



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

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Acushnet Planning Commission Meeting & Public Hearing Minutes for April 6, 2023

Open: 6:30pm
Adjourn: 8:47pm

Present: Mark Francois, Chairman
Rick Ellis, Vice Chairman
Bryan Deschamps, Member
Dave Davignon, Member
Steve Boucher, 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: B. Deschamps
Second: R. Ellis
Vote was 5-0

Issue: The Chairman asks the Board Members to introduce themselves

Issue: A motion is made to open the Public Hearing portion of the meeting.
So moved: D. Davignon
Second: R. Ellis
Vote was 5-0

Issue: **PUBLIC HEARING:**

Site Plan Review and Solar Special Permit Modification; To process a modification for a site plan review and a special permit for a 7.5 MW solar array proposed by Syncarpha Park Drive LLC. The engineer is Weston & Sampson. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main Street 1st floor, during regular business hours.

The Chairman read the Public Hearing notice then informs the public that the proponent, Syncarpha, will make their presentation. After that, the Planning Board will have questions or comments. After that, the public will have questions or comments.

Syncarpha representatives Graeme Dutkowsky and Robert Bukowski are in attendance to present their modification of the access road to the site. Graeme notes that Brooks Ave was the access site choice at one point in time, however, there was concerns from the community and

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property abutters and Syncarpha has pivoted away from the Brooks Ave access road to another location off Park Drive. They are now proposing access through Lambert Street which they feel will minimize disruption to the community during the construction phase as well as the life of the project.

Dave D. asks if the property lines have changed with this new proposal and will it affect the abutter notifications. Graeme D. states that this new road is still within the White's property and the abutters remain the same. Robert B. notes that the only change is the new access road and everything else within the project remains the same. Robert B. showed the Board the new modification and discussion ensued regarding access issues and the wetlands area within the property. Several abutters in person and via Zoom had comments and questions relating to the project (see meeting video for details). Jon Teves joined via Zoom and expressed his concerns regarding potential stormwater issues with the site and noted the stormwater problems on another solar site this past winter. Patrick Hannon, Conservation Agent, joined in via Zoom and noted that all stormwater issues need to be stabilized before the project moves forward.

Dave D. requests that the Developer provide plan details which include the least impactful traffic routes as well as the amount of truck hauls estimated per day during construction and the effects on homeowners on both sides of the road. Dave D. notes that the developer needs to file concurrently with the Conservation Commission. The developer agrees that is their plan. Dave D. states that the developer needs to file any revised plans directly to the Town Clerk's Office as well as provide pdf copies to the Planner's office.

A motion is made to continue this Public Hearing to May 11, 2023.

So moved: D. Davignon

Second: S. Boucher

Vote was 5-0

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Issue:

ANR 2023-05 for land at Bradford Street, Map 15, Lot 482, Zenith Consulting Engineers, LLC, 3 Main Street, Lakeville MA, drawn for Deterra Development, LLC, 1 Bow Drive, Acushnet MA 02743.

John Romanelli from Zenith Land Surveyors, LLC is here to represent the owner. John explains that he is presenting this Form A plan for four lots on Bradford Street which is still a private way and it was brought up to specs for water, sewer and drainage a few years ago. John notes that the area was re-zoned last year and that all four lots have the required square footage and frontage.

Dave D. asks if the drainage is complete. Jeff Deterra is present and states no, however, there is an escrow account with the Town for \$35K. Jeff D. notes there is still stockpiles at the site, however, the developer cannot touch anything else and they are trying to figure out how to abide by the Stormwater by-laws. Jeff D. notes they are going to the new Conservation Commission meeting to discuss the cleanup and stormwater issues. Rick E. notes that the Form A plan in front of the Board tonight is to carve up the four lots presented.

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: B. Deschamps

Vote was 5-0

Issue: **Nexamp 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). Review of Decommissioning Bonds.

Jack Curry, Business Development Manager of Nexamp Inc. is here for the discussion. Jack C. asks the Chairman if it is the Boards intention to review and approve the decommission agreements at the meeting tonight. The Chairman responds that the Board will review the data and a vote may be taken. Jack C. notes that due to some revisions to the construction plans they wish to be on the Boards next meeting on April 20, 2023 and provide those plan revisions as well as finalize the decommissioning agreements.

The Chairman reviewed how the Town Administrator has agreed to accept the Bonds and how the amounts were agreed to without salvage costs included. The Board discussed the Nexamp Plan revisions which include increased screening as well as the Fire Chief requirements for 360-degree access around the sites.

It is agreed that discussion of the above issues will continue at the next Planning Board meeting on April 20, 2023.

Issue: The Chairman shared the potential grant opportunity information provided by the ARPA consultant after the last meeting.

Issue: A motion is made to adjourn the meeting.

So moved: R. Ellis

Second: B. Deschamps

Vote was 5-0

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Respectively submitted,

Paul Sullivan
Administrative Assistant



Paul Sullivan

4-24-23

Date



Mark Francois, Chairman

4/24/2023

Date