



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD
122 MAIN ST.
ACUSHNET, MA 02743
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FAX: (508)998-0203

Mr. Cenerizio

REGULAR MEETING JULY 26, 2018

RECEIVED
2019 OCT 22 AM 11:48

Open: 6:30 PM.

Adjourn: 7:10 PM

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

Henry Young, Planner

Absent: Mark M. Desilva

Issue: Motion is made to open meeting
So moved: P. Mello
Second: R. Ellis
Vote was 4 for, 1 absent

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 June 21, 2018 meeting.

Motion is made to open meeting
So moved: P. Mello
Second: R. Ellis
Vote was 4 for, 1 absent

Issue: There were no vouchers to sign

Issue: Mail was reviewed.

Issue: Definitive Subdivision – Moniz Estates (off Blaise Drive – an unaccepted street) – Dan Moniz - SITEC

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. Tollman explains the reconfiguration of lots 2,3 and 4 to achieve the required 40,000 sf continuous upland. He also explains the reconfiguration of drainage easements, overall site drainage and basin design.

H. Young stated that it is the Board's desire not to approve the subdivision plan until Blaise Drive is accepted. Both the Board and Moniz agreed to allow continuation by mutual consent until the road is accepted. Young will memorialize this agreement with a written agreement at the next meeting.

Moniz asks if there will be a moratorium on opening up the cul-de-sac portion of Blaise Drive once accepted. A clear answer was not provided.

H. Young stated that it will be necessary to hold a public hearing on the definitive subdivision plan at the next meeting. Young clarifies that it is the developer's responsibility to notify abutters. Public hearing date set for September 12, 2018.

Issue: Discussion of the extension of 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.

Jim Marot's (Building Inspector) letter of opinion, dated May 28, 2018, 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.

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.

H. Young directed to set up a meeting with key Departments/Town Administrator to review the plans as well.

Planner's Update: A pretrial conference was held with regard to Deep Brook. Water testing has been scheduled.

Issue: Motion is made to adjourn meeting
So moved: P. Mello
Second: R. Ellis
Vote was 4 for, 1 absent

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