

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 April 18, 2024**

2024 MAY -7 A 02/18
RECEIVED

Open: 6:00pm

Adjourn: 6:29pm

Present: Bryan Deschamps, Secretary/Clerk
Steve Boucher, Member
Peter Giampa, Member

Absent: Mark Francois, Chairman
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: S. Boucher
Second: P. Giampa
Vote was 3-0 (Two Absent)

Issue: A motion is made to open the Public Hearing for 39 Keene Road- Form C, Definitive Subdivision Plan.
So moved: S. Boucher
Second: P. Giampa
Vote was 3-0 (Two Absent)

1. PUBLIC HEARING (Continued)

Form C 2023-01, Proposed subdivision of land, 39 Keene Road, Form C, Definitive Subdivision, owned by AMN Estate Holdings LLC, applicant. The engineer is Farland Corp., of Fairhaven, MA. This proposal is for a 6-lot subdivision on a single access street. 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 Applicant has revised the plans based on input and comments from the Planning Board and the Public from the Public Hearing of January 25, 2024. The latest plan revision is dated March 25, 2024. The latest Stormwater Report revision is March 25, 2024.

John Marchand from the Farland Corp. is here to present the project plans. The Chairman has asked John to start the presentation from the original plan. John provided the project narrative details to those present which included the total acreage, how many house lots proposed, wetlands

on the property, length of the roadway, septic and well locations and all of the stormwater plans for the site. John noted that all of the proposed lots have been perc tested.

John goes on to talk about the revisions to the plans primarily to the stormwater basins. John explains that they have eliminated the front stormwater basin plan and having one basin in the rear of the property. John notes they have added trees to both sides of the roadway. John notes that there were previously questions about lot configurations, primarily lot #6. John notes that they have reconfigured the six lots to conform to regulations. For the purpose of the stormwater analysis, they increased the assumed disturbance.

Steve B. asked about the elevation change pitching back from Keene Rd. John states that the system will act like a cape cod berm and run away from Keene Rd. John states that the existing house on the property will stay, but will eventually will be torn down to provide the sixth house lot. Discussion ensued regarding the sequencing of the stormwater system construction. John notes that during construction there is a sediment control plan in place.

Bryan D. asked if anyone from the public had questions or concerns. A resident (Walter Furtado) of 57 Keene Rd asked if there will be 5 new lots and 1 existing lot and 6 total? John noted that there will be 6 lots in total. The current lot with a house on it will be modified to tare down the existing dwelling, which will create a 60,000 sqft lot.

Bob Hinckley is here on behalf of his parents whose parents abut the property. Bob H. states that before anything is approved the stormwater report is required to go through Conservation Commission.

Bryan D. asked if anyone from the public watching via Zoom and no one came forward. Bryan D. asks the applicant if these plans will be submitted to Conservation Commission and John states yes.

Issue: A motion is made to continue the Public Hearing as requested by the Planning Board to May 2, 2024 @ 6:00 PM.

So moved: S. Boucher

Second: P. Giampa

Vote was 3-0 (Two Absent)

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

So moved: S. Boucher

Second: P. Giampa

Vote was 3-0 (Two Absent)

2. DISCUSSION/OTHER TOPICS:

None

3. CURRENT PLANNING:

Town Planner Update: None

4. LONG RANGE PLANNING:

Town Planner Update: None

RECEIVED
2024 MAY -7 A 10:18

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

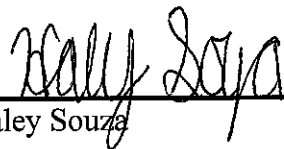
6. **Next Meeting:** Thursday, April 25, 2024

Issue: A motion is made to adjourn the meeting.
So moved: S. Boucher
Second: P. Giampa
Vote was 3-0 (Two Absent)

RECEIVED
JULY 11 - 14 10:18

Respectfully submitted,

Haley Souza
Senior Clerk


Haley Souza

5/7/2024
Date


Mark Francois, Chairman

5/2/24
Date