



TOWN OF ACUSHNET
MASSACHUSETTS

OFFICE OF THE PLANNING BOARD
122 MAIN ST.
ACUSHNET, MA 02743

FAX: (508)998-0203

Acushnet Planning Commission
Regular Meeting
And
Continuation Public Hearing – Moniz Estates
November 15, 2018

Handwritten signature: Marc Cenerizio

Open: 6:30 pm
Adjourn: 825 pm

Present: Marc Cenerizio, Chairman
Rick Ellis
Phil Mello
Bryan Deschamps

Henry Young, Planner

Absent: Mark DeSilva, Sr.

Issue: Motion is made to open meeting,
So moved: Phil Mello
Second: Rick Ellis
Vote was 4 for, 1 absent.

Issue: After reading, a motion is made to accept minutes of the October 4, 2019 meeting.
So moved: B. Deschamps
Second: P. Mello
Vote was 4e for, 1 absent.
All minutes are on file in the Planning Office, 130 Main Street, Parting Ways, 2nd floor.

Issue: Vouchers were signed, and are on file at the Planning Office and at Town Hall, Finance Department, 122 Main Street, 2nd floor.

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

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Issue:

Continuation of Moniz Estates Public Hearing - Dan Moniz, DPM – Jeff Tallman, SITEC

There is no new information on this project. The applicant and representatives met with Department Heads and Henry Young, where they discussed Moniz Estates and the disposition of the unaccepted and incomplete Blaise Grive, which provides access to the proposed Allison Drive in Moniz Estates. The Town's legal counsel, Jonathan Eichman, has issued an opinion on connection of the proposed new subdivision road through an unaccepted road stating that "the proposed subdivision does not need to have direct, contiguous access to an accepted way. If it is privately owned and has sufficient width, grade and drainage it is allowable. Mr. Young interjects that because both incomplete roadways are in common ownership (Mr. Moniz,s) it would be better for the applicant to complete work (drainage, utilities, , etc,) as a package on both roadways at the same time

The Board was reminded that the applicant seeks waivers for only sidewalks. The applicant will meet in December with the Board of Selectmen, who wish sidewalks to be built, and with them on water pressure issues.

Mr. Tallman that part of Maura Lane is a paper street, an unconstructed part of previous subdivision Hathaway Farms. It was noted that the water line on Maura loops to increase pressure. Mr. Ellis asks where the closest hydrant is and what the pressure is now, but they do not have that information at this time.

Mr. Ellis asks what is the highest roadway elevation in Moniz Estates? Mr. Tallman replies 81.8. Mr. Ellis then asks what the highest elevation on Blaise Drive is, and Mr. Tallman says 69.

Mr. Ellis comments that there is a 5psi drop at the top of the hill. Mr. Ellis explains that he is trying to get an idea of static pressure. All over Town all the higher elevations do not have a lot of static pressure. If houses are elevated (two stories) they will lose another 5 psi. The big question is what is the static pressure at Blaise Drive.

Mr. Cenerizio asks if the audience members have any questions. A female abutter, Joanne Demais(?), Blaise Drive, asks if they are allowed to object to the waiver of sidewalks. She spoke with Jim Marot, Building Inspector, who stated he personally would like to see sidewalks on Maura Lane, Blaise Drive and Margaret Street. Mr. Cenerizio states that the Planning Commission is the agency to waive or require sidewalks, and that Maura and Margaret are already long ago complete and accepted, and who would pay to have sidewalks constructed? The objection is noted.

An unidentified abutter asked if there would be a gas line running through to Allison Drive? Mr. Moniz answered that yes there would, and then asked if there

was gas on Blaise Drive, which was owned and constructed by others. There is only propane on Blaise Drive he is told. Mr. Moniz stated that he would have to look into that.

Mr. Cenerizio said that the public hearing verbally requested will be continued on December 13, 2018 at 6:45 pm. The developer will submit a written request for a continuance. A motion is made to grant a continuance of this public hearing

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

Issue:

Request for renewal and modification of Solar Special Permits and Site Plan Reviews for 550 Main Street and 355 Main Street – previously Clean Energy LLC, now Project Acushnet 1 LLC and Project Acushnet 2 LLC – Riccio, Field Engineering

These two previously fully permitted projects at the Westgate property (550) and the Carlson property (355) need to be renewed as the time to act has run out. The obstacle for them has been the electric company still refuses to issue an interconnection permit, which is critical. Without the go ahead from the electric company they cannot go forward.

Tonight they seek two things:

- Minor modification to both plans to accommodate energy storage containers required for a program called SMART, which is a new state regulation, in effect as of November 26, 2018, that encourages energy storage for peak demand times.
- Renewal of the special permit and site plan reviews

Motion is made to waive filing fees.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for, 1 absent.

Mr. Cenerizio sets the Public Hearing for December 13, 2018 at 7:15 pm for 550 Main Street and 7:30 pm for 355 Main Street.

Issue:

Solar Special Permit and Site Plan Review application – 588 Middle Road – Ryan Young, CVE Group – Mike Lotti, Industria Engineering

Mr. Lotti overviews the project. This involves 4 cranberry bogs that will be turned into upland. The developers worked with Eversource and got a commitment for connection. The applicants are proposing 7,000 panels more or less, which could generate no more than 1.9 megawatt AC. They will also have energy storage capacity.

Next Board is Conservation.

Proposed is a 7 foot chain link fence. The nearest house is 750 feet from the cleared area.

Mr. Ellis asks if there will be any improvements to the road? The answer is No.

Mr. Cenerizio sets the public hearing date as December 13, 2018 at 7:45 pm.

Issue: Form A – Bernard Street – Virgil Miranda – discussion of paper street

Mr. Young explains that the idea is to extend pavement down to where wetlands line is, approximately 100 feet. Mr. Ellis asks if they are proposing a 22 foot wide road? Are they re-doing road?

Mr. Cenerizio states that whatever the existing road is, that is how we want it maintained. He asks how wide is it now? Existing pavement is 22 feet wide.

DPW reviewed , and said it must have a hydrant, and they need a Form A lot signed. Mr. Ellis states that it needs a determination of adequate access. It already has a Form A lot. He is buying 2 lots, and intends to put a garage up. He does not have to do a Form A for this.

Mr. Ellis makes a motion that as long as the road as shown on this plan is improved to DPW standards, this lot would have adequate access for 1 additional lot.

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

Mr. Ellis states the only caveat is that the road would have to be built before getting a building permit.

Issue: Rick Ellis recuses himself from the following issue, and leaves the room.

Issue: Motion is made to leave and later return to the public meeting, and open now into executive session. Voice vote: Bryan Deschamps: YES; Phil Mello: YES; Marc Cenerizio: YES Absent: Mark DeSilva, Sr. Recused: Rick Ellis
Also present: Henry Young, Planner, non-voting

Motion is made to end executive session and return to the public meeting.

By voice vote: Phil Mello: YES; Bryan Deschamps: YES; Marc Cenerizio: YES; Rick Ellis: Recused; Mark DeSilva, Sr.: Absent

Issue: Finalization of Deep Brook Estates will be on December 13, 2018 at 8:30 pm.

Issue: Motion to adjourn at 8:25 pm.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Respectfully submitted,
Donna M. Ellis