



TOWN OF ACUSHNET

MASSACHUSETTS

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

REGULAR MEETING October 4, 2018

Open: 6:30 PM.

Adjourn: 8:03 PM

Present: Marc Cenerizio, Chairman
Bryan Deschamps
Richard E. Ellis
Phillip A. Mello
Mark DeSilva

Henry Young, Planner

Absent: n/a

Issue: Motion is made to open meeting
So moved: P. Demello
Second: R. Ellis
Vote was 5 for (unanimous)

Announcement that the meeting is being audio and video taped

Issue: After individually reading them, a motion is made to accept the minutes of the
July 26, 2018 meeting.

Motion is made to open meeting
So moved: P. Mello
Second: R. Ellis
Vote was 5 for (unanimous)

Issue: There were no vouchers to sign

Issue: Mail was reviewed.

6:45 pm Public Hearing - Definitive Subdivision – Moniz Estates (off Blaise Drive – an
unaccepted street) – Dan Moniz - SITEC

Form C read into the record.

Jeff Tollman of SITEC distributed definitive subdivision plans for the member to review. Tollman provides a narrative description. Specifically, the road layout will remain the same as the preliminary plans, the road length is 1720 ft (cul-de-sac), and indicates 17 residential lots.

R. Ellis asks the max grade on the profile. J. Tollman states it is 4%. This is within the maximum allowed grade.

H. Young asks about expected waivers. J. Tollman responds that there will be request for waivers on sidewalks only.

H. Young asks if retention ponds are being constructed to BOH standards. J. Tollman confirms.

J Tollman explains roadway improvement and water line improvement on Moura lane. This will create a finished roadway and looped water main within Hathaway Farms.

H. Young states that water main issues must be approved by the BOS.

J. Tollman discusses the National Heritage Corridor considerations for the development

H. Young reminds board that Blaise Drive is not an accepted road. A determination needs to be made if Blaise and Allison Road should be accepted together.

J Tollman explains that access to the subdivision will be made via Blaise drive as this is the only access that can be made without crossing wetlands. He also notes that access can be made from Hathaway via Moura Land when completed.

J Tollman responds to need for buffer zones with National Heritage Corridor will be administered by the Massachusetts Department of Fish & Wildlife.

Neighbor asks when SITEC was retained. J. Tollman does not know.

Neighbor raises issues that the Blaise Drive subdivision was for four lots. This will cause auto glare, traffic issues which were not anticipated.

Neighbor raises issues that the developer has 8 years to complete Blaise Drive subdivision. Will the Moniz Estates development delay the completion of Blaise drive? This issue remains unanswered.

Neighbor expresses concern that lesser value homes (if built) would diminish the value of surrounding properties.

Neighbor expresses concern regarding water pressure. J. Tollman indicates that water flow tests would be conducted to the satisfaction of the BOS.

Neighbor asks if screening can be put in place to mitigate auto glare.

Neighbor asks about next steps. H. Young explains the public hearing process, that it will be a series of continued meetings to address all issues raised. Also notes that there is only one notification for the initial meeting and that all continued meetings are not advertised. Further, the meetings will continue by mutual consent between the developer and the Planning Board. It was decided that would occur on a month-to-month basis.

The next meeting was set for November 15, 2018.

J. Tollman explains a key issue is the disposition of Blaise Drive.

H. Young explains how a 3rd Party Engineering Firm will review the plans.

Issue: Discussion of the extension off James Street (paper street) from Pembroke – Douglas Fredette – 52 Pembroke Street – Romanelli Associates, Inc.

John Romanelli, of Romanelli Associates, Inc, distributed conceptual plans to create two additional lots on the property owned by Douglas Fredette. Romanelli explains the property has been flagged for wetlands. The concept is to extend James street on the paper street portion that abuts the property. Fredette currently has a driveway there.

Letter of opinion from DPW was read into the record.

Letter of opinion from Fire Chief was read into the record

Letter of opinion from Building Inspector was read into the record

Romanelli further explained that a sewer line is currently stubbed on the line. Dan Menard (DPW) would prefer that any sewer extension to developed lots come over a sewer easement to avoid ledge in the area.

The Board states it must be determined if an ANR or Form C is appropriate for the development.

After discussion it was voted that the property would not be a Form C and M. Cenerizio confirms that there will be no expectation that the Town would plow this road. Romanelli confirms. R. Ellis states that condition should be noted on the any submitted plans.

Motion is made:
So moved: P. Mello
Second: R. Ellis
Vote was 5 for, (unanimous)

7/11/11 9:32

Issue: Informational discussion on potential Solar Project off Main Street (Coutinho). Matter referred to H. Young to discuss the solar permitting process.

Motion is made to adjourn meeting at 8:03
So moved: P. Mello
Second: R. Ellis
Vote was 5 for, (unanimous)