



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

Mailing Address: 122 MAIN ST.

Meeting Address: 130 Main Street, Parting Ways, 2nd floor

ACUSHNET, MA 02743

<http://www.acushnet.ma.us>

Tel. (508) 998-0200 ext. 4260

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Acushnet Planning Commission Meeting Minutes for August 19, 2021

Open: 6:40pm
Adjourn: 7:50pm

Present: Marc Cenerizio, Chairman
Bryan Deschamps, Member
Rick Ellis, Member
Phil Melo, Member
Doug Pimentel, Town Planner

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Issue: A motion is made to open the meeting.
So moved: B. Deschamps
Second: R. Ellis
Vote was 4-0

Issue: **Sign Documents:** Commercial Development – 158 Main Street, 166 Main Street, and 17 Wing Road, New England Retail Development LLC, applicant; represented by Patrick McLaughlin, P.E. – GPI/ Greenman-Pedersen, Inc. ANR Plan of Land to be signed.

A motion is made to sign the ANR Plan of Land Mylar.
So moved: B. Deschamps
Second: R. Ellis
Vote was 4-0

Issue: **Sign Certificate of Action:** Ground mounted solar array at 540R Main Street, TJA Clean Energy, applicant; represented by Atlantic Design Engineers, Sandwich, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.
A motion is made to sign the Certificate of Action.
So moved: R. Ellis
Second: B. Deschamps
Vote was 4-0



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Issue: **Sign Documents:** Gammons and Mattapoisett Road Certificate of Action, Certificate of Approval and approval with conditions required. BWC Mill Pond/Blue Wave Solar. Waiting on Certificate of Actions and Certificate of Approval. Developer has requested

Doug states that they had requested a change of language on the Certificate of Action. The Certificate of Approval with conditions is required. The requested changes are to items 4 and 7A.

A motion is made that the Board concurs with the requested changes and send to Town Counsel for final review.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4-0

Issue: **Sign Documents:** Ground mounted solar array at 1209 Main Street, Roy Morrison & Associates, LLC. Proponent R&R Renewables LLC, Represented by: Henderson Consulting Services. Sign Performance Secured by Deposit of Money.

A motion is made to sign the Performance Secured by Deposit of Money for decommissioning.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4-0

Issue: **0 and 165 Nyes Lane:** Request Public Hearing for Solar Array installation, assessors map 18, Lots 57 and 57A Acushnet Massachusetts. Proponent R&R Renewables LLC, Represented by: Henderson Consulting Services. Send letters to abutters and public posting. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

Robert Nasser from Henderson Consulting Services was in attendance to present The proposed solar array project. One of the property owners was present, Ted Cioper. Robert presented two applications. Map 18, Lot 57 for owner Ted Cioper and Map 18, Lot 57A for owner Frances Mills. Robert states that the project was



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conceived and designed together by and for the owners. The physical attributes of the land consist of two narrow lots with 130 feet of frontage on Nye's Lane and

approximately 750 feet deep. The elevation at the front of the property is 108 feet and at the rear it is 83 feet. The NW corner is the highest point of the property. The property slopes gently to the SE. There is some existing hedge already on the South side of the property. R&R spoke with the Conservation Commission and the Fire Chief about the fire road. The array will begin approximately 300 feet from Nye's Lane onward toward the back of the property lines. Each of the fields will employ roughly 500 panels each. All of the electrical will be underground along with two new utility poles. One pole at the stonewall with a transformer and the other pole on Nye's Lane with a transformer. The other feature of the property is to account for stormwater management and the drainage attributable to the road into the solar array. The plan includes a designed stormwater basin. A gravel road is being proposed for the fire access road. Based on the soil types they designed a drainage basin towards the back of the property which matches the natural slope of the property. There will be fencing all the way around both arrays.

Marc Cenerizio states that basically this is their application and next would be a public hearing. Robert's perspective is that this meeting is to deem the application complete and to have a public hearing date set. Marc asked when R&R met with the fire chief and noted that the chief's new ruling now would have a fence around the arrays and a 14-foot gravel road inside the fencing for trucks to go a circular route. Robert states that he and the chief specifically discussed that issue and the Chief was okay with not having a loop road and just having the one road in the middle. Marc suggested that R&R get a letter from the chief for review at the public hearing.

Rick Ellis asked where the nearest house to the outlet from the drainage basin is and Robert did not have those details but would provide more details in the future. Rick wants to be sure that any overflow will not affect any neighbors front or back yards.

Marc asked where the closest fire hydrant was located and noted that the chief wants hydrants at least 1,000 feet or closer.

Marc informed Doug to post the Public Hearing Notice in local media in time for the next Board meeting in September.

Issue: **301 Perry Hill Road:** Request Public Hearing for Form C subdivision for a 6-lot development at 301 Perry Hill Road for Mark Francois, applicant; represented by David Davignon, PE, Schneider, Davignon, and Leone, Inc., Mattapoisett, MA 02739. This plan is located on an established ancient way which predates subdivision control regulations. The way is a gravel roadway of variable width, between 14-20 feet, and currently services three homes. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

Matt Leone from Schneider, Davignon & Leone Inc. was present and noted that the preliminary subdivision was a six lot plan. He stated there was a mis-communication and the definitive subdivision will be four lots and will be located on the northwesterly side of Perry Hill Road. Matt states that it is a re-division of a four retreat lot plan that was approved back in December, 2006. The intent is to create a new 50-foot-wide layout that is going to service the four lots to provide access and frontage for the other re-configured lots as well as proposing a new entrance off Perry Hill Road that will tie into an existing gravel road that already bisects the lot and the road will be upgraded. Matt stated that the preliminary plan was approved at the April 22, 2021 Board meeting. Matt states they are here to submit the plans and to make sure the materials are all in order. Matt believes the application plans and fees were submitted to the Town Clerk on Friday, August 13, 2021. They have also submitted the abutters list along with a copy of the plan to the Board of Health.

A Public Hearing is planned at the next Board meeting on September 16, 2021.

Issue: **Discussion (Continued):** Roadway Improvements Existing Conditions Plan Perkins Lane, Acushnet Assessors Map 5, Lot 9. Represented by Zenith Consulting Engineers, LLC, Lakeville, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

John Romanelli of Zenith Land Surveyors is here representing the Mello family. They are working on a roadway improvement project on Perkins Lane which was brought before the Board in last month's meeting. The plan is to go with a 20-foot-wide packed gravel versus pavement because of the history of Perkins Lane being an old historical road which is used by the town and is maintained by the town. There is a conservation area at the end of the road that people use to park. This would maintain the character of the road and will be wider from 12 to 20 feet. They will improve drainage by installing a new catch basin. There are a couple of proposed dwellings for the families two sons. The septic perks have been done. Today, John is requesting that the Board sign the Mylar which creates the two lots at the front. There is also a proposed emergency vehicle turnaround.



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A motion is made to sign the Mylar

So moved: B. Deschamps

Second: R. Ellis

Vote was 4-0

Issue: **Discussion:** ANR Plan of Land 632R Main Street, Acushnet Accessor's Map 11, Parcel 1. Represented by Zenith Land Surveyors, LLC, New Bedford, MA. Prepared for Deborah Medeiros. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

John Romanelli of Zenith Land Surveyors is here representing his client, Deborah Medeiros, who currently lives at the house. John States that the purpose of the plan is to create a non-buildable parcel with no frontage attachment and combine it with lot two which is Deborah's home.

A motion is made to sign the ANR Plan of Land.

So moved: B. Deschamps

Second: P. Melo

Vote was 4-0

Issue: **Discussion:** Common Drive Plan 172 Peckham Road in Acushnet. Formerly referred to as 148 & 153 Peckham Road. Represented by Zenith Land Surveyors, LLC, New Bedford, MA. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor.

John Romanelli of Zenith Land Surveyors stated that the Building Commissioner, James Marot, is asking the applicant to shorten the Common Driveway because of what was enabled at Town Meeting when the new by-laws were voted in. The new by-law states that any dwelling has to be a minimum of 75 feet away from the Common Driveway. James Marot made a suggestion to modify the Common Driveway Plan. John stated that they never recorded the Form C subdivision that was approved by the Board. John believes that this now allows the owner to only do a Common Driveway and not do a Form C subdivision.



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A motion is made to sign the Common Driveway Plan.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4-0

Issue:

Planner Update:

SRPEDD Liaison for Planning Board

Doug P. requests to be appointed as the Towns liaison for the Planning Board.

A motion is made to appoint Doug to circuit liaison for the Town of Acushnet.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4-0

Budget adjustment for Clerk position

The Board of Selectmen meeting for this past Monday was cancelled. Part of their agenda was going to be a reserve fund transfer to get more funding to be able to hire a new clerk. The next meeting of the Board of Selectmen in on August 31.

Adoption of Solar By-Law/Amendment to By-Law

There's been a lot of Solar companies coming in not having a connection agreement with Eversource or any other power company. In discussion with Pat Hannon, they were talking about adopting a Solar by-law or amendment that would require companies to have a connection agreement with Eversource before they present their plans. The Board agreed it would be difficult to require this because Eversource has large backlogs of approvals and installations. Doug will work with Pat to compile wording for a by-law and propose at a future meeting.

Stormwater Authority and Enforcement Authority

Doug had discussions with Pat Hannon about transferring stormwater authority to the Conservation Commission. This makes sense because Pat is the Conservation Agent and also has stormwater authority, which would create a



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more consistent stormwater enforcement process.

A motion is made to move stormwater authority and enforcement to the Conservation Commission.

So moved: R. Ellis

Second: P. Mello

Vote was 4-0

Peer Review Services

Doug is working on getting bids/rates for additional Peer Review services due to increased projects as well as additional requirements of the Conservation Commission.

Minutes of July 15, 2021

A motion is made to accept the meeting minutes of July 15, 2021

So moved: B. Deschamps

Second: R. Ellis

Vote was 4-0

Mail

[end]