



# TOWN OF ACUSHNET

## MASSACHUSETTS

### OFFICE OF THE PLANNING BOARD

Mailing Address: 122 MAIN ST.

Office Address: 130 Main Street, Parting Ways, 2<sup>nd</sup> floor  
ACUSHNET, MA 02743

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

Tel. (508) 998-0200 ext. 4260

## Acushnet Planning Commission Meeting & Public Hearing Minutes for May 5, 2022

Open: 6:30pm  
Adjourn: 8:40pm

Present: Marc Cenerizio, Chairman  
Rick Ellis, Member  
Bryan Deschamps, Member  
Dave Davignon, Member  
Mark Francois, Member

Issue: A motion is made to open the meeting:  
So moved: B. Deschamps  
Second: R. Ellis  
Vote was 5-0

Issue: A motion is made to proceed to a Public Hearing for the Bradford Street Rezoning Article:  
So moved: B. Deschamps  
Second: R. Ellis  
Vote was 5-0

Issue: **Discussion:** Marc C. explains how the Public Hearing will proceed. The Town Planner will read the Article, then questions and comments from the Planning Board, then the public will ask questions or make comment.

Doug P. states that the article looks to rezone lots 482 and 534 on Assessors Map 15 from the Residential A zoning district to the Residential Village district to potentially transition to 10-13 buildable lots. Doug P. notes that this area of Town already has pre-existing water and sewer connection points, however, Doug P. recommends to the Planning Board that any future development of that area have water and sewer testing performed by a professional engineer. Doug P. believes the water lines in that area to be 75 years old. Doug P. notes he is aware that there was a junkyard on those properties and there are questions about contaminated soil. Doug P. believes that the DEP has the situation under control. Doug P. states that this creates new growth for the Town and is much needed at this point. Marc C. asks the Planning Board members if they have any questions and there are none. Marc C. asks if the Public has any questions or comments. Town resident, Jim Marinelli, comes forward and would like to discuss traffic in that area and asks the Planning Board about their thoughts on any traffic congestion in that area with more lots being built. Doug P. states that there has not been a traffic study done yet, however, if the Article were to be approved it would go through the Planning process and a traffic study could be completed. Jim M. asks about drainage and

wetlands. Marc C. explains that is governed by the Conservation Commission. Jim M. asks that when the cleanup was done where did the contaminated soil go? Doug P. explains that the Planning Board does not have authority over that and it falls with the DEP. Jim M. asks if he needs to contact the DEP to find out where the contaminated soil went. Rick E. stated that any soil contamination has to be trucked offsite and done according to DEP regulations. Jim M. states he spoke with Doug P. about it earlier today and Jim M. said "they" removed soil for three days off "the" property and DEP came down and said "you guys are taking soil away" and told "him" they had to go to the Town. Jim M. states that "they" put fresh soil down even before soil testing. Jim M. claims that was all done "under the radar". Rick E. explains that the best thing for Jim M. to do was to contact DEP directly. Dave D. states he is in favor of the Article and the Town needs new growth and revenue to keep property taxes in line. Town resident, Jeff Deterra, explained that he hired an LSP for the area his company is working on and one of those areas was found to be contaminated and subsequently tested. Jeff D. stated that the DEP was involved. Jeff D. stated that the area that needed cleanup was on the other side of the property. Jeff D. states that everything was done by the book. Dave D. asks Jeff D. how deep did their LSP test. Jeff D. states the test went 8 feet down.

Issue: A motion is made to endorse Article 25 for vote at the upcoming Town Meeting:  
So moved: D. Davignon  
Second; B. Deschamps  
Vote was 5-0

Issue: A motion is made to move from the Public Hearing to the regular meeting:  
So moved: B. Deschamps  
Second: D. Davignon  
Vote was 5-0

Issue; A motion is made to move from the regular meeting to the Public Hearing on the Solar Moratorium:  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 5-0

Issue: **Discussion:** Doug P. explains that if passed this article would freeze new applications for solar projects in Acushnet for 180 days. Doug P. explains the Town needs to be prepared for more applications and the cutting of numerous acres of trees, the ways that the Planning Board will screen these projects and ways to protect the community. The 180-day moratorium would give the Planning Board time to adopt an official large-scale bylaw for the Town. Rick E. notes that with the influx of solar proposals that the Planning Board has had and with the associated difficulties he looks forward to an improved bylaw to implement clear regulations. Dave D. asks Doug P. that once a new bylaw is in place after 180 days does it need to be presented at the Fall Town Meeting? Doug P. states a new bylaw would need to be approved at Town Meeting. Marc C. asks the Public to come forward with any questions or comments. Town resident, Doug Thomas, comes to the podium for a comment. Doug T. states he is not opposed to the 19 solar farms. The issues he has are twofold, one is the clear cutting of forestry which he believes is a lot of acreage and secondly, are we protecting the wetlands. Doug T. believes we need to dig deeper into the companies and get a better benefit than just taxes. Town resident, David Desroches, comes forward to comment. He has a question about how the moratorium will affect the 19 solar projects currently in place. Doug P. responds that from his understanding, once they have pulled a building permit they would be frozen under current regulations, however, within the current set of conditions the Planning Board has every right to go back if they find anything detrimental to the Town. Dave Desroches asks that with these



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19 approved sites how many acres does that involve? Doug P. states that there are many different size projects in Town and gave examples of a few. Rick E. notes that the Planning Board would need to total up the acreage and number of trees affected. Doug P. explained that with new stricter regulations in a bylaw on what proponents are able to clear cut and what would be needed to post for a surety are among the different things the Planning Board would be able to do. Rick E. states he believes there were 3-4 projects that involved a fair amount of tree clearing. Dave D. asks if the 19 projects were on a map and Doug P. states no, however, he is working on developing that.

Issue: A motion is made to endorse Article 24 for vote at the upcoming Town Meeting.  
So moved: D. Davignon  
Second: B. Deschamps  
Vote was 5-0

Issue: A motion is made to come out of Public Hearing back into the regular meeting.  
So moved: B. Deschamps  
Second: M. Francois  
Vote was 5-0

Issue: **Discussion:** Form L, Request for Site Plan Approval for Acushnet Company Test Facility Visitor Center. For the construction of a 9,924 square foot two story structure with 3 hitting bays on the first floor, a conference room, and tenant facilities on the second floor, parking areas, site utilities, pedestrian access, landscaping, and stormwater management system. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main Street, 1st floor.

Bill Madden from GAF Engineering was here to represent the project along with Charles Sands, Acushnet Company Facility Manager. Bill M. summarized the Request for Site Plan Approval for the Planning Board. He states this project is for a new visitor's center at the 115 Manchester Lane existing facility. The facility is for testing of golf balls and clubs along with fitting for clients. Bill M. explains that in order to accomplish this project several changes are needed at the facility such as relocating maintenance to another location on the property as well as moving a tee box. Bill M. explains that some existing drainage will need to be readjusted as well. Bill M. noted that they are working with the Conservation Commission for the stormwater permitting which was filed on April 27, 2022. Bill M. explains that the project will consume roughly 2.7 acres of land and would be a nice addition to the Town. Doug P. and the Planning Board discussed the particulars of scheduling the Public Hearing for the project and agreed on May 26, 2022 which gives ample time to post the hearings in the local news outlet. Doug P. notes he will be working with the Conservation Commission to address any issues. Rick E. asks if there are any houses close to the facility. Bill M. states that the nearest house is close to the facility guard shack just by the entrance.

Issue: **Sign Documents: 2022-2023 SRPEDD Commission Member Appointment Form**

A motion is made to sign the 2022-2023 SRPEDD Commission Member Appointment Form:  
So moved: R. Ellis  
Second: M. Francois  
Vote was 5-0

Issue: Regular Minutes - March 24, 2022

A motion is made to accept the Meeting Minutes of March 24, 2022  
So moved: M. Francois  
Second: B. Deschamps  
Vote was 4-0 with 1 abstention

Issue: Regular Minutes - April 21, 2022

A motion is made to accept the Meeting Minutes of April 21, 2022  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 3-0 with 2 abstentions

Issue: Public Hearing Minutes - April 28, 2022

A motion is made to accept the Public Hearing Minutes of April 28, 2022  
So moved: M. Francois  
Second: B. Deschamps  
Vote was 4-0 with 1 abstention

### **Planner Update:**

#### Detailed process list for petitioning the Planning Board

Doug P. states that the department is working on a detailed set of instructions to be followed when petitioning the Planning Board. These easily to follow instructions will streamline the process for proponents and will eventually be posted on the Town website and digitized.

#### Solar project information gathering project

Doug P. states this project will provide the full details of each project from certificates of approval, notices of appeal, registry of deed receipts, bonds posted, utility sizes, acreage, map and lot information and tree removal statistics.

#### Master Plan RFP update

Doug P. states he has been working on defining the areas of the Master Plan which need updating. Doug has been meeting with the Town Administrator to develop timelines and will keep the Planning Board updated. Doug states the Town is working with other local government officials to secure an initial grant of \$25K to begin the process.



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### **Mail**

- Issue: A motion is made to take a brief break from regular session and resume at 7:30pm.  
So moved: D. Davignon  
Second: M. Francois  
Vote was 5-0
- Issue: A motion is made to resume the regular session at 7:30.  
So moved: M. Francois  
Second: B. Deschamps  
Vote was 5-0
- Issue: Marc C. states the next issue is Article 27, Citizens Petition, to see if the Town of Acushnet will vote to amend General bylaws Article VI-Soil Conservation.
- Issue: A motion is made to go into the Public Hearing  
So moved: R. Ellis  
Second: M. Francois  
Vote was 5-0

Patrick Hannon, Soil Board Inspector, is present to explain the existing bylaw and proposed language change. Pat explains that this is a petition by the residents to change the language in the existing 2021 bylaw. After the presentation a citizen, Christian DeSousa of 46 Laura Keene Avenue, came forward. Christian is a signatory on the Citizens Petition and is a concerned citizen of the neighborhoods around the P.J. Keating site as well as the Town's best interest. Marc C. asks the Planning Board if they have questions or comments. Dave D. asks how they came up with 2,000 feet removed from a permit seeker. Christian D. states that was the prior agreement and explains he and other abutters are adversely affected when the Keating plant is operational. Marc C. asks if the 2,000 feet can be changed at Town Meeting if the point were to arise. Rick E. states the way he understands the legal construct of the abutter-to-abutter situation which relates to special permits and other notifications. Rick E. states that an abutter is someone whose property actually touches the property that is seeking a permit, and an abutter to an abutter means somebody who touches one of those abutters within 2,000 feet. Rick E. suggests a clarification from Town Counsel is needed. Pat Hannon explains that Town Counsel is drafting an amendment for Town Meeting regarding the setback issue. Dave D. expressed his concerns with how the original document is not 100% clear and how the other excavators in Town may be subjected to other interpretations. Marc C. asks the others in attendance if they wish to come forward with questions or comments. No others come forward.

Issue: A motion is made to endorse Article 27 for Town Meeting.  
So moved: D. Davignon  
Second: M. Francois  
Vote was 5-0

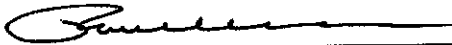
Issue: A motion is made to adjourn the Public Hearing back into the regular meeting.  
So moved: R. Ellis  
Second: M. Francois  
Vote was 5-0

Issue: Marc C. notes that the next Planning Board meeting will be on May 26, 2022 at 6:30pm

Issue: A motion is made to adjourn the regular meeting.  
So moved: R. Ellis  
Second: M. Francois  
Vote was 5-0

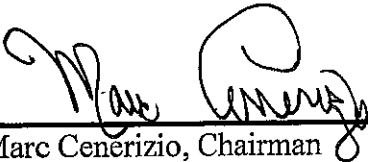
Respectfully submitted,

Paul Sullivan  
Administrative Assistant



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Paul Sullivan



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Marc Cenerizio, Chairman

[end]