Designs has addressed the comments from the Town, Fire Department and Division of Fish and Wildlife. The plans display the distance from the fire hydrant to the solar field per request of the Fire Department. Any development over 1000 ft would need a cistern for fire protection, but the solar field is within 1000 ft.

Nick states the site has decreased in size from 12.9 acres to 12.4 acres and the AC wattage went down from 4.3 to 4.1. The addition of a gravel access road along the edge of the site was requested by the Fire Department.

Rick Ellis asks if the gravel access road is 20ft wide but it is 14ft. Rick Ellis states it will still be difficult for a fire truck to get around the corners of the property. He adds if the fire chief is happy with the 14ft access road then it works

Nick notes they updated site plan addresses the comments from the peer review engineer in regards to the basin in the southwest corner of the property. The engineers have increased the size of the basin and will be able to contain all of the stormwater flow going towards that area of the property.

Rick Ellis questions if water goes over the basin where will the water runoff towards? Nick notes it would be a storm unlike we've ever seen but as part of the peer review, they asked for a flow analysis which showed the water flowing away from a neighboring residential development.

An additional concern raised was from the Division of Fish and Wildlife and was to clear cut a portion of the property for turtle habitat. In accordance with the Division of Fish and Wildlife, stumps will be removed and no other lower vegetation will be disturbed. Prior to closing the public hearing, Rick Ellis asks where the nearest house is located to the west of the solar field. He states his concern about the overflow from the basin towards homes.



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The public hearing is closed with no further questions from the Planning Board or public.

A motion is made to accept the plan as shown with standard conditions as submitted, subject to arriving at a decommissioning amount with S.W.Cole.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent.

Issue:

Sign Certificate of Action: Ground mounted solar array (5MW) located at 52 Morse's Lane known as Acushnet Assessor's Map 17, Lots 24, 24B and 24C, for Borrego Solar Systems, Inc., represented by Brandon Smith, PE, of Borrego SolarSystems, Inc, Lowell, MA, 01851.

Zak Farkes from Borrego Solar is present and brings a Certificate of Action Special Permit and Stormwater Management Permit Approval for 52 Morse's Lane. The Permit Approval has already been signed by the landowners and Borrego Solar. The project was previously approved by the Planning Board and Zak needs the document signed so he will be able to record.

Zak states they have received a decommissioning cost from S.W.Cole and it is listed in the document. Zak notes he had spoken with Pat about taking the Permit Approval and having it recorded following the meeting. However, Marc Cenerizio states the Board is going to hold onto it for the Town Clerk.

A motion is made to sign the Certificate of Action Special Permit and Stormwater Management Approval for 52 Morse's Lane

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

In addition, Zak presents the Certificate of Action Special Permit and Stormwater Management Approval for 251 Mendall Road. He notes they are wrapping up loose ends missing in the paper work to move forward. The board members are familiar with the situation and agree to sign the

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Special Permit for 251 Mendall Road.

Issue: **0 and 165 Nyes Lane:** Request Public Hearing for Solar Array installation, assessors map18, Lots 57 and 57A Acushnet Massachusetts. Proponent R&R Renewables LLC, Represented by: Henderson Consulting Services. Send letters to abutters and public posting. Request for continuance. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor

Marc Cenerizio asks Doug Pimentel if this project was a continuation. Doug Pimentel states he spoke with Robert Naser in regards to the project and he requested a continuation for the following meeting.

A motion is made to continue 0 and 165 Nyes Lane to next month.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue: **Sign Certificate of Action and Certificate of Approval:** Proposed ground mounted array at 14-47 Park Drive, Syncarpha Park Drive LLC of New York, NY applicant; represented by the applicant's Engineer, Weston & Sampson of Reading, MA. This proposal is for a 5 MW (AC) ground mounted solar array.

Marc Cenerizio asks if the documents are ready for the Planning Board to sign. Doug Pimentel presents the prepared Certificate of Action Special Permit and Stormwater Management Approval for 14-47 Park Drive.

A motion is made to accept and sign the Certificate of Action Special Permit and Stormwater Management Approval for 14-47 Park Drive. With the stipulation a decommissioning cost has to be agreed upon.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue: **Sign Certificate of Action and Certificate of Approval:** Solar array at 1052 Main St., Woodridge Renewables, LLC, applicant; represented by Steve Gioiosa of SITEC, Inc., Dartmouth, MA. Waiting for 31 conditions, Certificate of Action and Certificate of Approval.

Marc Cenerizio asks Alan Clapp if he is here for 1052 Main Street



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and Cushing Lane. Alan responded he was here for the Certificate of Action for those two, 1050 Main Street and 0 Robinson Road.

Doug Pimentel states he has all of the documents for the four projects completed and to be signed by the Board. He hands all of the documents to the present members of the Board for their review and signatures.

A motion is made to accept and sign the Certificate Action Special Permit and Stormwater Management Approval for 1050 Main Street. With an agreed decommissioning cost provided by S.W.Cole.

So moved: M. Cenerizio

Second: R. Ellis

Vote was 3 for, 2 absent

A motion is made to accept and sign the Certificate Action Special Permit and Stormwater Management Approval for 1052 Main Street. With an agreed decommissioning cost provided by S.W.Cole.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue:

Sign Certificate of Action: Solar array off Cushing Lane, Acushnet Assessors Map 7, Lot 26. White's Farm, Inc., applicant; represented by Steve Gioiosa of SITEC, Inc., Dartmouth, MA.

A motion is made to accept and sign the Certificate Action Special Permit and Stormwater Management Approval for 1050 Main Street. With an agreed decommissioning cost provided by S.W.Cole.

So moved: M. Cenerizio

Second: R. Ellis

Vote was 3 for, 2 absent

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A motion is made to accept and sign the Certificate Action Special Permit and Stormwater Management Approval for 0 Cushing Lane. With an agreed decommissioning cost provided by S.W.Cole.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue: **Gammons Road:** Certificate of Action, Certificate of Approval and approval with conditions required. BWC MillPond/Blue Wave Solar. Waiting on Certificate of Actions and Certificate of Approval.

Marc Cenerizio asks Doug Pimentel if we have anything prepared for Gammons and Mattapoissett Road. At this time Doug states there is no document prepared for the Planning Board to review and sign.

A motion is made to continue this matter until the following meeting on August 19th to sign the Certificate of Action Special Permit and Stormwater Management Approval for Gammons and Mattapoissett Road.

So moved: R. Ellis

Second: B. Deschamps

Issue: **Discussion (Continued):** for Roadway Improvement and stormwater on Morton Lane – Zenith Consulting Engineers. Missing Certificate of Action, Application, application fee, deed of the property, and taxes. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

John Romanelli states what the plan is showing is to combine two lots to meet the Residential A dimension requirements. This is being done due to wetlands that cross through one of the parcels of land. John Romanelli states he figured while they were in tonight and they needed to pay the fee to present the ANR Plan of Land.

A motion is made to approve the plan as submitted.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent



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A motion is made to sign the form A for lot 17 assessors map 14 subject to previously proposed roadway improvement and stormwater standards.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Issue:

Discussion: Roadway Improvements Existing Conditions Plan Perkins Lane, Acushnet Assessors Map 5, Lot 9. Represented by Zenith Consulting Engineers, LLC, Lakeville, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor

John Romanelli introduces himself to the Planning Board and states he is here representing Zenith Land Surveyors and Zenith Consulting Engineers. In addition, John Romanelli is here to represent the Mello family in regards to 13 Perkins lane in Acushnet.

John Romanelli states what the Mello family is trying to do is divide their current lot into two lots for their two sons. On a map he shows that Perkins lane is a paved unaccepted street for about 1300ft and turns into an unpaved unaccepted way for the rest of the street until it hits the town line of Rochester.

Paul Mello states there are two houses already past 13 Perkins lane and John Romanelli states they are trying to create two form A lots of a private way. The issue that always comes up with the fire chief if the roadway is suitable for emergency service vehicles. The existing condition of the road is its 12-13ft wide of gravel pack but they are proposing widening the roadway to 20ft.

John Romanelli proposes extending the 20ft wide paved drive from existing pavement to a proposed fire truck turn around towards the end of the street. Mr. Mello states the pavement ends at 13 Perkins lane and they bought the property back in 1975. His family has owned the land and Mr. Mello's parents moved there in 1980. Mr. Mello's brother moved there and built a house in 1993. The roadway was paved up to the end of Mr. Mello's house and all of the roadway improvement since has been by the Town of Acushnet.

The roadway provides fire access to 14 acres of open space not owned by the Mello's but owned by the town. Mr. Mello states they own both sides of the road, 10 acres on the left and across the street at 18 Perkins lane they own another 65 acres, before reaching the 14 acres of open space. Mr. Mello asks what is a private road compared to one that has access to

others. He states he doesn't shut the road down nor does he own the roadway. However, the town plows it and maintains the road to a certain degree and provides trash pick-up. In September of 2006 there was a plane crash that sent fire trucks and apparatus's to Mr. Mello's property and there was never a concern about fire safety. The roadway extends all the way to Rochester and connects with Featherbed lane. Mr. Mello is requesting some consideration when making any improvements to the road that the town should be responsible for any improvements on Perkins lane.

Rick Ellis states the plan is an obvious improvement from what's already at Perkins Lane now and there's another house further north on the roadway that had no issues when building.

Marc Cenerizio asks if they can make the improvements the same way they are now up to Paul Mello's kids houses. Paul responds that the roadway is already improved past that point and they wanted to extend the roadway improvements further north. Bryan Deschamps states at some point in time there will be houses extending all along Perkins lane. However, Paul Mello responds that he owns most of the property along the lane and the town owns an addition 14 acres past that.

Paul Mello states there is already parking along Perkins lane for a recreation area and for people to participate in geocaching. Bryan Deschamps states again that at some point the Rochester side of Perkins lane is going to be built through and people will travel frequently through the roadway.

Rick Ellis asks if there is a stormwater report and John Romanelli states all of the information has been submitted to conservation according the regulations that have been approved.

John Romanelli states they are widening the road to 20ft, including a fire truck turn around, and providing a catch basin fed by a 12in hdp pipe. Rick Ellis asks if there is appropriate frontage and proper square footage for all three lots that are there. John Romanelli states these lots are a little bit larger.

Rick Ellis is curious if there are 3 lots or 4 that they are looking to get a building permit for. Rick Ellis asks if they can put on the plans that lot number 9I is not to be considered a buildable lot until roadway improvements are made acceptable to the Planning Board and Town of Acushnet.

Marc Cenerizio asks if they want to extend the roadway as hard top or continue with gravel. John Romanelli states they want to continue the roadway improvements as gravel.

Rick Ellis states that this is a unique situation because it is an existing roadway that's been used for decades with a number of houses along the road.

A motion is made to approve the information presented subject to the proposed roadway improvements, drainage basins, 20ft wide gravel, and



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that lot 9I not be considered a buildable lot until such time as the road is improved up to and past that lot subject to the Planning Board and Department of Public works approval of roadway improvements.

So moved: R. Ellis

Secon: B. Deschamps

Vote is 3 for, 2 absent

Issue:

Discussion: ANR Plan of Land 733 Main Street, Acushnet Accessor's Map 20, Parcel 23. Represented by Zenith Land Surveyors, LLC, New Bedford, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor

John Romanelli states the owner inherited the 29-acre property and they are cutting out a 4-acre lot for the daughter. The lot meets design standards for the Residential A district with no wetlands present

A motion is made to approve the form A Plan of Land for 733 Main Street as presented.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3 for, 2 absent

Planner Update:

Updated Open Space and Recreation Plan

In order for the Town of Acushnet to pursue a large portion of grant opportunities it requires an updated open space and recreation plan. The Planner will be looking for some individuals from the Planning Board and several other Boards to create an Open space and Recreation Committee.

Additional fees for Solar Projects

Received a memo from the Building Commissioner in regards to solar projects utilizing 10-12 telephone poles instead of containing everything underground. For the Town of Acushnet this is visually displeasing, to discourage developers to utilize telephone poles the Board

of Selectmen approved a \$5,000 fee per pole and \$5,000 fee per megawatt of battery storage.

Marc Cenerizio states he doesn't believe it is legal and Bryan Deschamps states it is based off what the utility companies are looking for.

Doug Pimentel states there are numerous other projects that have everything contained underground with one telephone pole to access the grid from the street.

Special Residential Development

Zoning by-laws don't currently allow for denser development in areas of need. Jim Marrot and Doug Pimentel were planning on creating a zoning by-law change to allow certain areas of the town to allow denser design standards.

One of the main issues Doug Pimentel has with the language of the by-law is exclusively making it age qualified housing. Potentially making the zoning by-law require a certain percentage or ratio for age qualified housing and the rest remain all inclusive housing options.

Morton Lane Construction Standards

Essentially the gravel road extends down Morton Lane and extends to the end of the last property. However, there is potential for the roadway to run through into Fairhaven. If there is potential for more houses to be developed. Bryan Deschamps states the Board has discussed this topic and agreed that every developer will need to continue roadway improvements to the end of their lots.

Administrative Assistant Update

Initially under the impression it would be a 20-25 hour a week position but there isn't money in the budget to currently hire an administrative assistant. Doug Pimentel needs to go speak with the Board of Selectmen to request additional funding to hire the administrative assistant.

Minutes of June 3, 2021

A motion is made to approve the minutes from the June 3, 2021 Planning Board meeting.

So moved: R. Ellis



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Second: B. Deschamps

Vote was 3 for, 2 absent

Mail

Doug Pimentel notes there is one notice of intent to sell and the rest of the mail is from Board of Appeals from surrounding towns.

A motion is made to adjourn the Planning Board meeting at 8:28pm.

So moved: R. Ellis

Second: B. Deschamps

Votes was 3 for, 2 absent

[end]

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