



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD
122 MAIN ST.

ACUSHNET, MA 02743

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FAX: (508)998-0203

Acushnet Planning Commission

Regular Meeting

and

Continuation of Deep Brook Estates Public Hearing - Koska

and

Public Hearing - Special Permit - Common Drive - 148 Peckham Road - Arruda

July 20, 2017

Open: 6:30 PM

Adjourn: 8:05 PM

Present: Marc Cenerizio, Chairman

Phil Mello

Bryan Deschamps

Henry Young, Planner

Absent: Mark DeSilva, Sr.

Rick Ellis

Issue: Motion to open meeting was made.

So moved: P. Mello

Second: B. Deschamps

Vote was 3 for, 2 absent.

Issue: Announcement that meeting is being audio and video-taped, as per Massachusetts General Law.

Issue: Motion was made to accept minutes from June 22, 2017.

So moved: B. Deschamps

Second: P. Mello

Vote was 3 for, 2 absent.

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

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

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

Issue: Continuation of Public Hearing for Deep Brook Estates, off Park Drive - Koska - Bob Rogers, GAF Engineering

Motion made to continue the public hearing.

So moved: P. Mello

Second: B. Deschamps

Vote was 3 for, 2 absent.

Bob Rogers of GAF Engineering gives the abutters notification cards and the receipt for the legal ad.

Henry Young sent out three requests for bids for the peer review and received two back. The lowest was Field Engineering who was hired to do the review.

Motion was made to have Henry Young negotiate and put together the contract.

So moved: B. Deschamps

Second: P. Mello

Vote was 3 for, 2 absent.

Bob Rogers states that they are waiting to hear from Eversource, who has gated the Koska access to his land and put a lock on the gate. Eversource only has an easement over Koska's land.

Mr. Young states that the consultant Field will appear next meeting.

Mr. Cenerizio states that this public hearing will be continued to August 31, 2017 at 6:45pm. It was later amended to September 21, 2017 at 6:45 pm.

Issue: Next meeting is set for August 31, 2017. Due to a Town event that will close the access to our office, this had to be cancelled and re-scheduled for September 21, 2017.

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

Also present:

Bill Madden, GAF Engineering (hired by Donna Lopes)

Merilee Kelly, Acushnet Conservation Agent

Donna Lopes, 178 Peckham Road

Samuel Nicolos (sp?), 52 Brandt Island Road

Doris and Joshua Arruda, applicants, 148 Peckham Road

Ashley and Robin Boucher, 138 Peckham Road

Nathan Gomes, 169 Peckham Road

The parcel is a large tract of land across from the LNG tanks. The lots have been perced. There is an existing home. The applicant is attempting to swap a triangle of land with a neighbor; it may or may not affect the plan. There is a logging road present.

Mr. Cenerizio reads comments from the Police Chief: concerns include safe entering and exiting, owners plowing and maintaining the driveway. Ohter comments from the Assessors state that the lots are not in identical ownership in their office records.

Mr. Young states that if this is approved, it will be as a private way and will forever remain private. The three buyers must be made aware of their responsibilities concerning maintenance, plowing, and repair.

Comments from those in attendance:

- Boucher, 138 Peckham: they are concerned about traffic safety; can the road come out elsewhere? Mr. Romanelli responds that with all the wetlands, it is not possible to move it.
- Madden, GAF Engineering, consultant hired by Donna Lopes:
 - + as part of the record, there was a land swap on plan that Ms. Lopes says she did not authorize; however, the Form A in our possession has Ms. Lopes' name on the plan and her signature on the Form A application
 - + with respect to common driveway,
 - 3.3(c)(13)(e): topography not present for site lines
 - 3.3(c)(13)(f): non-compliant with utility easements
 - 3.3(c)(13)(g): non-compliant with minimum width of road; confirm that turnaround is adequate qith emergency personnel
 - 3.3(c)(13)(h): finish topography not shown; site grading not indicated; not showing impact of drainage; should be stamped by registered professional engineer
 - + with respect to driveway construction standards 3.3(c)(14):
 - needs indication of proposed grading for compliance
 - invert elevations on culvert are not noted; pipe cover cannot be determined
 - does not make allowance for wetlands replication in the upland areas

Other comments included:

- Ms. Kelly, Conservation Agent: where are the wetlands? Mr. Romanelli points them out with the comment that he needs to rework them. Mr. Cenerizio states they will need some reconfiguring. Mr. Lopes asks does Lot E have enough upland? It was termed a "wet meadow" by someone not named. Mr.

Romanelli points out that the wetlands line was approved by the Conservation Commission

After discussion, a motion was made to continue this public hearing to August 31, 2017 at 7:15pm. That meeting was cancelled because of a conflict with the Town on use of the space, and rescheduled for September 21, 2017 at 7:15 in the Planning office.

So moved: B. Deschamps

Second: P. Mello

Vote was 3 for, 2 absent.

Issue: Planner Update - Henry Young

- Edgewood Acres Form E lot 7 release continued until next meeting

Issue: Motion is made to close the meeting at 8:08 pm.

So moved: P. Mello

Second: B. Deschamps

Vote was 3 for, 2 absent.

Next meeting was set for August 31, 2017, and subsequently rescheduled for September 21, 2017 at 6:30 pm in the Planning office.

Respectfully submitted,
Donna M. Ellis