



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

May 05

Acushnet Planning Commission Meeting Minutes For October 28, 2021

Open: 6:30pm
Adjourn: 7:45pm

Present: Marc Cenerizio, Chairman
Bryan Deschamps, Member
Rick Ellis, Member
Dave Davignon, Member
Doug Pimentel, Town Planner

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

Issue: **Discussion:** ANR Plan of Land Perry Hilly Road, Acushnet Accessors Map #9 Lot #18A. 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 of Schneider, Davignon & Leone presented the ANR Plan for Russ Dubois to divide off the westerly portion of the lot. The proposed lot consist roughly of wooded upland and wetland (15.5 acres) and would have 318 feet of frontage exceeding the required 150 feet minimum requirement. Discussion ensued surrounding accessing the property off of Perry Hill Road. Rick Ellis commented that future common drives for multiple lots will become an issue. The Plan meets the requirements of Form A.

A motion is made to approve the ANR Plan as submitted.
So moved: Rick Ellis
Second: B. Deschamps
Vote was 3 for with 1 absent (Dave Davignon recused himself)

11/11/21 10:10
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Issue:

301 Perry Hill Road Public Hearing Continuation: Form C subdivision for a 4-lot development at 301 Perry Hill Road for Mark Francois, applicant, Schneider, Davignon, and Leone, Inc., Mattapoisett, MA 02739. This plan is located on an established ancient way which predates subdivision control regulations. 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 and Leone was present to provide the Board with a draft letter for relief of an easement that allows the property owner at the end of the proposed subdivision to utilize her section of the subdivision road. The property owner, Maria Amaral, was present and had the following questions/concerns. She asked if the 4 lots could be divided later. The Board responded that the lots could not be divided later. She asked if the access road was for 3 or 4 lots. The Board responded it was for all 4 lots. She commented that the last 100 feet of the access road was not part of the home association. Rick Ellis explained that the rear property owner will continue to utilize the access road as they are now. Rick explained that she will get relief of maintenance of close to 1,000 feet of gravel driveway. Matt Leone stated that the total length of the road is 1,173 feet.

A motion was made to approve the subdivision as presented subject to approval of easement by Town Counsel.

So Moved: R. Ellis

Second: B. Deschamps

Vote was 3 for with 1 absent (Dave Davignon recused himself)

A motion was made to close the public hearing portion of the project and move on to the administrative aspects of processing the subdivision.

So Moved: R. Ellis

Second: B. Deschamps

Vote was 3 for with 1 absent (Dave Davignon recused himself)



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2007 JUN 29 PM 5:11

Issue: **Discussion:** Ground mounted solar array at 88 Wing Lane. Discussion on comments from building inspector.

Ongoing problem with developer not meeting the requirements of the building inspector. It's clear to the Board that the developer needs to do what they agreed to do and satisfy the requirements of the building inspector. The developer, CVE, agreed to the terms of the solar special permit. The Planning Office and the Town Clerks Office didn't have any record of the bond being posted. Several issues remain surrounding the permits planting requirements. Doug Pimentel visited the site this past week and noted some progress was made to the visual barrier such as the berm being mulched over and weeded out along with replacing dead arborvitae trees. Even those improvements were still insufficient in terms of creating visual barrier. The arborvitae trees are supposed to be four feet on center and at least four feet high. The trees look to be 8-10 on center and some are only 2 feet high. The Building Inspector requested placing a nylon fence to prevent the visual along the property as well. Also, the developer has already performed a connection test which is the last step before permanent connection. The Board discussed a Cease & Desist order until the compliance issues are completed.

A motion is made to file a Cease and Desist order on 88 Wing Lane until the solar site comes into compliance with the terms of the special permit.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for

Further discussion ensued about not issuing building or electrical permits until the cash surety is issued to the Town Treasurer. Some projects have posted the cash surety and some have not including 88 Wing Lane. Even the permit requires the cash surety. The Board discussed that a mechanism be in place and requested that Doug Pimentel compose a letter to the Building Inspector not to issue any building permits until the surety has been posted satisfactorily to the Town Treasurer.

A motion is made to write letter to the Building Inspector to require that a cash surety is made to the Town Treasurer before any building or electrical permits are issued.

So moved: D. Davignon

Second: R. Ellis

Vote was 4 for



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Issue: **Discussion:** Ground mounted solar array at Robinson Road Map 7, Lot 7. Discussion on comments from building inspector.

Project was approved and permits were issued. As the project progressed the developer has opted for a dozen poles for connection as opposed to going underground with utilities. The Board discussed ways to get developers to opt for underground utilities before projects are approved and permits issued. The other point of discussion was related to visual screening barriers such as larger berm areas and heavier plantings. It was agreed that the Board members would look at a solar project near the New Bedford water works which has excellent visual barrier screening characteristics. The Board would then discuss potentially setting specific requirements for visual barrier screenings for all future solar projects in town.

Issue: **Sign Documents:** Ground mounted solar array at 550 Main Street. Request for Reduction in Cash Surety, sign documents.

At the September meeting the Board approved the developer's request to reduce the cash surety from \$87,000 to \$65,250 due to the project being reduced from a 2 megawatt array to a 1 megawatt array. The members signed the approval.

Issue: **0 and 165 Nyes Lane Public Hearing Continuation:** 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.

The October 21 meeting was cancelled and it was unsure if the developer was aware that the October 21 meeting was moved to October 28. Doug Pimentel will notify Proponent Renewables that the continuation of the Public Hearing will be at the next meeting on November 18.

A motion is made to continue the Public Hearing of this project to the next Board meeting on November 18.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4 for 0 Absent



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Planner Update:

Zoning By-Law - Special Residential Development

Doug Pimentel states to the board he is looking for feedback on the addition of a new by-law or overlay district to allow the addition of age qualified and denser housing to the market.

By-Law - Transfer of Development Rights

Doug Pimentel spoke briefly about the board's thoughts on the addition of a transfer of development rights by law. The by law would allow the developmental potential of land within the business commercial district to be transferred to one or more Receiving Parcels in the business commercial district. to encourage low density land use and protect land containing municipal resources.

Mail

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