



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

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Acushnet Planning Commission Meeting & Public Hearing Minutes for October 5, 2023

Open: 6:00pm

Adjourn: 8:26pm

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

Absent: Rick Ellis, Vice Chairman

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: D. Davignon
Vote was 4-0 (1 absent)

Issue: The Chairman asks the Board Members to introduce themselves

Issue: A motion is made to accept the Meeting Minutes of June 22, 2023.
So moved: S. Boucher
Second: D. Davignon
Vote was 4-0 (1 absent)

Issue: A motion is made to open the Public Hearing portion of the meeting
So moved: D. Davignon
Second: S. Boucher
Vote was 4-0 (1 absent)

The Chairman announces that the Public Hearing is about three potential Articles for the upcoming Town Meeting on November 6, 2023.

The Chairman announces that Jaime Kelley, Town Administrator and David Wojnar, Select Board Member are in attendance to assist the Board with details and questions regarding the three Articles. Also, Patrick Hannon, Stormwater Agent is present via Zoom.

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PUBLIC HEARINGS:

- a. To see if the Town will vote to amend the Acushnet Zoning Bylaws, Section 3.4, Special Permit Requirements; Article VIII Zoning of the General Code; accepted by Town Meeting, April 22, 1996 and most recently amended December 28, 2022; by inserting the following text after the second sentence, "*A special permit elapses if not exercised within two years from the date of the decision, including time for determination of any appeal.*", or take any other action relative thereto. The Planning Board will vote to close the Public Hearing, then will begin deliberation, votes may be taken. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor, during regular business hours.

The Chairman read the details of the proposed Article and asked if the Public had any questions or concerns to discuss. Nobody from the audience or on via Zoom came forward. The Board discussed that the Article would allow the Board to grant extensions for any period for up to two years. Also, it was noted that this Article applies to all Special Permits not just Solar. Dave D. noted that this change would follow what most other Towns are doing.

Issue: A motion is made to close the Public Hearing portion for the above Article.
So moved: D. Davignon
Second: B. Deschamps
Vote was 4-0 (1 absent)

Issue: A motion is made to endorse the Article for Town Meeting
So moved: D. Davignon
Second: B. Deschamps
Vote was 4-0 (1 absent)

- b. Stormwater Management Bylaw – To see if the Town will vote to amend Article IX (Stormwater Management Bylaw) of the General Bylaws by deleting in its entirety the present bylaw and by inserting language for a new bylaw, or take any other action in relation thereof. The Planning Board will vote to close the Public Hearing, then will begin deliberation, votes may be taken. 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 details of the proposed Article and asked if the Public had any questions or concerns to discuss. Nobody from the audience or on via Zoom came forward. Dave D. noted his disagreement with some of the wording surrounding impervious surfaces. Jaime K. notes that if the Planning Board wishes to change some of the warrant language that would go back to the BOS. The Planning Board, most specifically, Dave D. had many issues with the language in the proposed Article and Jaime K. agreed to go back to Town Counsel and the BOS with those changes/revisions request.

Issue: A motion is made to close the Public Hearing portion for the above Article.
So moved: D. Davignon
Second: B. Deschamps
Vote was 4-0 (1 absent)

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Issue: A motion is made to endorse the Article for Town Meeting with the changes requested by the Planning Board.

So moved: S. Boucher

Second: D. Davignon

Vote was 4-0 (1 absent)

c. Special Residential Development - Over-55 Zoning Bylaw Amendment

To see if the Town will vote to amend Article VIII (Zoning Bylaw) of the General Bylaws by adding a new Section 3.3.7, Special Residential Development – Over 55 Housing, or take any other action in relation thereto. The Planning Board will vote to close the Public Hearing, then will begin deliberation, votes may be taken. The plans and accompanying documentation are available for inspection at the Town Clerk's Office, Parting Ways Building, 130 Main St. 1st Floor, during regular business hours.

The Chairman read the details of the proposed Article and asked if the Public had any questions or concerns to discuss. The Chairman notes that several amendments/changes have occurred since the Article was first written and he proceeded to discuss the details of those. David Wojner stated that he is for this proposed Article and believes that the Special Permit designation is the best path forward and provides oversight from ten different Boards in Town. There was a discussion about which Boards have authority over specific Special Permits and that was explained to the satisfaction of all. A Town resident came forward (no name given) and asked if this Article was for outside developers only. The Board replied yes.

Issue: A motion is made to close the Public Hearing portion for the above Article.

So moved: S. Boucher

Second: B. Deschamps

Vote was 4-0 (1 absent)

The Chairman notes that there has been a lot of disinformation regarding this proposal. He stated that this is strictly an over-55 amendment only with limits of two-bedroom arrangements and will not be multiple families moving in with children that would overwhelm the Town school system. Dave D. notes that there is already a bylaw in place that allows over 55 and the wording consist of one line which does not include any control or proper development oversight. He explains that this amendment will provide regulatory Special Permit oversight. The Board and the Town Administrator discussed the procedural process for getting the Article to the Town Meeting.

Issue: A motion is made to endorse the Article with the list of suggested changes/amendments by The Planning Board.

So moved: D. Davignon

Second: S. Boucher

Vote was 4-0 (1 absent)

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OTHER BUSINESS: Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.

Release of Decommissioning Bond for Syncarpha Park Drive, LLC Solar Project

The Chairman read the letter from Syncarpha requesting release of the decommissioning bond. Syncarpha does not expect to begin construction this year and before they do will issue a new Bond before construction begins at a later date before receiving a building permit.

Issue: A motion is made to release the decommissioning bond for Syncarpha Park Drive, LLC for the amount of \$941,112 with the contingency that they reinstate the same amount and submit that to the Town for approval by the Planning Board prior to applying for a building permit.

So moved: D. Davignon

Second: B. Deschamps

Vote was 4-0 (1 absent)

Issue: A motion is made to adjourn the meeting.

So moved: S. Boucher


Second: D. Davignon

Vote was 4-0 (1 absent)

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Respectively submitted,

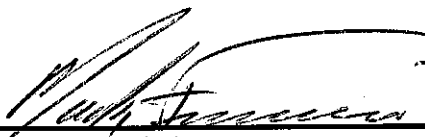
Paul Sullivan
Administrative Assistant



Paul Sullivan

12-11-23

Date



Mark Francois, Chairman

12/7/23

Date