



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

Mailing Address: 122 MAIN ST.

Office Address: 130 Main Street, Parting Ways, 2nd floor

ACUSHNET, MA 02743

<http://www.acushnet.ma.us>

Tel. (508) 998-0200 ext. 4260

Acushnet Planning Commission Meeting & Public Hearing Minutes for December 7, 2023

Open: 6:03pm
Adjourn: 6:34pm

Present: Mark Francois, Chairman
Bryan Deschamps, Member
Dave Davignon, Member (via Zoom)

Absent: Rick Ellis, Vice Chairman
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: D. Davignon
Vote was 3-0 (2 absent)

Issue: The Chairman asks the Board Members to introduce themselves

Issue: A motion is made to accept the meeting minutes of October 5, 2023
So moved: D. Davignon
Second: B. Deschamps
Vote was 3-0 (2 absent)

Issue: A motion is made to accept the meeting minutes of October 19, 2023
So moved: D. Davignon
Second: B. Deschamps
Vote was 3-0 (2 absent)

Issue: A motion is made to accept the meeting minutes of November 2, 2023
So moved: D. Davignon
Second: B. Deschamps
Vote was 3-0 (2 absent)

2025 FEB 16 AM 5:56
~~RECEIVED~~

NC

2024 JAN 16 AM 11:03
RECEIVED

1. DISCUSSION/OTHER TOPICS:

- A. ANR 2023-08** for land at 733 Main Street, Map 20, Lot 23, Zenith Land Surveyors, LLC, 1162 Rockdale Ave, New Bedford MA, drawn for Carol Louro, Owner, 24 Aspin Ave, Dartmouth MA.

John Romanelli from Zenith Land Surveyors, LLC is here representing the owner. John notes that the owner, Carol Louro, inherited the land many years ago and over time they have cutout two lots for family members. John notes that a good family friend, Alan Perry, owns a collision repair shop next door to the property. John notes that Alan contacted the owner earlier this year wanting to buy a small piece of her land to provide screening of the repair shop business. John notes it is a non-buildable parcel consisting of 39,032 square feet.

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: B. Deschamps

Vote was 3-0 (2 absent)

- B. Right of First Refusal**, 474 Middle Road. On November 20, 2023 the Board of Selectmen received a Purchase and Sales Agreement as a Bona Fide offer for the Town's right of first option from Attorney Nicholas A. Gomes, in regard to the above-mentioned property for Carolyn Moore, owner. The Board of Selectmen requests the Board's recommendations.

Dave D. notes that he viewed the property on Mass Mapper and due to the large number of wetlands and power lines running along the side of the property, he doesn't believe it would have any value to the Town. Mark F. noted that he viewed the property and agrees with the Dave D. assessment.

Issue: A motion is made to forego the right of first refusal.

So moved: D. Davignon

Second: B. Deschamps

Vote was 3-0 (2 absent)

- C. Planning Board Fee Schedule Discussion**-Costs per linear feet of roadway fees for subdivisions

Chairman Francois noted that he would like to have a full Board to review and vote on any fee schedule adjustments/changes. Dave D. would like to have some discussion this evening and then wait for a full Board for final review. Dave D. notes that the wording needs to change on the fee schedule for the Form C subdivision. He notes that the fee should not be due at the time of filing. He notes that once there is an approval of a plan, then a performance surety is agreed upon with the Board and the developer, then an escrow account is set up. It was agreed that some wording on the fee schedule needed adjustment to make it clear that the performance surety fee is not due at the time of filing and to make things clear to any developer what to expect at filing and after approval of a plan.

Issue: A motion is made to adjourn the meeting.

So moved: B. Deschamps

Second: D. Davignon

Vote was 3-0 (2 absent)

NC

~~RECEIVED~~

~~2025 FEB 16 A 11:56~~

RECEIVED

2024 JAN 16 A 11:03

Respectfully submitted,

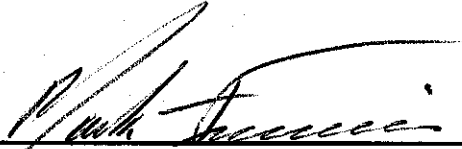
Paul Sullivan
Administrative Assistant



Paul Sullivan

1-16-24

Date



Mark Francois, Chairman

1/11/2024

Date