



# **TOWN OF ACUSHNET**

## **MASSACHUSETTS**

### **OFFICE OF THE PLANNING BOARD**

Mailing Address: 122 MAIN ST.

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ACUSHNET, MA 02743

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## **Acushnet Planning Commission Meeting & Public Hearing Minutes for July 28, 2022**

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Open: 6:30pm  
Adjourn: 7:05pm

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

Absent: Dave Davignon, Member  
Mark Francois, Member

Issue: A motion is made to open the meeting:  
So moved: B. Deschamps  
Second: R. Ellis  
Vote was 3-0 with 2 absent

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

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

Issue: A motion is made to accept the June 23, 2022 meeting minutes  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 3-0 with 2 absent

Issue: There are no Planning Board bills to process, only correspondence to read at the end of the meeting

Issue: **Public Hearing Continuation:** SP 2022-01 Acushnet Company, 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.

The Acushnet Company is represented by Bill Madden, GAF Engineering Project manager and Charles Sands, Acushnet Company Facilities Manager. Bill M. states that they are present to review the Mylar's and have them signed. Bill M. notes there have been a few minor changes to the Site Plan, namely some cost savings measures, such as the tee box size, minor drainage reconfiguration and the footprint of the new building was reduced in area by a few square feet. Bill M. states that the Conservation Commission approved the plan at their July 23, 2022 meeting. Rick E. asks for the status of the Stormwater permit. Bill M. states they are still waiting on that from their outside consultant and if there were anything that came back as problematic, they would amend the order of conditions to accommodate any change that might be required. Rick E. asks that they provide a copy of the final water conditions with the Stormwater permit incorporated for the Planning Board files. Bill M. agreed to provide that.

Issue: A motion is made to approve the Site Plan and sign the Mylar  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 3-0 with 2 absent

Bill M. will provide two signed copies to the Planning Board office for processing to the Town Clerk. The Certificate of Completion and Approval of the Site Plan Review was signed by the Board Members.

Issue: **Discussion:** Solar Array at Park Drive, Syncarpha Park Drive, LLC, applicant. Sign Performance Secured by Deposit of Money. Paperwork needs to be finished and signed before any work can be done on the site.

The following representatives from Syncarpha joined the meeting via Zoom:

Michael Atkinson, Project Developer  
Sarah Hussain, Project Analyst  
Jason Mansillo, Project Engineer

Doug P. states that at the last meeting discussions were had regarding reaching a price for the performance bond and an acceptable form of decommissioning. Doug P. states that the developer is prepared to post the bond with the Town of \$941,112 to cover the 20-year inflation schedule. The developer is in the process of securing the bond. Doug P. states that the Planning Board had previously expressed their concerns with not authorizing any site prep work until the bond was issued. Doug P. states that the developers are addressing a lot of the easement and access concerns and have been discussing the pre and post construction entrance and how that will look for the neighborhood. Security gate concerns have been discussed and discussions with neighbors have ensued regarding any issues.

Issue: A motion is made to sign the Performance Guarantee  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 3-0 with 2 absent

Mike A. asked for a clarification as to what can be done while their waiting for the bond to come in over the next few days, can they start filing for their building permit? Doug P. and Rick E. state they would be OK with that now that the document is signed. Doug P. states he

would like to have a pre-construction meeting at the site to finalize some of the details shared with him on the pre-construction plans and be able to finalize things at the site with the Building Commissioner. Syncarpha will coordinate with Doug P. to set up the meeting.

Issue: **Discussion:** ANR Plan of Land Roadway Improvement, Bradford Street, Zenith Consulting Engineers, LLC & DeTerra Development LLC.

Doug P. states that the Bradford Street project is approved and the developer currently has three buildable lots and is working on getting his 3<sup>rd</sup> house up & going. Doug P. states the building permit is being withheld right now because we don't have a surety for the roadway. The overall plan for Bradford Street is to have it accepted as a publicly accepted way for the Town. Doug P. states that although it was not a subdivision and not having a covenant, the developer has indicated that he is OK with being able to post some sort of roadway surety with the Town in order to continue work and get the building permit issued. Rick E. states that's OK as long as the amount is acceptable to the DPW Superintendent. Doug P. states that estimates were provided by the developer for the remainder of the work of roughly \$35,000. The developer, Jeff DeTerra, was in attendance and stated they haven't completed work on the retention pond because of the old junkyard and there's no room to move the material that's on the site right now. Rick E. asks if there's nothing in the way of them building the retention pond at this time. Jeff D. states everything is clear for them to move forward. Rick E. asks if the DPW Superintendent is satisfied with the amount and Doug P. states yes. It is agreed that the developer will post a performance surety cash bond with the Town Treasurer.

Issue: A motion is made to approve the guarantee for \$35,000 in the form of cash posted with the Town Treasurer.

So moved: R. Ellis

Second: B. Deschamps

Vote was 3-0 with 2 absent

Issue: **Discussion:** Solar Array's at Cushing Lane (White's Farm Inc., Applicant), 1050 Main Street (Acushnet Solar LLC, Applicant), 1052 Main Street (Woodbridge Renewals LLC, Applicant) and Robinson Road (Robinson Road Solar, LLC, Applicant). Proponent request for language changes in the surety agreements is expected to be ready for review and surety agreements could be ready for signatures.

Doug P. states that this discussion will get continued. Doug P. states he spoke with the Attorney for the project regarding the direction that the Board of Selectmen and the Town Administrator would like to see for decommissioning of solar fields and notify them that they will need to rework their decommissioning plan. Doug P. states that the Town will not be accepting any sort of salvage credit towards decommissioning sureties and there will need to be a 2.5% inflation rate for a 20-year period to account for that. Also, if a bond is being posted with the Town, the Insurance company issuing the bond needs to have an AA rating and the Planning Board & Town Planner will also need to be notified 60 days prior that the bond has been paid annually.

Issue: A motion is made to continue the discussion for the four solar arrays projects until the next Planning Board meeting on August 11, 2022

So moved: R. Ellis

Second: B. Deschamps

Vote was 3-0 with 2 absent

Issue: **Discussion (continued): ANR/Form A Plan Access Requirements**

Due to the absence of two members at this meeting it was decided to continue this discussion until the next Planning Board meeting.

**Current Planning Update:**

Planning & Filing Schedule

Doug P. states the schedule has been developed and was sent to all Board members electronically. Doug P. states that the Planning Board meetings have been scheduled for the next fiscal year which includes a submission deadline which will give the Planning Office a month to review any plans and get back to developers if there's any changes that need to be made during the application material. Also included are any public hearings with the first legal add date that needs to be run and then the final application deadline will be a week prior to a Planning Board meeting date. This will assure that any revisions are in by that date. Doug P. states the planning office has updated the fee schedule. Those documents will be posted on the Planning Board's webpage on the Town website for any developer to see moving forward.

Revised Solar & Rezoning Bylaws

Doug P. states he is still preparing all the language and by August 11, 2022 will have the draft prepared. Doug P. states we have an anticipated date for a Town Meeting so the timelines will need two public hearings in September and these will be for any by-laws coming up as well as the re-zoning bylaws which will also be reviewed by the Board of Selectmen.

**Long Range Planning:**

Doug P. states that through our State Representatives in the area we were able to secure a \$25,000 grant to start work on updating the Town's Master Plan. This will lead to being able to start sending out RFQ's.

**Correspondence:**

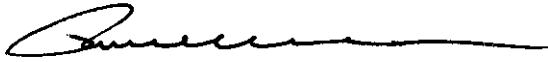
Doug P. reads a letter from Marc Cenerizio regarding his resignation from the Planning Board effective August 1, 2022. Doug P. explained the process for appointing a new Board member and a joint meeting will be held with the Board of Selectmen. Doug P. states that the Planning Board will start accepting letters of interest for the open seat on the Planning Board. Discussion ensued about appointing the next Planning Board chairman and Mark Francois has shown interest in becoming the next Planning Board Chairman. Rick E. accepted the role of Vice Chairman.

Issue: A motion is made to make Rick Ellis the Vice Chairman  
So moved: B. Deschamps  
Second: M. Cenerizio  
Vote was 3-0 with 2 absent

Issues: A motion is made to adjourn the meeting.  
So moved: R. Ellis  
Second: B. Deschamps  
Vote was 3-0 with 2 absent

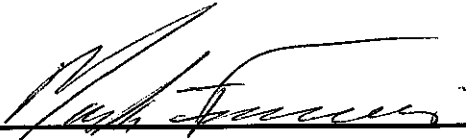
Respectively submitted,

Paul Sullivan  
Administrative Assistant



8-26-22

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Chairman

[end]