



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

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Acushnet Planning Commission Meeting & Public Hearing Minutes for October 19, 2023

Open: 6:03pm
Adjourn: 7:35pm

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: S. Boucher
Second: R. Ellis
Vote was 5-0

Issue: The Chairman asks the Board Members to introduce themselves

Issue: A motion is made to accept the Meeting Minutes of August 10, 2023.
So moved: R. Ellis
Second: S. Boucher
Vote was 4-0 (1 absent from August 10 meeting, Dave Davignon)

Issue; A motion is made to accept the Meeting Minutes of September 21, 2023.
So moved: R. Ellis
Second: B. Deschamps
Vote was 5-0

Issue: A motion is made to open the Public Hearing portion of the meeting
So moved: S. Boucher
Second: B. Deschamps
Vote was 5-0

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PUBLIC HEARINGS:

Site Plan Review and Solar Special Permit Modification; Plan entitled Lambert Street Access Road, Issued June 6, 2023. 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 reads the Public Hearing notification and notes that the proponent will present the details of the plan modification and then the Board will have questions or concerns then the Public will follow with questions or concerns.

Jesse O'Donnell, Engineer from Weston & Sampson is here representing the project applicant this evening. Jesse notes that the applicant received project approval from the Board in 2021. Jesse notes that the original access road to the project was through Brooks Ave and noted there was legal disputes and with those in mind they set out to find alternative access rights to the site. He presents the modification drawings showing their access through Lambert Street. Jesse notes they have received approval from the Conservation Commission for this new access road and notes there are roughly 3400 square feet of vegetated wetlands. Jesse notes they have submitted a Traffic Management Plan for tonight's meeting. Jesse notes they have solicited feedback from DPW, Police and Fire in preparing the Plan. Jesse notes they have scheduled delivery times for construction material vehicles so they do not conflict with school bus pickup and drop off schedules.

The Chairman read the responses from the Police and Fire Chiefs. Dave D. notes that this is what the Board asked for from the proponent and the plan includes the most direct routes and street signage directions. Dave D. notes this is a better entrance than Brooks Ave. Jesse O. notes they are in the process of developing their plans for the MEPA process and are on the verge of submitting the Federal ACE plan. Rick E. recommends there should be a condition added that prior to construction starting that the Police and Fire Chiefs be given a Syncarpha phone number for contact should problems arise.

A resident, Kathy Murray of Lambert Street comes forward. Kathy commented on and wants to let the record show that the size of this project and its effect on the neighborhood is enormous. Kathy states that she understands there is nothing that can be done to stop the project, however, everything possible must be done to mitigate the extent of the issues for abutters. Kathy submits pictures of the existing road conditions on abutting roads to the Board for their review. Kathy requests that the Board add conditions to the project for post construction that the roads get full depth reconstruction by the DPW. Kathy had a brief Q&A with the proponent on several topics. Kathy challenged the Board on various conditions of the special permit.

Jeffrey Roelofs, outside counsel to Syncarpha, is on via Zoom. Jeff reviewed some of the procedural issues that were discussed by the Board tonight. Jeff highlighted the proposed condition contained in a cover letter from Weston & Sampson. The condition asks that should Syncarpha not get access thru Lambert Street they would like the Board to recognize their right to go back to the original access road at Brooks Ave.

A resident, Mark Morad of Park Drive spoke about the legal disputes at the Brooks Ave access road and notes that those issues were never resolved. Mark noted his opposition to the Brooks Ave access road and stated they should not be allowed to re-consider the Brooks Ave access road. Mark F. noted that if the Lambert Street access road could not get fully permitted Syncarpha could go back to the Brooks Ave access road but would be starting from the beginning again.

The Board discussed the situation and thought it their best interest to have Town Counsel look into this condition proposed by Syncarpha.

Issue: A motion is made to continue this Public Hearing to the next scheduled Planning Board meeting on November 2, 2023 subject to the review of the special condition by Town Counsel.

So moved: R. Ellis

Second: S. Boucher

Vote was 5-0

Issue: A motion is made to close the Public Hearing portion of the meeting.

So moved: S. Boucher

Second: R. Ellis

Vote was 5-0

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DISCUSSION/OTHER TOPICS:

Site Plan Review and Solar Special Permit; 540R Main Street, Acushnet MA. The engineer is Atlantic Design Engineers. 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 Proponent has established a Decommissioning Plan estimate for review by the Board. The Proponent has updated information to share with the Board regarding Eversource interconnection plans.

Brendan Reali, Project Engineer from Atlantic Design Engineers and Catalyze is here to present the decommissioning estimates to the Board. Brendan notes that as part of the special permit approval there is a condition that requires the proponent to provide a decommissioning estimate for the project prior to receiving a building permit. Brendan reviewed the details of the estimate which includes a 2.5% inflation rate for the expected 20-year life of the project. Brendan notes they have also provided the salvage value estimates for the various materials included in the project. Mark F. states that the Town no longer accepts salvage value for decommissioning estimates. Mark F. states the Board will not accept the salvage value because it is too difficult to determine for a project with such a long lifespan. Ed Switzer from Catalyze is on via Zoom and states that not including salvage value is acceptable to the proponent.

Dave D. asks what is the current status of the project as far as permitting. Mark F. asks about the status of their interconnection agreement with Eversource. Ed S. explains that they are current in a cue and are expected to have an agreement by Q2, 2025. Discussion ensued surrounding when they intend to begin construction. Mark F. reminded the proponent that they need to work with the Conservation Commission well before hand.

Issue: A motion is made to commence the peer review process for the decommissioning estimate done by the proponent.

So moved: D. Davignon

Second: R. Ellis

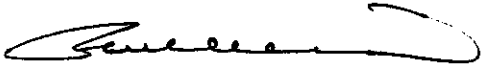
Vote was 5-0

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

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Respectively submitted,

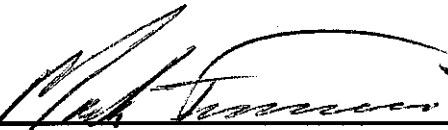
Paul Sullivan
Administrative Assistant



Paul Sullivan

12-11-23

Date



Mark Francois, Chairman

12/7/23

Date