



TOWN OF BRIDGEWATER

Notice of Posted Meeting to all
Town Departments, Boards and Committees and the General Public:
(as required by Chapter 39, M.G.L.)

PLANNING BOARD MEETING

DATE: 19 July 2017

TIME: 6:30 pm

PLACE: Council Chamber, Room 203
Academy Building
66 Central Square

**6:30 Public hearing continuation on changes to
Subdivision Rules and Regulations**

**7:00- Oldfield II-public hearing continuation
Map 66, Lot 43 and Map 52 Lots 12-17, 19-21 & 32**

**Public hearing continuation on Modification of
special permit originally issued for the Cluster
Development entitled "Oldfield Estates".**

**Board business:
Approve minutes of 4/5, 4/19, 5/3, 5/17, 6/7, 6/21
Appointment to Design Review Committee
Appointment to CPC**

Leslie Dorr, Office Administrator

The regular meeting of the Planning Board convened at 6:30 pm.

MEMBERS PRESENT: Mr. Driscoll, Ms. Guarino and Mr. Hall

ALSO PRESENT: Mr. Delonno and Mr. Etoniru

PUBLIC HEARING CONTINUATION ON PROPOSED CHANGES TO RULES AND REGULATIONS

The hearing convened at 6:31.

Only other person present was Jay Gormley.

Mr. Delonno submitted some additional revisions that had been requested as a result of the last hearing.

Mr. Driscoll had a question on the radii-Section IV.C.3.5- he said for all the years he has been on the board the radii was actually part of the road layout, but then we have had some engineers come in with something creative. It states that Radii at all intersections shall not be less than twenty feet and asked Mr. Etoniru if it was clear the way it was written that it was part of the road layout. Mr. Etoniru stated that it is part of the right of way. Mr. Etoniru suggested adding "on each side" at the end of the sentence to make it clearer.

Members discussed street acceptance under IV.G-(pg.7)-Ms. Guarino felt that snow removal should be added when talking about an HOA being established for street and stormwater system maintenance and repair so it is made clear. Mr. Driscoll commented that he felt this wouldn't work; any developer who builds a street according to the rules and regulations should have the ability to have their street accepted. Mr. Delonno said they do; he had a conversation last week with several members of the council and irrespective of what the rules say, any road can come before them for acceptance; whether or not it is accepted is another story. Mr. Driscoll questioned then why would we put this in the rules? Mr. Delonno said that this sets up a funding mechanism. Mr. Driscoll agreed with the smaller subdivisions when given waivers for road widths, no sidewalks, less drainage, etc could stay private in lieu of those benefits; but when you get into more sizable developments 5+we have a certain responsibility to insure safety of the residents. Mr. Delonno said he understood his argument but all he knows is that from a policy perspective the manager and the council are having difficulty funding the highway dept. and would like a mechanism that at least sets up the opportunity to pay into a system that will allow for the maintenance of their stormwater and street system. Mr. Driscoll felt that the non-acceptance of these roads would cause more problems than accepting them. He questioned if they could have both....a funding mechanism and acceptance?

There was discussion about the number of cul-de-sacs and the fact that they are not the best planning practice and should be discouraged; they are problematic. Mr. Driscoll questioned if the Board should look at the number of houses on a dead end; we now allow 21; Andrew changed to 20 in this latest

document; maybe that should be dropped furthermembers to think about this and will discuss further. Mr. Driscoll noted that he will call some councilors to discuss.

Mr. Etoniru suggested that Section V.B.25 –Street Monuments-be changed to 6'X6" concrete bounds be placed to a depth of 36" and Section III, B.3.f. elevation Benchmarks be changed by adding "at least 200' apart" at the end of the sentence. Mr. Delonno noted that there is no distinction between street bounds and lot corners in the rules and regs. Mr. Etoniru stated that it does state that lot corners be with iron rods; so that sort of distinguishes it. Street monuments should be clarified.

Azu suggested that on page 7, Section 3-Procudures for submission-the Cad version should be a version that is acceptable to the Town. The GIS should specify that it is tied to the Mass GIS coordinates. Mr. Delonno thought that language was in another section; he will check it out. He suggested that it should be tied to the parcel data established on the Assessors' data base.

Azu-on page 3 talking about benchmarks-they should be at least 200' apart.

Azu- the definition of lot is needed so you have a reasonably laid out lot. Mr. Delonno noted that is why they created a building area definition. Lot layouts discussed; want to discourage irregular shaped lots.

Mr. Driscoll said he would like the idea of a 1-4 unit criteria where pavement could be reduced. He felt there was a big difference between that and 4-10 units. Hel commented that they should probably remain private. Mr. Delonno suggested having flush curb, narrower street (16') utilizing gravel and no sidewalks and creating the 1-4 unit criteria. Mr. Driscoll suggested that 5-10 units would be up to the Planning Board to decide if sidewalks are needed. Mr. Delonno suggested that under certain parameters' sidewalks shouldn't be necessary and he will I put together some language that it is under the board's discretion and will have something for the next meeting.

Mr. Driscoll questioned differences in curbing verbiage on pages 4 and 45....Mr. Delonno will look into it.

Mr. Etoniru felt that a 65 foot radius for cul-de-sacs was really too wide; felt in reality, only needed 55' for fire engine access; 65' was for grass island.....Andrew will craft language. Mr. Driscoll stated that he does like the right of way standards now and they should be left alone; pavement width is different...can be shrunk in certain circumstances.

Street lighting discussed

On a motion by Mr. Hall, seconded by Ms. Guarino, it was unanimously voted to continue the hearing to August 16th at 6:30.

PUBLIC HEARING CONTINUATION ON OLDFIELD ESTATES, II AND MODIFICATION OF SPECIAL PERMIT

Hearing convened at 7:23.

Letter from SEA read into the record.-continue and grant extension in time for Board action to 9/31/17.

On a motion by Mr. Hall, seconded by Ms. Guarino, it was unanimously voted to continue the hearing to August 16th at 7:00 pm and to accept the time for action to 9/31.

MINUTES APPROVED

On a motion by Mr. Hall, seconded by Ms. Guarino, it was unanimously voted to approve the following minutes: 4/4, 4/19, 5/3, 5/17, 6/7 and 6/21.

On a motion by Mr. Hall, seconded by Mr. Driscoll, it was unanimously voted to ask the Town Manager to appoint Jean Guarino to the CPC as the Planning Board representative due to the fact that Mr. Frank Sullivan is no longer a member of the Board. (Did not accept a reappointment)

The members held off on a designee to the Design Review Committee.

Mr. Delonno advised the Board that he would not be present at the August 2nd meeting.

On a motion by Ms. Guarino, seconded by Mr. Hall, the meeting was adjourned at 7:28 pm.

MINUTES APPROVED: _____

CORRESPONDENCE RECEIVED FOR JULY 19, 2017 MEETING

Notices received from surrounding towns:

Town of East Bridgewater ZBA-findings-TMC New England for property at 119 and 109 Bedford St.(CVS) Granted; Malden Real Estate Development, LLC-upheld BI rulings; Lynne and richard Sullivan-upheld; Hearings: 8/2- Shane Craven,

Town of East Bridgewater-Planning Board-Frederick Thompson-607 Bedford St.-Approved special permit to allow change of use from bowling alley to daycare center.

Town of Middleborough Planning Board-Public hearing on 7/11/17-relative to vote to adopt certain changes/amendments to the Zoning Bylaws

Old colony Planning Council Agenda- for June 28th and minutes of 4/26/17 meeting

Directions from Woodard & Curran- "Using stormwater Compliance to Drive Better Sewer System Planning.

Two day Community Access Monitor Training Session 9/26 and 9/27-Make your community more accessible.

SEBLLC- Taj Estates, Mass Housing, Stoughton

South Street Realty Trust- Notice of Intent to sell Agricultural land-South