



**TOWN OF ACUSHNET**  
**MASSACHUSETTS**

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

*[Handwritten signatures]*

**Acushnet Planning Commission**  
**Regular Meeting**  
**And**  
**Continuation Public Hearing – Moniz Estates**  
**And**  
**Continuation Public Hearing – 88 Wing Lane –**  
**Solar Special Permit and Site Plan Review –**  
**Modification and Renewal – CVE NA**  
**February 21, 2019**

2019 MAR 11 PM 12:21

RECEIVED

**Open:** 6:30 pm  
**Adjourn:** 7:40 pm

**Present:** Marc Cenerizio, Chairman  
Mark DeSilva, Sr.  
Rick Ellis

Henry Young, Planner

**Absent:** Bryan Deschamps  
Phil Mello

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

**Issue:** After reading, a motion is made to approve minutes of  
January 17, 2019.  
So moved: M. DeSilva, Sr.  
Second: R. Ellis  
Vote was 3 for, 2 absent.

**All minutes are on file at the Planning office, 130 Main Street, Parting Ways, 2<sup>nd</sup> floor.**

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

**Issue: The mail was reviewed, and it was decided not to purchase Rules of Court , but instead continue to rely on Town Counsel KP Law. The mail is attached to these minutes.**

**Issue: Planner Update – Henry Young**

- **Mr. Young has been working with Jim Marot, Building Inspector, on updating Zoning, Article VIII to facilitate enforcement. More information will be discussed next meeting.**
- **The idea is to wrap it up and set a public hearing prior to Town Meeting in May.**
- **There are two or three themes: 1) upland circle (a circle that can be fit within upland not crossing wetlands); 2) adding to bylaws that department Heads must weigh in on plans sent to them for scrutiny**

**Mr. Ellis asks that Mr. Young provide the Board with an itemized list of changes sought before the next meeting. He also asks what was heard about the sidewalk liability issue. Mr. Young responded that it appears that it would be the homeowners' responsibility to maintain clearance, and the Town's to repair. However, it was not clearly stated , and the issue of injury liability was not addressed.**

**Issue: Continuation – Public Hearing – Moniz Estates – DPM**

**Also present: Jeff Tallman, SITEC**

**A motion is made to continue the public hearing.**

**So moved: M. DeSilva, Sr.**

**Second: R. Ellis**

**Vote was 3 for, 2 absent.**

- Some minor changes to the plan
- Letter from SW Cole third peer review, looks like they are set with the plans
- Please note: The applicant states that a homeowners' association restricted covenant is typically not done until after construction.

Mr. Ellis states that what we have had in the past is a disconnect between knowledge of easements and owner of lot. Three issues seem to be liability of sidewalk, ownership of easements and maintenance.

Mr. Young asks Police Chief Michael Alves to comment on the decision the Town has come to to change Blaise Drive, which has two residents, to Margaret Drive. Then Margaret would lead to Allison. As it stands now, the change has not been made, but will be soon. Chief Alves stated that it was a surprise that the two residences on Blaise Drive were not listed in the 911 system.

Mr. Tallman adds that in addition to the subdivision, DPM plans to construct the unimproved portion of Maura Lane. They propose to connect the 8 inch water main on Hathaway Road to a 6 inch main. Mr. Cenerizio states that it will help the entire neighborhood, increasing water pressure and providing another egress.

The sidewalk liability question came up once more when Mr. Ellis asks Mr. Young if we are waiting for Town Counsel's opinion on the liability issue. Mr. Young responds yes. Mr. Ellis asks if anyone is an abutter to the sidewalks in question, and asked how they feel about the issue. Mr. Ellis cares about the people who will end up with the sidewalks in front of their homes. He does not want to burden the persons who live there with sidewalk liability, upkeep, maintenance and clearing.

Mr. Tallman states that for the most part, there is not a lot of foot traffic, and there is open space behind that could be used for walking. He points out that nowhere in the vicinity are there connecting sidewalks.

**It was not settled about the granting or denying of the sidewalk waiver request.**

**Mr. Young further points out that the issue of Maura Lane being built and when needs to be decided. Mr. Tallman asks if the Board would consider not releasing lots until Maura Lane is built instead.**

**Mr. Cenerizio asks if anyone in the audience has any questions. Joanne Demers, abutter, asks how and when will she be notified of a change of address from current Blaise Drive to Margaret. The Board agrees that they have no idea. Mr. Ellis asks that a letter from Planning be sent to the Assessors and the Street Naming Committee asking this question, and cc it to the two residents on Blaise Drive. The letter was sent, and Donna spoke with Brian Noble, Town Administrator, who agreed to follow up with Ms. Demers by phone and get back to us.**

**Mr. Young asked Mr. Tallman to show the cul-de-sac, which has a 20.5 foot radius. Mr. Tallman pointed it out.**

**Mr. Cenerizio asked for a verbal agreement to a continuation of the public hearing to March 7, 2019 at 6:45pm. Mr. Tallman agrees.**

**Mr. Young restates the issues as sidewalks, Maura Lane and water pressure test stats.**

**A motion is made to extend the public hearing on Moniz Estates to 3-7-19 at 6:45pm.**

**So moved: R. Ellis**

**Second: M. DeSilva, Sr.**

**Vote was 3 for, 2 absent.**

**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: M. DeSilva, Sr.**

**Second: R. Ellis**

**Vote was 3 for, 2 absent.**

**Also present: Representatives of Atlantic Design Engineering: Alex, last name unknown, and Chris King**

**The legal ad is read into the record. It is attached to these minutes. It ran in the Advocate on February 7<sup>th</sup> and 14<sup>th</sup>, 2019.**

**CVE NA is an independent power producer who develops their own projects. They also manage solar projects. They are reviving a project begun by a previous owner, now deceased. They come with minor changes to the project, They need to renew the permitting in order to move forward.**

**Mr. Ellis asks what is the service life of the panels? Alex replies that there is a five year guarantee, but states that the actual life span should exceed that. In this case, they plan on owning the land, and are looking to 40 years or more. Once the infrastructure is in place they do not expect to have to replace them. The batteries and inverters are an unknown quantity however.**

**Mr. Young asks if they have the battery storage plans. Chris King explains the plans. They plan to keep true to the original design, the only change expected is 20 battery storage compartments, 6'W x 6'H x 3'D, set on 8' x 12' concrete pads. They are expected to improve efficiency and stabilize the grid. Each battery storage unit is self-contained within cabinets. The screening should be sufficient.**

**Mr. Ellis asks about the noise. Mr. King replies that test show that the level is insignificant.**

RECEIVED  
2019 MAR 11 PM 12:22

**Mr. DeSilva, Sr., asks how are the panels mounted. Mr. Kingreplies that they are mounted on a racking system on concrete.**

**Mr. Young reads Mr. Marot's comments on the project:**

- **Suggests container-grown blue spruce, minimum 4 feet high for screening**
- **Suggests security fencing the entire site with cameras on all main aisles**
- **Suggests the proposed gravel construction entrance or tracking pad should extend 50 feet onto the site and remain the entrance to the site**
- **Suggests access drive should be 16 feet with equal-sized hammerhead turn around for emergency vehicles**
- **Suggests a box with a key to entrance gate on a post near the gate**
- **suggests that all be made aware that permits to deconstruct and construct are required**

**Mr. Cenerizio asks if the audience have any questions. An unidentified abutter asks when the project is expected to commence. Applicant replies we would like to start before the end of the year. Alex states that they question the blue spruce plantings instead pf arborvitaes, and the video cameras also. Mr. Young states that at this point they are only recommendations.**

**Alex brings up the decommissioning account, and states they would like to do cash. Mr. Young says that we will come up with an updated estimate for the decommissioning and let them know.**

**Mr. Cenerizio asks for a verbal agreement to extend the time to act on this matter to continue to March 7, 2019 at 7:15pm. The applicants reply yes. A motion is made to continue the public hearing to 3-7-19 at 7:15pm.**

**So moved: M. DeSilva, Sr.**

**Second: R. Ellis**

**Vote was 3 for, 2 absent.**

**Issue: A motion is made to adjourn this meeting at 7:40pm.**

**So moved: R. Ellis**  
**Second: M. DeSilva, Sr.**  
**Vote was 3 for, 2 absent.**

**Respectfully submitted,**  
**Donna M. Ellis**

RECEIVED  
2019 MAR 11 PM 12:22