



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

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Acushnet Planning Commission Meeting & Public Hearing Minutes for September 29, 2022

Open: 6:35pm

Adjourn: 7:07pm

Present: Mark Francois, Chairman
Dave Davignon, Member (Via Zoom)
Steven Boucher, Member
Doug Pimentel, Town Planner

Absent: Rick Ellis, Vice Chairman
Bryan Deschamps, Member

Issue: The Chairman welcomes those in attendance and makes the media notification

Issue: A motion is made to open the Planning Board meeting.

So moved: S. Boucher

Second: D. Davignon

Vote was 3-0 with 2 abstentions

Roll call vote was 3 ayes

Issue: The Chairman asks the Board Members & Town Planner to introduce themselves

Issue: A motion is made to open the Public Hearing portion of the meeting for the Large-Scale Photovoltaic Bylaw

So moved: S. Boucher

Second: D. Davignon

Vote was 3-0 with 2 abstentions

Roll call vote was 3 ayes

The Chairman read the Public Hearing notice then informs the public that the Town Planner will review the proposed bylaw. After that, the Planning Board will ask questions or have comments. Then the Public will ask questions or have comments.

Doug P. summarizes as follows:

- Addresses public safety
- Minimizes impacts on scenic, natural and historic resources
- Planning Commission will be the special permit granting authority for any solar fields

200KW or greater

- Full review is required before formal submission to the Planning Board by all Town departments
- Minimum frontage will be 300 feet
- Minimum side and rear setbacks will be 150 feet
- Security fences around all installations to minimize visual effects
- Clearing of trees and vegetation will be minimized
- Minimize affects on wildlife and trail networks
- Landscaping will be permanently maintained
- Decommissioning after useful life of the facility is required

Steve B. inquires about the research done by Doug P. about the one for one replacement of 12-inch caliper trees removal and replacement. Doug P. notes that under the Town stormwater bylaw there is monetary value placed on those types of trees. Doug P. notes that on the south coast of the state there are diseases spreading and trees are dying off. Doug P. states that in the event of a large amount of tree removal, there will be other locations to plant new trees.

The Chairman asks the public for comments or questions, however, there is on one in the audience or on Zoom.

Issue: A motion is made to endorse the Article for it to go to the next Town Meeting
So moved: D. Davignon
Second: S. Boucher
Vote was 3-0
Roll call vote was 3 ayes

Issue: A motion is made to close the Public Hearing portion of the meeting for the Large-Scale Photovoltaic Bylaw
So moved: S. Boucher
Second: D. Davignon
Vote was 3-0
Roll call vote was 3 ayes

Issue: A motion is made to open the Public Hearing portion of the meeting for the Residential Village Re-zoning Bylaw.
So moved: S. Boucher
Second: D. Davignon
Vote was 3-0
Roll call vote was 3 ayes

The Chairman read the Public Hearing notice then informs the public that the Town Planner will review the proposed bylaw. After that, the Planning Board will ask questions or have comments. Then the Public will ask questions or have comments.

Doug P. notes this article was brought to Spring Town Meeting and the article was tabled. Doug P. states he has made some adjustments to it and there may have been some misunderstanding of the language in the article. Doug P. notes the article rezones 3.19 acres from the Residential A district to the Residential Village district. Doug P. notes that Pembroke Ave is one of the main arteries to get to the location of where the lots would be

potentially. There are questions about the adequacy of Pembroke Ave. Doug P. notes he has driven through the area several times and doesn't see an issue with the addition of four house lots. Doug P. states the Town Safety Committee will review that section to determine any need for stop signs there to slow down traffic.

Steve B. asks if the re-zoning is successful, will the district see an increase in their property tax bill. Dave D. states it is his understanding that properties are taxed on land size and the value of the building. Dave D. notes he has driven in the area of Pembroke Ave and doesn't feel it is a one lane roadway as a resident described in the Public Hearing meeting on September 22, 2022. Dave D. feels it is a two-lane roadway and doesn't see any physical issues with adding an additional four house lots. Dave D. notes that perhaps efforts to slow traffic in that area such as speed tables or stop signs needs to be evaluated. Dave D. states he wants to go on record saying based on the information he's been given the owner of the property is going to develop it one way or the other and if Town Meeting denies this proposed change, in the end, the Town will regret it. Dave D. believes not voting for it is not a wise thing to do. Dave D. notes the Town is well under 10% for affordable housing and that's a prime property with sewer and water available to have an apartment building complex. Dave D. states the neighborhood would be in for a rude awakening if Chapter 40B was proposed.

Mark F. states that at the last meeting a resident was preoccupied with once there zoning is changed an additional 10-13 lots could be built there. Mark F. notes there isn't enough frontage for that and any developer would have to do a full subdivision plan which means coming before the Planning Board, potentially adding new roads and abutters would be notified. Mark F. states he is in favor of the re-zoning bylaw proposed and the people of the Town should really consider what might happen if they don't approve it. Dave D. states that if the developer was looking to add more lots through a subdivision process, he would be in favor of upgrades to Pembroke Ave to handle any extra housed in that area.

The Chairman asks the public for comments or questions, however, there is on one in the audience or on Zoom.

Issue: A motion is made to endorse the article for it to go to the next Town Meeting

So moved: S. Boucher

Second: D. Davignon

Vote was 3-0

Roll call vote was 3 ayes

Issue: A motion is made to close the Public Hearing portion of the meeting and return to the regular meeting.

So moved: D. Davignon

Second: S. Boucher

Vote was 3-0

Roll call vote was 3 ayes

Issue: A motion is made to adjourn the meeting.

So moved: S. Boucher

Second: D. Davignon

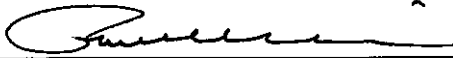
Vote was 3-0

Roll call vote was 3 ayes

Respectively submitted,

Paul Sullivan
Administrative Assistant

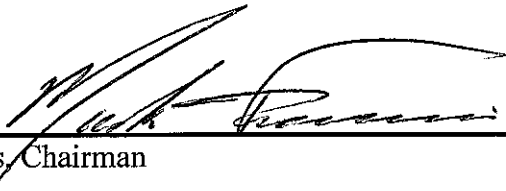
11-3-22



Paul Sullivan

11-3-22

Date



Mark Francois, Chairman

11/3/22

Date