



TOWN OF ACUSHNET

MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

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Acushnet Planning Commission Meeting & Public Hearing Minutes for January 25, 2024

Open: 6:17pm
Adjourn: 7:51pm

Present: Mark Francois, Chairman
Rick Ellis, Vice Chairman
Bryan Deschamps, Member
Steve Boucher, Member
Dave Davignon, Member (via Zoom)

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: S. Boucher
Vote was 5-0 roll call

Issue: The Chairman asks the Board Members to introduce themselves

Issue: A motion is made to accept the meeting minutes of January 11, 2024
So moved: S. Boucher
Second: B. Deschamps
Vote was 4-0 roll call (1 absent from 01-11-24 meeting)

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 roll call

1. PUBLIC HEARINGS:

- a. **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 Chairman reads the Public Hearing announcement to those present and on via Zoom. The Chairman notes that the proponent will make their presentation, then the Planning Board will ask

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questions or express their concerns, then the Public will ask questions or express their concerns. The Chairman notes that Board member, Dave Davignon (on via Zoom), may have to leave the meeting during this presentation and if so, will provide his comments and concerns after watching the video.

John Marchand from Farland Corp. is here to present the 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 notes that they are requesting two waivers, one to allow an infiltration system to dispose of stormwater runoff and the other is sought to allow a storm drain cover depth of less than 36-inches.

A resident (name inaudible) on via Zoom has been experiencing problems hearing the presentation. The Chairman asks John to repeat his presentation.

Rick E. commented that on two recent projects in Town stormwater infiltration systems failed during heavy rain events. The Chairman notes that there will have to be a Stormwater Management Plan in place with a surety in place. The Chairman states that this plan needs to be reviewed by the Conservation Commission. The Chairman notes that peer review will need to be undertaken for both the subdivision plan and the stormwater plan. The Board discussed and noted that if their stormwater plan at the entrance of the site failed there would have to be a backup in place to avoid any flooding onto the main road and residents nearby. The Board notes that there may be an issue with proposed lot 6 that will need some clarification from the Building Commissioner.

The Chairman opens up comments and questions from the public audience. Mike Matton of 17 Keene Road comes forward and expresses his concerns regarding stormwater runoff onto his property and others on Keene Road and doesn't believe that catch basins will be enough to control excessive rainfall. The Chairman notes that stormwater management reports are very detailed with extensive testing to determine outcomes through the worst scenarios. The proponent agrees that it is best to continue the public hearing to address all of the stormwater issues. Rick E. asks about the amount of feet between the existing dwelling on 39 Keene Road and the proposed roadway into the development. There is some concern that perhaps the proponent will need to go through the Building Inspector/ZBA regarding that subject. The Chairman read the inputs from the Board of Health. Jacob Alves of Keene Road came forward with his strong concerns regarding potential flooding onto his property. A resident on via Zoom, Kristie Pepin. Expressed her concerns with flooding on Keene Road. A resident from 60 Keene Road reiterated what other residents have been saying about excessive rainfall and flooding on Keene Road. Rick E. notes that the typical standard is that no runoff goes onto other resident's properties.

Issue: A motion is made to continue this Public Hearing to February 22, 2024 @ 6:00 PM.
So moved: R. Ellis
Second: S. Boucher
Vote was 4-0 roll call (1 absent from Zoom)

Issue: A motion is made to close the Public Hearing portion of the meeting.
So moved: S. Boucher
Second: R. Ellis
Vote was 4-0 roll call (1 absent from Zoom)

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2. **DISCUSSION/OTHER TOPICS:**

- a. **ANR 2024-01** for land at 2 Perkins Lane & 111 Quaker Lane, Acushnet MA, ZLS Land Surveyors, LLC, New Bedford, MA, drawn for Lucas Olivier, 111 Quaker Lane, Acushnet MA.

John Romanelli from ZLS Land Surveyors, LLC is here to present the ANR to the Board. John explains that the purpose of this Plan is to place the existing barn, which presently is located on Lot 10G, into the owner of Lot 10D Lucas Olivier. Parcel B including the barn, containing 56,446 SF of area is to be conveyed to the owner of Lot 10D Lucas Olivier. New lot 10D will have 113,715 SF of area. Parcel A, containing 3,497 SF of area is to be conveyed by the owner of lot 10D to the owners of lot 10G, so that the resulting new lot 10G will have 61,021 SF of area.

Issue: A motion is made to accept the ANR Plan of Land at Perkins Lane and Quaker Lane. The Board Members signed the Mylar and associated plan drawings.

So moved: R. Ellis

Second: B. Deschamps

Vote was 4-0 roll call (1 absent from Zoom)

- b. **Potential Subdivision Proposal**-Conceptual Layout Plan-96R Peckham Road, Acushnet MA, Zenith Consulting Engineers, Lakeville MA. Engineer requesting exploratory review by Planning Board for grading, drainage and layout plans.

The Chairman notes that in the Board members packets are meeting minutes from February 9, 2023 when this item was first discussed as a conceptual plan. John Romanelli from ZLS Land Surveyors, LLC is here to present a revised conceptual plan. John points out that the road would be a private road not to be maintained by the Town and would be gravel as opposed to asphalt. The Board members discussed road widths and frontages. The Board is concerned with stormwater runoff onto other abutting properties. Dave Davignon has returned to the meeting via Zoom. Dave D. expresses the same concerns he had last year regarding stormwater runoff. Dave D. asks if there have been any soil tests done on the lots and John replied there have not. John R. noted he will pass along the notes and concerns of the Board to Jaime Bissonnette at ZLS. The Chairman states that when they are ready to come back to the Board, please notify the Clerk.

Issue: A motion is made to adjourn the meeting.

So moved: R. Ellis

Second: S. Boucher

Vote was 5-0 roll call

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Respectfully submitted,

Paul Sullivan
Administrative Assistant

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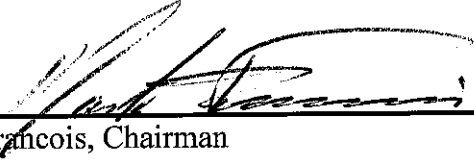
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Paul Sullivan

2-29-24

Date



Mark Francois, Chairman

2/22/2024

Date