



TOWN OF ACUSHNET PLANNING BOARD

PARTING WAYS • 130 MAIN STREET • ACUSHNET, MA 02743

October 1, 2026

SITE PLAN REVIEW DECISION

Applicant: PJ Keating Company, Inc.
998 Reservoir Road
Lunenburg, MA 01462

Land Owner: PJ Keating Company, Inc.
998 Reservoir Road
Lunenburg, MA 01462

Deed Reference: Southern Bristol County Registry of Deeds, Book 5550, Page 316

Property: 72 South Main Street, Map 17 Lot 17

Zoning: Industrial District

Findings and Decision of the Planning Board October 1, 2026

RE: Application by **PJ Keating Company, Inc.** for a **Site Plan Review** pursuant to the Town of Acushnet Zoning By-laws, Article VIII, Section 3.5.

I, Pamela A. Labonte, Town Clerk of the Town of Acushnet hereby certifies that twenty (20) days have elapsed since the Site Plan Review Approval of the Planning Board was filed with the Office of the Town Clerk and further certifies that no appeal from said decision has been filed with the Office of the Town Clerk.

Attest: _____ Town Clerk Date: _____

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PROCEDURAL HISTORY

1. Application for a Site Plan Review for the construction of site grading and improvements to existing internal private haul road to facilitate aggregate processing areas and provide stockpile areas, construction of perimeter berms as required from the Mass DEP air permit issued in February 2026, construction of all Stormwater Management infrastructure as shown on the final plans including swales, catch basins, manholes, piping, water quality unit, detention basin, and outfalls, installation of electrical utilities, and all earthwork associated with the above, pursuant to the Town of Acushnet Zoning By-laws, Article VIII, Section 3.5, for property located at 72 South Main Street, Map 17 Lot 17, was made by the above referenced applicant. The property owner of record is PJ Keating Company, Inc., 998 Reservoir Road, Lunenburg, MA 01462. The Site Plan Review Application was dated May 19, 2026, and received by the Planning Board on June 24, 2026, stamped in by the Town Clerk's office on June 24, 2026, accompanied by a plan entitled "PJ Keating Acushnet Quarry Project Permitting Plans For Site Plan Review," prepared by TRC Companies, dated May 29, 2026 (subsequently revised through September 9, 2026).
2. The Notice of Public Hearing was posted on July 8, 2026. The first Notice appeared in the Standard Times on July 23, 2026, and the second Notice appeared on July 30, 2026.
3. The Planning Board reviewed the application, the plan, and all other materials submitted prior to the close of the public hearing.
4. A public hearing, after proper notice was given, was opened on August 6, 2026, and closed on October 1, 2026. The Board voted on the application on October 1, 2026.
5. The Board took into consideration any testimony of town residents and abutters.

EXISTING CONDITIONS

1. The existing PJK Quarry is located on an approximately 381.4-acre parcel at 72 South Main Street (Parcel ID:15-17) (the Site). Quarry operations at the Site have been ongoing since 1999 and currently include an active asphalt plant, stone crusher equipment, equipment and vehicle laydown areas, material stockpiles, access roads, operational offices, and noise reduction berms along the perimeter of the Site. The quarry itself is located along the northern/northeastern portion of the Site.

DOCUMENTS REFERENCED

1. Site Plan Review Application dated May 19, 2026, that included the following:
 - a. Project Narrative, Site Conditions, and Modifications, dated June 2026
 - b. Wetland Delineation Report, dated April 2025
 - c. Ownership Deed
 - d. Statement of Paid Taxes
 - e. Air, Noise, and Dust Monitoring Plan, dated April 22, 2026
 - f. Certified Abutter List, dated April 1, 2026
 - g. Abutter Notice
 - h. FEMA Map, dated April 22, 2026
2. Plan Set Entitled, "PJ Keating Acushnet Quarry Project Permitting Plans For Site Plan Review," prepared by TRC Companies, dated May 29, 2026 (subsequently revised through September 9, 2026).
3. Stormwater Report, prepared by TRC Companies, dated May 20, 2026 (subsequently revised through August 14, 2026).

4. Post Construction Stormwater Management System Operation and Maintenance Plan, prepared by TRC Companies, dated April 2026 (subsequently revised through August 14, 2026).
5. Board of Health Comments, Letter, dated July 29, 2026.
6. Peer Review Letter #1, prepared by Merrill Engineers and Land Surveyors, dated July 14, 2026.
7. Response to Peer Review #1, prepared by TRC Companies, dated August 14, 2026.
8. Letter, prepared by Luke H. Legere Law, LLC, dated August 26, 2026.
9. Peer Review Letter #2, prepared by Merrill Engineers and Land Surveyors, dated September 1, 2026.
10. Response to Peer Review #2, prepared by TRC Companies, dated September 9, 2026.
11. Letter Amending Application, prepared by Like H. Legere Law, LLC, dated September 9, 2026.
12. Peer Review Letter #3, prepared by Merrill Engineers and Land Surveyors, dated September 17, 2026.
13. Email Correspondence, prepared by Merrill Engineers and Land Surveyors, dated September 17, 2026.

SITE PLAN REVIEW FINDINGS

1. The proposed use is subject to Site Plan Review per Section 3.5.

STANDARD CONDITIONS

1. The conditions below are hereby binding upon present and future owners of subject property.
2. The project shall be constructed to conform to the plans and documents referenced in the DOCUMENTS REFERENCED section of this Decision.
3. Any substantial modifications to this Decision or the approved documents referenced herein must be submitted to the Planning Board for its determination as to whether the modification constitutes a Minor or Major Modification. If the Board determines that the modification is Minor in nature, it may approve the modification without holding a public hearing pursuant to M.G.L. Chapter 40A, Section 11.
4. The project shall be constructed in accordance with all applicable local, State, and Federal permits and regulations and shall comply with the laws, regulations, and/or conditions of approval of any other applicable State and/or Town department or reviewing Board/Committee.
5. The project shall be constructed in compliance with the Town of Acushnet Police and Fire Department standards and regulations. The applicant shall be solely responsible for maintaining safe vehicular access through the site to the satisfaction of the Police and Fire Departments throughout all phases of construction for emergency vehicular access. Keys and/or access codes to any secured areas or gates shall be provided to all emergency services.
6. Throughout the construction period, the applicant shall maintain the existing travel way on the public right-of-way servicing the site to a condition equal to or better than the pre-existing conditions to the satisfaction of the Department of Public Works or State agency having jurisdiction.

7. Unless otherwise approved by the Planning Board, the hours of operation during construction shall be as follows:

Monday – Friday: 7:00am – 6:00 pm
Saturday: 9:00 am – 5:00 pm

Heavy equipment operation would be limited to:

Monday – Friday: 7:30am – 5:00 pm

and is not allowed on Saturdays, Sundays, and Holidays without prior approval of the Planning Board.

8. The applicant shall provide temporary construction signage on the public right-of-way servicing the site as deemed necessary by the Police Department and Department of Public Works.
9. Prior to construction, the owner shall schedule a pre-construction meeting with the Town Departments including the Building Department, Department of Public Works, Planning Board, Planning Board Engineer, Police Department, Fire Department, and the Conservation Commission (if applicable) to ensure that there will be no adverse impacts to any adjacent properties or Town ways during said construction. At the time of the pre-construction meeting, the contractor shall prepare and submit a schedule of operations including the anticipated vehicle trip generation on the public right-of-way to the Planning Board and the various Town Departments referenced above.
10. Prior to the issuance of a Building Permit and the start of construction, the applicant shall provide proof of recording of this Decision to the Planning Board and the Building Department. This Decision is not valid until it has been recorded at the Registry of Deeds
11. During construction, the applicant shall conduct daily cleanup of debris from the public -right-of-way and in the general vicinity of the site.
12. A final as-built plan shall be submitted by the Applicant after construction is complete.
13. Issuance of a Site Plan approval by the Planning Board acting as the Site Plan Review Authority shall neither be treated as, nor be deemed to be, approval by the Board of Health for a permit for the construction and use on any lot of an individual sewage system.
14. A duly authorized agent of the Town shall have the right to enter upon the site to ensure continued compliance with the terms and conditions of this Decision.
15. The applicant shall notify the Planning Board when the project is substantially complete, so a Semi-Final Inspection of the completed site work can be scheduled. Substantial Completion is the stage in the progress of site work when, in the opinion of the Planning Board is sufficiently complete in accordance with this Decision so the applicant can occupy or utilize the site for its intended use. The Planning Board reserves the option to require a bond or other surety value of the remaining work as a condition of Substantial Completion.
16. The permit holder must notify the Planning Board of any intent to transfer the permit and make arrangements for the transfer of the bonds or issuance of new bonds. Any failure to notify the Planning Board shall result in a violation of the permit and the issuance of a cease and desist by the Zoning Enforcement Officer.

SPECIAL CONDITIONS

1. Prior to construction, a test pit shall be performed and witnessed by the Board of Health to verify groundwater within the dry detention basin.
2. Prior to construction, the applicant shall obtain approval from the Board of Health for the Dust Control Plan.
3. Prior to construction, the applicant shall obtain approval from the Board of Health for the septic system.
4. This decision does not constitute approval of any buildings, structures, parking, pavement and utilities associated with the Hot Mix Asphalt (HMA) Plant and shall be addressed in a future Site Plan Review application.

EXPIRATION

1. This Decision shall lapse within two (2) years if a substantial use thereof has not sooner commenced, or in the case of a permit for construction, if construction has not begun by such date. This time period may be extended for an additional two (2) year period at the discretion of the Planning Board, provided an application for said extension was filed prior to the expiration of the first two (2) year term.

VOTE

The following members, representing a majority of the Planning Board, voted on October 1, 2026, to approve the Site Plan subject to the above-stated terms and conditions, Chair Mark Francois, Bryan Deschamps, and Peter Giampa.


Mark Francois, Chair

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