

The regular meeting of the Bridgewater Planning Board convened at 6:30 pm in the Council Chamber in the Academy Building.

MEMBERS PRESENT: Mr. Driscoll, Ms. Guarino, Mr. Ajemian, Mr. Sullivan

ALSO PRESENT: Mr. Delonno and Mr. Etoniru

COPART PUBLIC HEARING CONTINUATION-785 ELM STREET

The public hearing reconvened at 6:31 pm.

The Board received a request from Silva Engineering for a continuance of the hearing to May 3rd.

On a motion by Mr. Ajemian, seconded by Ms. Guarino it was unanimously voted to continue the hearing to May 3rd at 7:30 pm.

BOARD BUSINESS

Secret Place Subdivision-There was a Civil Action against the Planning Board by James A. Perry, Trustee of JPCG Realty Trust for a subdivision known as Secret Place approved on 10/15/15. There was an agreement for Judgment stating that the decision shall be in full force and effect, excepting the access from High Street may be a twelve (12) foot wide driveway with no requirements to construct a road or drainage. It was also stated that the town of Bridgewater Planning Board shall forthwith endorse the Definitive plan without requiring any further changes or conditions.

On a motion by Mr. Ajemian, seconded by Ms. Guarino, it was unanimously voted to endorse the plan.

MINUTES APPROVED-On a motion by Ms. Guarino, seconded by Mr. Ajemian, it was unanimously voted to approve the minutes of 1/4 , 1/18, 2/1, 2/15, 3/1 and 3/15.

Referred to Planning Board for Joint public Hearing with CEDC:

- Ordinance D-2017-006: Zoning Ordinance – Repeal Demolition Delay Ordinance

Referred to Planning Board for joint hearing with CEDC:

- Order O-2017-012: Declaring Town Owned Buildings Available for Sale or Lease
- Order O-2017-011: Laying Out and Accepting Private Way(s) – Fern Hollow and Hillside Lane

On a motion by Mr. Sullivan, seconded by Mr. Ajemian, it was unanimously voted to conduct the joint hearing on May 17th at 7:00 pm.

Mr. Delonno recommended that the Board conduct the public hearing on the changes to the Rules and Regulations on June 7th. He suggested that the members look over his proposed revisions and let him know if there are any other recommended changes. It was decided have the hearing at 6:30.

Kris Fabroski site plan for Lot 15, Fireworks Circle was received from the Engineer, Azu Etoniru. The conditions of approval were added to the last sheet of the plans. No appeal had been filed.

On a motion by Mr. Sullivan, seconded by Mr. Ajemian, it was unanimously voted to endorse the site plan.

OLDFIELD MODIFICATION PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:00 pm.

Email dated from Azu Etoniru read into the record:

*The application for Oldfield Estates includes an application for a special permit modification, and a definitive subdivision plan approval. I have not conducted any detailed review of the definitive subdivision plan application and the stormwater management system design report since soils testing and evaluation have not been performed at the proposed locations of drainage basins and along the center line of the roadway(s); the applicant's engineer and I are working on a schedule for the soils testing and evaluation. With respect to the special permit modification application, the special permit was for a specific development pattern, with the expectation that the approved plan reflected the maximum build-out area, the availability of additional building area notwithstanding. However, the applicant has since had the wetlands resource delineation re-evaluated and identified additional upland area. The proposed special permit modification plan utilizes the area shown as Map 52, Lot 23 (Estate Lot) west of the "Brockton Edison Easement" as the basis for the yield plan (sheet 4 of 4) showing six lots in this area but then shows the additional six lots at the terminus of "XX Lane" and then maintains Map 52, Lot 23 as an "Estate Lot" (sheet 3 of 4). The applicant, using the old proverbial phrase, is trying, in my view, to "have his cake and eat it too"! **The applicant can either have an "Estate Lot" or the six additional lots but not both!** Also, the proposed location of the six additional lots at the terminus of "XX Lane" is inconsistent with the intent of "Open Space Community Development" in that the positioning of the six lots bifurcates the "Common Open Space" area and reduces the viability and flow of the "Open Space". The modification plan should seek to optimize the open space area. If you have any questions or need additional information please call or send an email.*

Email received from Larry Silva requesting that the public hearing on the special permit modification for Oldfield Estate be continued to May 17th. This would allow for sufficient time to conduct the test pits in the proposed roadway and drainage basins and allow for onsite discussion of the proposed changes to the master plan with the Town Engineer.

Mr. Driscoll said he agreed with Azu's comments that if you use a piece of land for yield, you can't go back and put a lot on that piece later. Mr. Peter Lehtola was present and explained that the extra land came from the Walnut Woods property that never went anywhere and is contiguous. Mr. Driscoll said if those five additional lots could be worked in elsewhere, that lot 1 and lot 4 are less desirable for open space so put more of the development in those areas and maximize lot 3.

Warren McGraw-23 Erbeck Circle-commented that when he first sat in on the original master plan for this project, he was under the impression that the park was going to be rejuvenated for the neighborhoods to take advantage of and recently he has heard that it is going to be demolished. There was supposed to be a path that leads down to the river for the people to enjoy it. Mr. DeIonno stated that he doesn't know what the discussion was at the original meetings, but a new playground is a 3-4 hundred thousand dollar proposition and with all due respect to Mr. Lehtola, he doesn't think he is obligating himself to that. Mr. Lehtola commented that initially he agreed to help clean up the site with excavators. He also agreed to make the subdivision contiguous with the park and make some parking spaces. Mr. DeIonno said they had a recreational needs assessment commissioned through DHB (planning firm based out of Boston) and they recommended that the playground come down; there are all sorts of constraints on this land, He said that a playground in the area makes sense, but, the area around Curve Street really makes more sense.

On a motion by Mr. Ajemian, seconded by Ms. Guarino, it was unanimously voted to continue this hearing to May 17th at 6:30 in conjunction with the subdivision plan hearing.

MINUTES APPROVED _____