



**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**  
**Public Hearing - Zoning Article VIII**  
**April 25, 2019**

**RECEIVED**  
**2019 JUN 28 AM 10:45**

**Open: 6:30 pm**  
**Adjourn: 7:55 pm**

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

**Henry Young, Planner**

**Absent: Mark DeSilva, Sr.**

**Issue: Mr. Cenerizio announces that the meeting is being audio and video taped.**

**Issue: A motion is made to open the meeting at 6:30 pm.**  
**So moved: P. Mello**  
**Second: R. Ellis**  
**Vote was 4 for, 1 absent.**

**Issue: After reading, a motion is made to accept the minutes of March 28, 2019.**  
**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, 2<sup>nd</sup> floor.**

**Issue: Vouchers signed and they are on file at the Planning Office, 130 Main Street, Parting Ways, 2<sup>nd</sup> floor, and in the Finance Department at Town Hall.**

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

**Issue: Signing of Moniz Estates mylar and plans. Date approved was 3/28/2019 and date endorsed was 4/25/2019.**

**Issue: Zoning Public Hearing – Bylaw Article VIII**

**Proposed changes are attached to these minutes. After discussion, a motion was made to approve the changes and send them for the warrant for Town Meeting in May 2019.**

**So moved: R. Ellis**

**Second: P. Mello**

**Vote was 4 for, 1 absent.**

**After the vote, a motion was made to close the public hearing.**

**So moved: B. Deschamps**

**Second: R. Ellis**

**Vote was 4 for, 1 absent.**

**Issue: Form A – Labonte Street – Ben Reis, Developer/Owner – Al Ewing, Engineer**

**Labonte Street is a paper street where the developer hopes to create 3 From A lots. Road improvements include paving 494 feet from Pembroke Avenue, 18 feet wide. On the right side of the road, a 12-inch berm is proposed. A 4-foot wide sidewalk will commence after the berm for approximately 23 feet. A hammerhead will be constructed, 30 feet by 15 feet. Sewer and water are available, 6-inch pipe with a hydrant at the end. Mr. Cenerizio asks if there are any questions and tells the Board that Mr. Young has taken this issue before the Department Heads at a meeting.**

**A motion to approve as submitted is made, contingent on the road being constructed.**

**So moved: P. Mello**

**Second: B. Deschamps**  
**Vote was 4 for, 1 absent.**

**Paperwork was checked and found to be all right. Mylar and plans were signed. Mr. Cenerizio requests the book and page after it is recorded at the Bristol County Registry of Deeds.**

**All Form As are on file at the Planning Office.**

**Issue: Questions for the Board – 301 Perry Hill Road – Mark Francois – Dave Davignon, N. Douglas Schneider & Associates**

**Mr. Davignon leads the discussion with an overview of the proposal. Mr. Francois' brother owns some of the property, but is not involved in this project. There is a 30 foot ROW over an Ancient Way that runs through his brother's property to Marc Francois' property on Lot 25B. The question is, can Marc Francois use frontage on an Ancient Way as frontage for lots? This will have to be resolved by Town Counsel KP Law. Mr. Davignon will gather evidence of an Ancient Way to have Mr. Young send to KP Law for a determination.**

**A 2006 plan divided the two lots owned by Marc and Dean Francois (Lots 25A and 25B) into 7 retreat lots. This was 13 years ago and no further action was taken on the division, but this is how they have existed on the Assessor's Maps since that time.**

**The current proposal is to have 2 common driveways. One to service 3 lots to the left, and one to service 3 lots to the right. The official Town Map shows the Ancient Way as an unpaved, unaccepted street. Maps located by Marc Francois' attorney at the Registry of Deeds 7-8 years ago show the same Ancient Way in 1871 and 1895.**

**Mr. Davignon agrees to compile documentation regarding this proposal to submit to KP Law for determination of the Ancient Way frontage questions. He will contact Mr. Young, who will facilitate submission of this documentation.**

**RECEIVED**  
**2019 JUN 28 AM 10:42**

All is concept at this point. Mr. Davignon says the applicant would need to widen the Ancient Way back to Perry Hill Road over his brother's lot.

Mr. Ellis asks what is the total length from Perry Hill Road to the cul-de-sac? Mr. Davignon responds 1,388 feet. Mr. Ellis points out that there is no town water. Mr. Ellis says the applicant would need several waivers if the property is subdivided. Mr. Cenerizio interjects questioning if there are six houses proposed, shouldn't there be a subdivision road built? Mr. Davignon agrees to do to the Tuesday department head meeting with Mr. Young to discuss the proposal and then to get town counsel's decision on Ancient Way frontage.

**Issue:** The next meeting of the Planning Board will be May 23<sup>rd</sup>, 2019, at 6:30pm.

**Planner Update – Henry Young**

- Document with bylaws is discussed.
- The state has put together a financing plan for the proposed commuter rail extension – Mr. Young will stay on top of it.

**Issue:** Motion to adjourn at 7:55pm.  
So moved: B. Deschamps  
Second: R. Ellis  
Vote was 4 for, 1 absent.

Respectfully Submitted,  
Donna M. Ellis