



TOWN OF ACUSHNET
MASSACHUSETTS

OFFICE OF THE PLANNING BOARD
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W. G. [Signature] *[Signature]* *[Signature]*

Acushnet Planning Commission
Regular Meeting
and
Continuation of Public Hearing – Moniz Estates
and
Continuation of Public Hearing – 88 Wing Lane – Solar Special Permit and
Site Plan Review

March 7, 2019

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2019 MAR 29 AM 10:27

Open: 6:30 pm
Adjourn: 7:50 pm

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

Henry Young, Planner

Absent: Bryan Deschamps
Rick Ellis

Issue: A motion is made to open the meeting.
So moved: P. Mello
Second: M. DeSilva, Sr.
Vote was 3 for, 2 absent.

Issue: After reading, a motion is made to accept the minutes of
February 21, 2019.
So moved: M. DeSilva, Sr.
Second: P. Mello
Vote was 3 for, 2 absent.

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

Issue: Vouchers were signed and are on file in the Planning Office and at Town Hall in the Finance Department.

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

Issue: Continuation – Public Hearing – Moniz Estates

A motion is made to continue the public hearing.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 3 for, 2 absent.

Jeff Tallman, SITEC, representing DPM.

Jeff Tallman explains they are waiting on two issues: the sidewalk waiver and the water pressure tests. Henry Young explains before acceptance of the road, the maintenance of the sidewalk is the responsibility of the developer. The lot owner becomes responsible for clearing and maintenance until the road is accepted. After road acceptance, the owner is responsible for clearing the sidewalk (snow removal, etc), while the town is responsible for maintenance. Mr. Young further explains that we did receive test results from Woodward and Curran, which show there is adequate water pressure. With the proposed increase in water main size, they expect improvement in the entire subdivision.

Mr. Young states that only one waiver has been requested by DPM, and that was a waiver on the requirement of sidewalks. However, our subdivision rules and regulations require a sidewalk on one side of the road of this size.

A motion is made to deny the waiver for sidewalks.

So moved: P. Mello

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

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Mr. Young tells Mr. Tallman they must resubmit plans, showing a sidewalk on one side of the street. He states that we will need one more meeting before we sign the subdivision plans.

The hearing is continued to 3-28-2019 at 6:45pm.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 3 for, 2 absent.

Henry Young states that the street name change from Blaise Drive to Margaret Street will occur on July 1st, 2019.

DPM has agreed to construct Maura Lane, which must be completed to the satisfaction of the DPW.

Issue:

Continuation of Public Hearing – 88 Wing Lane Solar Special Permit and Site Plan Review Modification and Renewal - CVE NA

A motion is made to open the Public Hearing.

So moved: P. Mello

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

Also present: Steve Poole, Lakeview Engineering and Alex Fox, CVE NA

Steve Poole explains the minor revisions to the plans:

- **Changes to access**
- **Roadway widened**
- **Battery storage components**
- **Turnaround for emergency vehicles**

Mr. Poole states that it's pretty much the same plan and the same screening. Mr. Cenerizio asks if there are any questions.

Mr. Young reads the comments from the Building Inspector and the questions from the Fire Chief about the battery

storage cabinets. The Fire Chief would like site plan conditions and to be provided more info so that battery storage management will be possible. The Assessors asked for size of solar, which is 3.5mw, 9,000 panels, and what will be done with the lien on the rollback taxes.

Mr. Cenerizio if they have questions. Mr. Young interjects one more thing, the decommissioning surety totals \$132,000, which will need to be kept for the life of the project. There is some \$51,000 already in the account; therefore, the developer needs to add money to bring to the total surety amount. Mr. Young states this is Special Permit condition #8.

Motion is made to approve the project.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 3 for, 2 absent.

Motion is made to close the public hearing and send the paperwork to Town Clerk to hold for appeal.

So moved: P. Mello

Second: M. DeSilva, Sr.

Vote was 3 for, 2 absent.

Issue: Form A – 187 Mattapoisett Road – Langevin

A 4.5acre parcel is being subdivided to provide 130,000-sq ft parcel, Parcel A, to Buzzards Bay Coalition.

Motion is made accept Form A as submitted.

So moved: M. DeSilva, Sr.

Second: P. Mello

Vote was 3 for, 2 absent.

The plans and mylar are signed after the paperwork is checked. The applicant is advised to return with the book and page after recording.

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Issue: Labonte Street questions – Ben Reis, developer

Also present: Al Ewing, engineer and Ben Reis, developer

The developer is proposing a paved road with 3 lots. Zoning allows 10,000sq ft. The project has sewer and water through Pembroke Street. They have profiles of the road and the existing center line. Mr. Cenerizio states that there are a lot of wetlands. Al Ewing says he spoke to Dan Menard of the DPW and they discussed 6-inch water and 6-inch sewer lines. The length of road is proposed to be 475 ft. The Fire Chief told them that the Planning Board would request a hammerhead or turnaround.

Henry Young states that on Tuesday mornings, they have a meeting with all Department heads to discuss projects in the works, and he would like the developer to attend and get feedback. The proposed meeting on the 19th did not take place, and this meeting is still pending.

Mr. Cenerizio states that the only thing that may come up are requirements for sidewalks. Mr. Cenerizio asks if it is a 20-ft layout on the road and is told yes. Mr. Cenerizio states we will continue exploring it and come to another meeting.

Phil Mello asks about a pipe which is under the road, will it still be the same path and is told yes, the pipe will remain in place.

The developer left no plans with us.

**Issue: Motion is made to adjourn at 7:50pm.
So moved: P. Mello
Second: M. DeSilva, Sr.
Vote was 3 for, 2 absent.**

**Respectfully submitted,
Donna M. Ellis**

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