



**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 Hearings**  
**August 6, 2020**

Open: 6:30 pm  
Adjourn: 9:35 pm

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

Henry Young, Planner

Absent: Mark DeSilva, Sr.

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

Issue: A motion is made to accept the minutes from the July 14, 2020 meeting.  
So moved: P. Mello  
Second: R. Ellis  
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: Mail was reviewed, and is attached to these minutes.

Issue: Public Hearing: Proposed Subdivision at 148 Peckham Rd, Joshua Arruda of Acushnet, MA, Applicant; Represented by John Romanelli of Zenith Land Surveyors, Lakeville MA.

Josh Arruda is in attendance and notes that John Romanelli of Zenith Land Surveyors is not present. Mr. Arruda asks that the matter be continued to a future meeting.

RECEIVED  
2021 JAN 22 P 12:39

*Handwritten signatures and initials in the top right corner.*

A motion is made to continue the matter to September 24 at 6:30 pm.

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

A motion is made to close the public hearing.

So moved: P. Mello

Second: B. Deschamps

Vote was 4 for, 1 absent.

Issue:

Public Hearing: Proposed Ground Mounted Solar Array at 1050 Main Street, Acushnet Solar, LLC of Boston, MA, Applicant; Represented by Steve Gioso, SITEC, Inc. of Dartmouth, MA.

A motion is made to open the public hearing.

So moved: P. Mello

Second: R. Ellis

Vote was 4 for, 1 absent.

Rick Ellis issues a reminder that the board does not have the ability to deny a proposal, only to condition or approve it.

Steve Gioso from SITEC, Inc. is present to explain the project, which is a 1.3 MW (DC) ground mounted solar array. Mr. Gioso explains that the project is primarily planned for an open field, and there will be no tree clearing or disturbing the undergrowth required. Evergreen plantings will provide a buffer for residential properties. The stormwater management plan is to maintain the existing drainage patterns for the most part, possibly with a few supplementations. Mr. Gioso mentions the changes that have been made to the design since his last appearance before the board, including the provision of a secondary turnout and the addition of an on-site water storage tank.

Rick Ellis asks how often someone will visit the property after construction, and it is responded that once per month is about the most frequently it would be visited.

Henry Young asks if the Fire Chief has had the opportunity to review the battery storage facility. Mr. Gioso says that the Fire Chief has not reviewed it, but there are no significant fire hazards. Henry Young then suggests that the Fire Chief review the project prior to final approval.

Dave Robinson, who lives across the street, is present to express concerns about water pooling on his property, and wants the project to take action to mitigate drainage issue for neighboring properties.

Irene Pires of Main Street is in attendance to express that she does not want the project so close to her home. She is also concerned about flooding and worries there has not been enough research done on general safety of solar farms, particularly for children.

Marc Cenerizio says the board will take the abutters' opinions into consideration.

RECEIVED  
2021 JAN 20 PM 12:39

Mr. Gioso expresses that the applicant is willing to work with Public Works to address the concerns of the public.

A motion is made to continue the matter to September 24 at 7:00 pm.

So moved: P. Mello

Second: R. Ellis

Vote was 4 for, 1 absent.

A motion is made to close the public hearing and return to regular session.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for, 1 absent.

Issue:

Public Hearing: Proposed Ground Mounted Solar Array at 0 Wing Lane, CVE NA of New York, NY, Applicant; Represented by Asa Smith, Atlantic Design, Inc. of Bourne, MA.

A motion is made to open the public hearing.

So moved: P. Mello

Second: R. Ellis

Vote was 4 for, 1 absent.

Ryan Young is present from solar company CVE, the property owner. He, explains the plans for a ½ MW (AC) ground mounted solar array, stating that the area is already cleared and that there will be no battery storage. The project will sell power within the community and they are hoping to start construction this fall or winter if all goes well. The proposed project is at 87 Wing Lane and is comparable to their already existing project at 88 Wing Lane.

Henry Young mentions that in order for the project to go forward, they will need to check in with DPW and the Fire Chief.

The matter is continued to September 24 at 7:15 pm.

A motion is made to close the public hearing.

So moved: B. Deschamps

Second: R. Ellis

Vote was 4 for, 1 absent.

Issue:

Public Hearing: Proposed Ground Mounted Solar Array at 251 Mendall Road, Borrego Solar Systems, Inc. of Lowell MA, Applicant; Represented by Brandon Smith, Also of Borrego Solar Systems, Inc. of Lowell, MA.

Brandon Smith is present from Borrego Solar Systems, Inc. to explain the project, a 5 MW (AC) ground mounted solar array that will consist of 18 acres inside of a seven-foot chain link fence, 28 total acres. There is a private gravel access road

RECEIVED  
2021 JAN 22 P 12

that will be improved and extended, and approximately twenty total acres of trees will be cleared. Active construction will likely take six months and they hope to start in fall of 2021.

Rick Ellis inquires about maintenance on the property, and Mr. Smith replies there will be periodic mowing and maintenance inside the fence. Outside the fence, the stumps will be left in place for an emergent brush forest and no maintenance will be done. Rick Ellis then inquires as to whether there is an Eversource substation nearby. Mr. Smith replies that typically there is one very close, but he will find out for sure for the next meeting. Rick Ellis then asks if there is likely to be an interference in radio and cell phone reception and if there are precautions taken to prevent this. Mr. Smith answers that they have taken no additional measures over what is provided by the manufacturers of the equipment. Rick Ellis questions if there is a guarantee of no interference and asks that this be reported on more fully at the next hearing.

Robert Howland of Mendall Road is present to speak, and mentions a past tornado and wonders about storm damage from dislodged solar panels and who would have liability. There is discussion, and the board conclude they will consult with Town Counsel.

Abutter Karen Knox of Mendall Road is in attendance and asks if there are additional plans proposed for the roads along Mendall Road. Mr. Smith says he cannot speak to the landowner's plans for the remainder of the parcel, but the current project plan is only for Mendall Road. Ms. Knox also conveys her concerns about folks trespassing on the property as well as dumping garbage. She also asks if there will be additional utility poles placed on the street. Mr. Smith states that there will most likely be no need for additional poles, only the replacement of existing ones.

Ms. Travers of Mendall Road is in attendance and inquires about fire department access. Mr. Smith notes that there are gaps in the fencing for access in the event of an emergency. Henry Young notes that the Fire Chief will be examining the project before it goes forward. Mr. Smith says he intends to work with the Fire Chief on the details.

A motion is made to continue this matter to 7:30 pm on September 24<sup>th</sup>.

So moved: P. Mello

Second: R. Ellis

Vote was 4 for, 1 absent.

A motion is made to end the public hearing.

So moved: B. Deschamps

Second: R. Ellis

Vote was 4 for, 1 absent.

Issue:

Request for Lot Release – Moniz Estates – Dan Moniz

Steve Gioso of Sitec Inc. is representing Moniz estates. Dan Moniz, principal of the development, is also present. Mr. Gioso explains that Moniz Estates is a

RECEIVED  
2021 JAN 22 P 12:39

subdivision the board approved last year which has gone through its initial phase of construction. They are looking for release of lots 1-8 and 13-17 within the project. S.W. Cole has been out to inspect the water and drainage installations. Mr. Gioso gives the reports to the board, and mentions that individual lot release requests have already been submitted to Town Hall

Henry Young reminds the board about the requirements that must be met in order to release lots and questions Mr. Gioso regarding them, then mentions that a letter has been submitted to the board from Dan Menard, DPW director, stating that the provisions have been met.

Henry Young notes that according to the by-laws, only five lots can be released per year for a subdivision with less than 25 lots.

Mr. Gioso states that they made the request in 2019 and hope to get five lots for 2019 and five for 2020. It is established that their priority lots are 1-8, 16, and 17. Henry Young makes a recommendation to the board to release these ten lots.

A motion is made to release lots 1-8, 16, and 17 of Moniz Estates.

So moved: R. Ellis

Second: P.Mello

Vote was 4 for, 1 absent.

Issue:

Form A – Ellen and Robert Hardy, 1443 Main Street; and Diane and Ernest Ventura, 1461 Main St – John Romanelli of Zenith Land Surveyors, Inc.

John Romanelli of Zenith Land Surveyors is present and distributes plans to the board and explains that the first goal is to clean up the current assessors map, as the Venturas' property at 1461 Main St. is currently a 200 x 240 foot block that doesn't even encompass their house. The Venturas also want to sell off one buildable lot with forty feet of frontage on Main Street. The lot is 12.16 acres and has had a recent successful perc test.

Mr. Romanelli shows the plans to the board, describing the 6.75 acre lot for the Venturas, lot 16B at 4.82 acres for the Hardy's, and the new lot out back, 16C, with a little over 12 acres.

A motion is made to accept the plan as presented.

So moved: R. Ellis

Second: B. Deschamps

Issue:

Presentation on/Request for Site Plan Review/Approval Regarding Commercial Development – 158 Main Street, 166 Main Street, 17 Wing Road- Patrick McLaughlin, P.E. – GPI/ Greenman-Pedersen, Inc.

Phil Lombardo, attorney for New England Retail Development, is in attendance to explain the project to the board. The proposal is to develop a gas station and convenience store on the contiguous lots of 158 Main Street, 166 Main Street, and 17 Wing Road. The current three buildings will be razed and replaced with a

2021 JUN 2  
RECEIVED  
6:12 PM

4,200 square foot gas station and convenience store with drive-through coffee of some kind. Four dispensers are planned with fueling positions parallel to Main Street, and there will be two driveways.

Henry Young mentions that Town Counsel has established that this project is subject to site plan review and approval, which requires a public hearing, and makes a recommendation to the board to set up a public hearing for that purpose.

A motion is made to set a public hearing for site plan review and approval on September 24 at 7:45.

So moved: B. Deschamps

Second: R. Ellis

Vote was 4 four, 1 absent.

Issue: Informal Presentation – Development of Lot (Assessor's Plat 8, Lot 25) and Related Access Issues on Ancient Way – Mark Francois (Represented by Richard E. Burke, Jr.)

Richard E. Burke is present on behalf of Mark Francois and explains that Mr. Francois is contemplating a subdivision proposal for Plat A Lot 25. The reason for meeting is questions raised regarding an access road, an ancient way. It's a thirty foot easement that exists on the ground with a gravel road ten feet wide. Mr. Francois wants to subdivide into six lots using the road for access. He is confident Mr. Francois has the right to use the road because it is an ancient way and because he has a deeded right of way. The road would be improved as part of the full subdivision plan, and they wanted to discuss the matter with the board in advance to preempt any possible issues that may arise.

After some discussion about potential legal issues, Henry Young recommends to the board that they pass the provided informational packet along to Town Counsel for review and have a meeting between the parties to determine what is and is not allowed before proceeding. The board agrees that the road is an ancient way, as established in 2011.

A motion is made to refer the matter to Town Counsel, KP Law.

So moved: R. Ellis

Second: P. Mello

Vote was 4 for, 1 absent.

Issue: Request for Waiver – Labonte and Pembroke Streets – Ben Reis

Ben Reis is present to explain that the Labonte Street subdivision which was approved last year was approved with a four-foot sidewalk on the left-hand side of the road. Since speaking with neighbors, it has become clear that they have objections and don't like the sidewalk so close to their properties, so a waiver is requested.

Rick Ellis states that he would like to hear from the Board of Selectmen and the Building Department before making any decision. Henry Young notes that determinations on subdivisions typically happen at public hearing and recommends the board create an opportunity for a public hearing on the matter.

There is a motion to have a public hearing regarding this issue on September 24 at 6:45.

So moved: R. Ellis  
Second: P. Mello  
Vote was 4 for, 1 absent.

Issue: Planner Update – Henry Young

Town Planner Henry Young says that the Town has won a grant called the Municipal Vulnerability Protection (MVP) Grant that looks at infrastructure and the effects of climate change, and has just submitted a grant to Mass Highway for a sidewalk upgrade along River Street.

Issue: A motion is made to close the meeting.

So moved: P. Mello  
Second: B. Deschamps  
Vote was 4 for, 1 absent.

Respectfully Submitted,  
Jenn Brantley

RECEIVED  
2021 JAN 22 P 12:39