



TOWN OF ACUSHNET MASSACHUSETTS

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

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Acushnet Planning Commission Regular Meeting and

Continuation - Public Hearing - Special Permit - Common Drive -
148 Peckham Road - Arruda - Romanelli and Associates
January 18, 2018

Open: 6:30 pm
Adjourn: 8:15 pm

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

Henry Young, Planner

Issue: Announcement that meeting is being audio and video taped.

Issue: After reading, motion is made to accept minutes of December 14, 2017.
So moved: P. Mello
Second: B. Deschamps
Vote was unanimous, 5 for.

All approved minutes are on file in the Planning office, 130 Main Street, Parting Ways, 2nd floor, and are online on the Town of Acushnet website.

Issue: Vouchers were signed, and are on file in the Planning office and in the Finance Department at Town Hall, 122 Main Street.

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

Issue: Planer Update - Henry Young

- Norm Nichols - Bartlett Street proposal - Mr. Young had meeting with department heads (DPW, Building, ConCom, Fire and the Town Manager) and a site visit and is collecting comments from them (waiting for

ConCom's comments after their hearing). When all is in place, Mr. Young will meet with Mr. Romanelli to discuss.

Issue: Planning Board has been hearing the application for Deep Brook Estates since May of 2017, but approved it. It was being held for appeal by the Town Clerk, and was appealed by the Board of Selectmen on the last day. We were served a summons as a Board.

Issue: Ancient Way determination - Morses Lane - Cianno - Update

Mr. Cianno's attorney, John Markey, along with engineer Steve Gioiosa, assembled documentation that Mr. Young forwarded to our attorney. Kopelman and Paige for recommendations. We are still awaiting their input.

Mr. Cianno says the property is still under 61 B (recreational land), but they may have to look into it to see if they should switch to 61 A (agricultural and horticultural land).

Mr. Ellis comments that he cannot remember when someone asked Planning for a determination of an ancient way.

As soon as we hear from K&P, we will let Mr. Cianno know.

Issue: Form A - Keene Road - Map 4, Parcel 28 - Lopata - Romanelli Associates Inc.

Owners Bonnie and Wendy Lopata propose to develop their 9.61 acre property on Keene Road into six lots. The area and frontage are ok. The paperwork was checked and found to be complete.

The plans and mylar are signed.

A motion was made to approve the Form A as presented.

So moved: R. Ellis

Second: P. Mello

Vote was unanimous, 5 for. We request book and page when recorded.

All Form As are on file in the Planning office and with the Town Clerk at the Town Hall.

Issue: Form A - 123 Nyes Lane - Map 18. Parcels 52 and 52A - Araujo - Romanelli Associates Inc

This is adding parcel 52 to 52A. There are over 6 acres; they are moving a lot line.

Paperwork is checked and found to be complete. The plans and mylar are signed.

A motion is made to accept the Form A as submitted.

So moved: B. Deschamps

Second: M. DeSilva, Sr.

Vote was unanimous. 5 for. Recorded in Plan Book 177 page 32 on January 22, 2018.

All Form As are on file at the Planning office, 130 Main Street, Parting Ways, 2nd floor and with the Town Clerk at Town Hall..

Issue:

Continuation Public Hearing - Special Permit Common Drive - Peckham Road - Arruda - Romanelli Associates Inc.

Motion is made to continue this public hearing.

So moved: B. Deschamps

Second: P. Mello

Vote was unanimous, 5 for.

Applicant is trying to put three lots on a common drive. One of the houses on 158 Peckham will be razed after building is complete on one of the common drive lots.

Jamie Bissonette, an emgineer hired by Mr. Arruda to discuss the project. Mr. Bissonette states that all common drive issues have been addressed with Planning. He said that he saw Merilee Kelly, the Conservation agent, and went over the plan with her, but that ConCom has not held a public hearing on it yet. The applicant is seeking a waiver from wetlands disturbance bylaw. He asks if that is possible. They propose a 20 foot wide gravel driveway and best engineering practices to handle the stormwater run-off. He repeats that they are looking for a variance.

Chairman Cenerizio states that Merilee Keely is the Stormwater agent for the Town, He recommends that the applicant ask her for a variance.

Mr. Bissonette says that they want the Planning Commission to vote on the waiver now, tonight, before they go to ConCom.

Mr. Ellis asks if they are seeking a waiver from the entire by-law or just a part. He states we never second guess what ConCom wants to do in the wetlands.

Mr. Romanelli asks if after going to public hearing with ConCom on February 3rd, and then coming to the February 15th meeting of Planning board, and Mr. Bissonette could more clearly articulate, exactly what waiver from the bylaw would the Planning Board approve? Mr. Ellis repeats that we never second guess what ConCom wants to do with wetlands. He recommends to the applicant's representatives that they need to articulate what they are looking for.

A motion is made to continue this public hearing to February 15, 2018 at 7:00 pm.

So moved: R. Ellis

Second: M. DeSilva, Sr.

Vote was unanimous, 5 for.

Documentation is available at Planning office in Parting Ways and at Town Clerk's office in Town Hall.

Issue: Next meeting is set for February 15, 2018 at 6:30 in the Planning office , 130 Main Street, Parting Ways, 2nd floor.

Issue: Form A - Labonte and Pembroke Streets - Ben Reis - Romanelli Associates Inc. - Jamie Bissonette

There are a considerable amount of wetlands between the two paper streets John Street and Labonte Street. The wetlands are flagged. The applicant would like to Form A three lots.

Mr. Bissonette has developed a concept plan for the roadway of Labonte Street. it is fifty feet of asphalt, then gravel to the three lots. They need to "run it by ConCom" for replication requirements.

Mr. Ellis states that he would like to see what Dan Menard of the DPW says about it. He asks the other members of the Board if the town has ever approved a gravel street. Mr. Cenerizio says he does not think so. mr. Ellis then addresses the applicant and says that gravel would be an uphill battle.

After discussion, a motion is made to let Mr. Young put together a meeting of Department Heads to discuss the plans for Labonte Street, and to continue this public hearing to February 15, 2018 at 7:15 pm.

So moved: P. Mello

Second: R. Ellis

Vote was unanimous, 5 for.

Paperwork and documentation on this issue is available at the Planning office and at the Town Clerk's office.

Issue: Form B - off Blaise Drive - Dan Moniz - SITEC

SITEC was not aware that this was a formal submission, and did not bring the plans or paperwork to this meeting.

The representative from SITEC (unidentified) spoke to the Board about the project. He indicated that this new subdivision would have access through a cul-de-sac on an older approved subdivision, known as Blaise Drive. Please note that Blaise Drive, the roadway, has not been accepted by the Town.

They are now proposing 17 lots for this preliminary subdivision. The entire site is a mapped priority habitat for the eastern box turtle, an endangered species. The applicants have been working with Natural Heritage organization for over a year. They have not officially filed with them yet.

There were 21 test pits showing good not great material. They are proposing on-site septic systems. Area abd frontage complies. There are no drainage calculations yet. There is a pond excavated for old bogs. They propose 6 sets of catch basins. They plan on using municipal water, with 3-4 hydrants added.

Mr. Young asks if Blaise Drive is accepted? The answer is no.

Mr. Ellis asks if Blaise Drive is constructed? And does it have town water? Yes to both questions.

SITEC continues that it is 1733 feet to the end of the cul-de-sac.

Mr. Young asks if there are any requests for waivers? They answer 'not yet.'

Mr. Ellis states that the continuous buildable upland needs to be correct. He reminds everyone that this is at least the third version for the property. He also states that acceptance or rejection has no bearing on the final definitive plan.

The Board decides to take this as a submission, pass it around and get input from other boards. SITEC will leave the plans with the DPW.

Motion is made to accept submission and continue the hearing to February 15, 2018 at which time they will have submitted Form B paperwork to Town Clerk (and to Planning at the February meeting), paid the fees and gotten receipts, and timestamoed the plans, leaving one copy with the Town Clerk and bringing 9 copies to the meeting with Planning.

Motion is made to accept submission of the Form B, and to continue until February 15, 2018 at 6:45pm.

So moved: P. Mello

Second: B. Deschamps

Vote was unanimous, 5 for.

Issue: Motion is made to adjourn at 8:15 pm.

So moved: M. DeSilva, Sr.

Second: R. Ellis

Vote was unanimous, 5 for.

Respectfully submitted,

Donna M. Ellis