

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

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

ALSO PRESENT: Mr. Delonno and Mr. Etoniru

FIRE FLY LANE PUBLIC HEARING CONTINUATION

The public hearing reconvened at 6:31 pm.

Brian Dunn, from MBL Land Development, said he submitted revised plans yesterday with latest revision date of 10/3/17. He submitted a waiver request, at the request of the Town Engineer, of Section IV.B.3.a of the Subdivision Rules and Regulations regarding catch basins at the intersection of the existing street to the proposed subdivision. He explained that the proposed street has been designed to allow the existing storm water flow to remain within the area of Summer Street and the design of Fire Fly Lane is such that the storm water from their street flows to the roadway itself and will have no impacts on Summer Street.

There was one other minor change to the plan: the elevation at the top of the weir was matched to the top of the embankment. Mr. Etoniru said he reviewed the revised plans as well as the revised drainage calculations. They basically changed the drainage basin so it works the way it is supposed to work with the proper separation from ground water. The only item relates to the elevation of V Notch weir; now it is consistent with the top of the berm so it doesn't get undermined. The other item is updating two pages in the drainage report so the drainage information matches the report. He said he doesn't expect that to make any difference. There are several drafting items on some sheets that don't belong on the plan that should be taken out.

Jeff Coots -418 Summer Street- asked if steps could be taken to save a 200 year old Maple Tree; it provides a lot of shade to his house and his neighbors. Mr. Delonno noted that the rule of thumb is that if you disturb the root system within the drip line of the tree, you usually end up losing the tree. Mr. Dunn told him that they will try to save the tree; it is in the loamed area on the opposite side of the street from the sidewalk. He said he expressed the same at the Conservation Commission meeting. Mr. Coots was shown the plan.

On a motion by Ms. Guarino, seconded by Mr. Hall, and unanimously voted, the public hearing was closed.

Mr. Etoniru will work with Mr. Dunn to make the revisions and draft a decision letter for action at the October 8th meeting.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to grant the wavier to Section IV.B. a, as requested.

TRINITY CIRCLE

The public hearing was closed at the last meeting.

A decision was drafted by Ms. Dorr and Mr. Etoniru. Mr. Driscoll asked if there were any additional or corrections. He said he had one change...noted that in #16. Trinity Circle should be capitalized. He also suggested that #19 be changed from the Board shall appoint an inspector.... to the "Town Engineer or an appointee". Mr. Delonno suggested that really didn't have to be a condition because it was in the subdivision rules and regulations and most applicants should know that.

On a motion by Mr. Hall, seconded by Ms. Guarino, it was unanimously voted to approve the Trinity Circle subdivision with conditions as cited in the draft, with revisions as suggested and adding the 5th waiver.

MORSE BROTHERS SPECIAL PERMIT/0 OLD PLYMOUTH STREET

The public hearing was closed at the last meeting.
Draft conditions were prepared and reviewed by the members.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to approve the special permit sought by Morse Brothers with the conditions as discussed.

SUBDIVISION RULES AND REGULATIONS PUBLIC HEARING-PROPOSED CHANGES

The public hearing reconvened at 7:00 pm.

The Board discussed the September 21st revisions prepared by Mr. Delonno. Mr. Driscoll-on page 4, section 4.B.6-drainage basins- stated that he felt it had to be cleaned up a bit...felt words were missing...should say "drainage design shall be detention with both surface and underground components taking out("with a"). Next was Section IV.C.4- widths and grades- Mr. Delonno explained that this came from our Town Engineer; he wanted to specify a grade to preserve line of sight; this is to be added to it; everything else will stay as it is. Section IV.C.3.3- access to existing public ways....it should say subdivision of 11 residential lots.....not 2011; should say lots or residential units....Andrew said that it is correct with the track changes but disappeared in the final. Dead end streets- He likes the grass back in there and the hammerhead-he asked if the existing C is eliminated. He suggested that it should still be in there. Andrew said that does stay; C just gets the additional language. Mr. Driscoll said that they really don't go together. He suggested keeping the existing C , D and E and re-letter the rest. Curb Cuts- pretty self explanatory. Repeated again at the bottom of the page...eliminate...check number to be used. Pg 6- required improvements-ok. On the chart-Minimum width requirements- Mr. Driscoll would like to see 1-4 residential lots remain private and before a lot is released, an HOA should be established to maintain the road before a building permit is issued; eliminate the N and have one sidewalk; anything over 5 should be able to be petitioned for acceptance if built according to the rules and regulations. His last comment was the street acceptance issue...he suggested changing the 10 to 5.

Mr. Hall questioned street Monuments wherein it it has 65" rather than 5" and a depth of 360" rather than 36". Mr. Delonno said that again, that is the tract changes; he will make sure it is correct.

Ms. Guarino questioned Section IV.C.3.B.3 minimum Depth requirements where in it says minimum with of XX12" ...was a place holder/with track changes it 12", Mr. Etoniru noted under this same section- for the private road 1-4 lots) because we are reducing the pavement width, you don't need the curbing on that; would have 2' gravel shoulders. Mr. Delonno said that there was some language to that affect and it must have fallen off somewhere.

Mr. Ajemian questioned Section IV.C.3.C.7 curb cuts- Mr. Delonno said that came from the Highway Superintendent due to having curb cuts that vary all over town and he wanted to establish a universal criteria; also when plowing, two curb cuts are a pain in the neck.

Mr. Etoniru noted that subdivisions with 1-4 lots does not require drainage which is consistent with DEP Regulations.

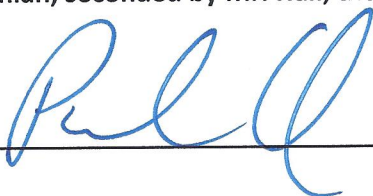
Mr. Driscoll questioned the members if they were comfortable with the 1-4 lots remaining private, with an HOA to be established for a funding mechanism for maintenance? Members were in agreement.

On a motion by Mr. Hall, seconded by Ms. Guarino, it was unanimously voted to approve the changes discussed and take it under advisement to review a clean copy of the document before voting at the next meeting.

This was Mr. Delonno's last meeting as he is moving to North Carolina.

On a motion by Mr. Ajemian, seconded by Mr. Hall, the meeting was adjourned at 7:17 pm.

MINUTES APPROVED: _____



1/17/18