



# **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**

**Continuation of Public Hearing - Deep Brook Estates - off Park Drive**

**and**

**Continuation of Public Hearing - Special Permit - Common Drive - 140 Peckham Road**  
**November 16, 2017**

**Open: 6:30 pm**

**Adjourn: 7:55 pm**

**Present:** Marc Cenerizio, Chairman  
Mark DeSilva, Sr.  
Phil Mello  
Bryan Deschamps

Henry Young, Planner

**Absent:** Rick Ellis

**Issue:** After reading, a motion is made to approve minutes of October 19, 2017.

So moved: B. Deschamps

Second: P. Mello

Vote was 4 for, 1 absent.

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

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

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

**Issue:** Letter cc'd to Planning from Town Administrator Brian Noble dated 11-18-17 that he sent to PJ Keating regarding the rezoned Industrial Zone which included a dust mitigation provision. This letter is on file at the Planning office and at the Town Administrator's office.

Issue: Letter dated October 26, 2017 to Norman Nichols from Building Inspector/Zoning Enforcement Jim Marot cc'd to Planning regarding Mr. Nichols plans to develop Bartlett Street and the conflicts therein. The letter is on file at the Planning office, and we received another letter from Mr. Marot dated November 30 with more details. It will be seen at the 12-14-17 meeting.

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

Motion to continue the public hearing.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 4 for, 1 absent.

Mr. Rogers, representing the Koskas, presents the letter from DPW Dan Menard about the water suitability. The subdivision has been to three Conservation hearings since the last Planning meeting, and ConCom approved an order of conditions. They wanted more specifications on detailed plantings and notes on replication of wetlands.

Applicant hopes that the Planning Commission will close this public hearing now and approve the 15 house lots that they are seeking.

Water pressure continues to be a concern of abutters present.

Chairman Cenerizio asks for questions.

- an unidentified abutter states that Lussier Street goes into Park Drive and is the only way in and out of the neighborhood. He states that 20-50 trucks go by his house a day, and asks how is traffic going to get to construction site on top of that.
- Nelson Pio, 59 Park Drive: did fire chief do any additional testing on water pressure? Mr. Rogers replies that they resent the testing to the Fire Chief and to Dan Menard, DPW, and they both agreed that it was adequate for the house lots. They maintain that no one in the neighborhood should notice any drop in pressure from the additional homes. Mr. Pio states that by adding additional houses the Town is taking on problems, and it would be a mistake. Mr. Rogers says that Fire Protection Services of Fairhaven did the testing. He states that 42 years ago when the water line was put in it was inadequate.
- Another abutter brought up the fact that the applicant has not gotten permission to cross the power lines easement. Mr. Rogers explained that they need to submit an application to cross, but first must have Planning, ConCom and the Board of Health sign off on the project. After that they will go to EverSource for their permission.

- Mr. Cenerizio explained that the applicants are putting in an 8" main (going from a 6" main), and that the DPW and the Fire Department both approved it.
- The waivers that were requested are on the plans, and were discussed at this meeting. They had also submitted a letter on May 18th asking for the waivers.
- Mr. Young also pointed out that there were special conditions from ConCom stating that a failure of the culvert during construction would require the developer to replace it with a box culvert.
- An abutter states he is worried about traffic and the kids in the neighborhood. They are in danger he said.

Chairman Cenerizio announces that it is the Board's recommendation to sign off on Deep Brook Estates Subdivision with the proviso that the Board of Health sends us a written letter of approval. A motion is made to that effect.

So moved: M. DeSilva, Sr.

Second: B. Deschamps

Vote was 4 for, 1 absent.

Motion was made to close public hearing on Deep Brook Subdivision.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Deep Brook paperwork is on file with the Town Clerk, and in the Planning office.

Issue:

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

A motion is made to continue the public hearing.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was 4 for, 1 absent.

Mr. Romanelli addresses the Board. Jamie Bissonette is meeting with ConCom and Conservation Agent Merilee Kelly tomorrow. They will be reducing five lots to four. The applicant has one of the four lots with two houses on it. His family lives in one, and they rent out the other. One of those houses will be razed before any occupancy (or building ?) permits are granted. Mr. Cenerizio states we will need confirmation from Building Inspector that this is the case.

A motion is made to sign papers after hearing from ConCom and the Building Inspector. He can build three lots on a common drive, and the house that is already there.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Motion is made to continue the public hearing to December 14, 2017 at 7:15 pm.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 4 for, 1 absent.

Issue: Next meeting is set for December 14, 2017 at 6:30 pm in the Planning Office, 130 Main Street, Parting Ways, 2nd floor.

Issue: Form A - 100 Perry Hill Road - Perry Hill Cranberry Realty Trust - Russell Dubois - Dave Davignon, N. Douglas Schneider & Associates

This was a 5 lot subdivision that they reconfigured to 2 lots with a remainder. They are changing the lot lines. There is an existing house.

After discussion, a motion is made to accept the Form A as submitted.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Paperwork was checked; plans and mylar were signed.

Applicant is asked to provide book and page after recording.

All Form As are on file in the Planning office.

Issue: Planner Update - Henry Young

- Morses Lane ancient way determination: John Markey, attorney for Chris Cianno is compiling the documentation suggested by Town Counsel to present to the Planning Board for determination. Mr. Markey is on the schedule for the 12-14-17 meeting.
- As per the Master Plan objectives, Mr. Young presented a concept to the Board of Selectmen for creation of a by-pass road going from PJ Keating, around the back of the Century House, and exiting out onto Slocum near the old Titleist. It would be a "heavy haul" road. In addition it might create 6-8 business properties that would benefit the Town. One catalyst is that South Main Street is State owned, and the State would like the Town to take over maintenance and plowing. Town Administrator could enter into dialog with the State about a trade: Town taking ownership in exchange for help in design and construction of the 1/2 mile bypass road.
- In conclusion, everyone would like to say that the office renovation looks very good.
- Working with SRPEDD collecting data for update on Master Plan.

Issue: Motion is made to adjourn at 7:55 pm.  
So moved: P. Mello  
Second: B. Deschamps  
Vote was 4 for, 1 absent.

Respectfully submitted,

Donna M. Ellis

DRAFT