

**TOWN OF ACUSHNET**  
**MASSACHUSETTS**



**OFFICE OF THE PLANNING BOARD**  
Mailing Address: 122 MAIN ST.  
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**Acushnet Planning Commission Meeting & Public  
Hearing Minutes for February 9, 2023**

Open: 6:37pm  
Adjourn: 7:20pm

Present: Mark Francois, Chairman  
Dave Davignon, Member  
Steve Boucher, Member

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: D. Davignon  
Second: S. Boucher  
Vote was 3-0 (2 absent)

Issue: A motion is made to accept the Meeting Minutes of December 22, 2022  
So moved: D. Davignon  
Second: S. Boucher  
Vote was 3-0 (2 absent)

Issue: The Chairman asks the Board Members to introduce themselves

Issue: **ANR 2023-01** for land at 251 Mendall Road, Acushnet, MA, ZLS Land Surveyors, LLC, New Bedford MA, drawn for John E. Williams, Trustee, Greenbriar Camp Realty Trust.

John Romanelli from Zenith Land Surveyors, LLC is here representing the owner. John notes that the owner wishes to cutout a retreat lot of 120,000 square feet and outlined the zoning requirements.

Issue: A motion is made to approve and accept the plan as issued. The Board members signed the Mylar and associated plan drawings.  
So moved: D. Davignon  
Second: S. Boucher  
Vote was 3-0 (2 absent)

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Issue: **ANR 2023-03** for land at 1461 Main Street, Acushnet MA, ZLS Land Surveyors, LLC, New Bedford, MA, drawn for Diane & Ernest Ventura, 1461 Main Street, Acushnet MA.

John Romanelli from Zenith Land Surveyors, LLC is here representing the owner. John notes that the owners wish to cutout a 60,000 square foot lot with 150 feet of frontage. The Board members were inquiring about this property regarding the right of first refusal. Attorney Nicholas Gomes joined on Zoom, and verified the owners went through that process and the Board of Selectmen passed on acquiring the property.

Issue: A motion is made to approve and accept the plan as issued. The Board members signed the Mylar and associated plan drawings.

So moved: D. Davignon

Second: S. Boucher

Vote was 3-0 (2 absent)

Issue: **ANR 2023-02** for land at 5 & 7 Tillie Way, Acushnet MA, ZLS Land Surveyors, LLC, New Bedford MA, drawn for Arlene Burtch c/o Vicki Burtch, 144 4<sup>th</sup> Avenue NW, Cut Bank, MO, 59427

John Romanelli from Zenith Land Surveyors, LLC is here representing the owner. John noted that the owner's signature for Form A-1 had not arrived on time to review this ANR.

Issue: A motion is made to table this issue due to lack of owner's signature on Form A-1.

So moved: S. Boucher

Second: D. Davignon

Vote was 3-0 (2 absent)

Issue: **ANR 2023-04** for land at Oak & Woodland Streets, 96R Peckham Road, Acushnet MA, Conceptual Layout Plan, ZLS Land Surveyors, LLC, New Bedford, MA, drawn for Carol Ryan, 24 Brierbrook Street, Milton MA 02184.

John Romanelli from Zenith Land Surveyors, LLC is here representing the owner. John notes that the owner would like to carve out Oak Street off of Woodland Street, a roadway for up to 2 lots and create an additional lot off of Woodland Street which has a gravel roadway going up to a potential 60,000 square foot lot. The Plan sheet name states Conceptual Layout Plan. John R. asks the Board their opinion of the best way to proceed with this plan. John R. notes that other Town properties were done as Form C subdivision plans. Dave D. states he is in favor of submitting as a Form c because it provides the Planning Board with a mechanism for surety that everything is built correctly. Dave D. notes the additional roadway triggers a Form C process. Dave D. provided John R. with suggestions on how to proceed. Dave D. notes that it is his opinion that the challenges of these sites presented is going to be stormwater management. Dave D. suggests having one access road as opposed to two. Dave D. suggests to John R. that he may want to get a stormwater permit before getting too deep into the project. The Board members suggest

coming back to the Board in the future with conceptual design for a preliminary Form C plan with focus on stormwater issues.

Issue: A motion is made to adjourn the meeting.  
So moved: D. Davignon  
Second: S. Boucher  
Vote was 3-0 (2 absent)

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Respectively submitted,

Paul Sullivan  
Administrative Assistant



Paul Sullivan

3-27-23

Date



Mark Francois, Chairman

3/24/23

Date