

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

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

ALSO PRESENT: Mr. Delonno

PUBLIC HEARING- A.L. PRIME-124 BROAD STREET

The public hearing reconvened at 6:31 pm.

Tony Guba , Engineer-A.L. Prime, presented a revised draft plan of the site and architectural building plan (they are a work in progress) based upon comments made at the ZBA and Planning Board meetings. The revisions include moving the building up to the front building line and closing one of the driveways and shortening up the others. Parking would now be along the back line and the north property line. The building is just over 2,000 sf which is a little bit bigger than the original that was 1800 sf; still only need 10 parking spaces. He stated that this would eliminate the need to go before the ZBA for a variance. He said they heard the comments about the building not having a flat roof so they have placed a façade with a roof that goes back and a gable roof end faces Broad Street. There is a parapet wall on each side of the building and a similar treatment on the back side and in the middle it would be open for access to the roof (Need it flat for equipment).

Mr. Guba said there was some concern about traffic so he had Traffic & Parking specialists from Gillon Associates do an assessment. He submitted a memorandum dated November 28, 2016-In conclusion, the project will generate much less traffic volume and will not exacerbate traffic congestion in the area. Mr. Guba noted that traffic will be reduced 20%-25% from what it is now. He said that sight distance at the corner was a concern for cars going east off Stetson but based upon his field measurements , that is not an issue. The only possible issue with sight there are the street trees down the street, he said.

Hours of operation discussed; Mr. Guba said he spoke with the owner of the company and he is willing to agree to a restriction on the hours of operation.....he suggested possibly 5:00 am- 11:00 pm. He doesn't expect customers to get in there much before 8:00, but it would provide time for cleaning up the premises.

Mr. Guba noted that there were comments about closing off access to Stetson St. but they couldn't do that; that is probably the way most people will be able to make a left turn out of the site. A comment from the Town Engineer was to make the driveway on to Broad Street a right -turn only and if the Board wanted to make that restriction, they would have no problem with having some signage.

Mr. Guba stated that he was aware that the plans are not ready to take any action; he is here to get input on these revised plans and find out if they are on track with what the board was looking for. If what he has presented is acceptable, it will take him a month or so to put together the final plans, get them stamped and put them all together.

Mr. Ajemian applauded Mr. Guba for their willingness to compromise. Mr. Sullivan agreed; commented that the façade of the building looks great. He said he had no problem with a left hand turn out of Stetson St.

Mr. Ajemian questioned an 8' fence versus a 6' fence. Mr. Guba said that it is his understanding is that an 8' fence is not allowed; they would not object to an 8' fence. Mr. Guba said that the way around it is to seek a variance from the ZBA and the company does not want to do that; the way around it is for Mr. Brazil, the abutter, to request the higher fence and if the Planning Board feels that makes sense, make it a condition of approval and they would accept that.

Mr. Driscoll said he really didn't have an issue with traffic on Broad Street turning left. He asked Mr. Delonno if it made sense to have left turn only onto Stetson to limit the traffic going up Stetson St.? Mr. Delonno noted that a sign works as a discouragement and there really isn't any enforcement. Mr. Driscoll questioned the building material? He was told HardiePlank for the most part; the majority of the building will be white; the awnings over the windows will be yellow with blue lettering and bubbles. Mr. Driscoll commented that he felt the building was a big improvement but asked if there was any way they could make it look more New England style. The CBD calls for New England style that compliments the Down Town District. Mr. Guba said they are trying to tie this in with another Laundromat to have an identity.

Mr. Sullivan questioned what the parking lot lighting would be. Mr. Guba stated that he will have the lighting reevaluated; will probably not be significantly different than the last lighting plan but will be moving them around. All lighting fixtures will be LED high efficiency. Currently it is showing three fixtures. Lighting will be a bit more than half of what is there now.

Mr. Candito-37 Stetson Street-requested would appreciate only left turn out on to Stetson Street. He asked that the Board contact the Town Manager, Police Chief about no parking on Stetson Street. He gave the board a sheet with the hours of operation for the existing gas station- 6-11 Mon-Friday; 7-11 on Saturday and 8-8 on Sunday. He asked that they keep the same hours for the Laundromat. He asked if there would be new sidewalks on Stetson Street. Mr. Guba said the intent would be in the area out of the driveway down left to Broad Street would be done over. Mr. Driscoll suggested that the Town Engineer review that and suggested making it a condition of approval.

Mr. Guba addressed parking; he suggested that possibly parking be limited in front of the building on Broad Street and also on the south side of the building. Mr. Sullivan suggested that Andrew bring the issue up with the traffic Committee now. Mr. Guba felt that construction should start in April and it might take 3-4 months for construction. Mr. Candito asked that the repaving of Stetson Street be looked into. Mr. Delonno said he would check into the status of that as well.

Melissa Desjardin-40 Pearl Street-asked if Bridgewater had a minimum curb cut width...she asked if they could be cut down to 24'; would be safer for pedestrians and would provide more green space. Mr. Delonno agreed that shortening the curb cut is advisable and so was having additional green areas especially for recharge. Mr. Guba spoke about snow storage on the right of access from Broad Street. Windows on the Stetson Street side were requested. Mr. Guba indicated that was a storage area and windows were not necessary; Fake windows were requested just for the esthetics of the building. He said the venting for the dryers will be coming out the side and back of the building and there will be about 3 of them on each side.

Mr. David Brazil requested that an 8' fence tapering down to Stetson Street be installed to give more protection for his tenants. He requested a copy of the lighting plan when available. Mr. Guba noted that the lighting on site is less than 7' candles.

After a bit more discussion, **Mr. Ajemian made a motion to continue the hearing to January 18, 2017 at 6:30. Mr. Hall seconded the motion and it was unanimously voted.**

Mr. Guba, on behalf of A.L. Prime, agreed to a permit approval extension to January 31, 2017 to provide additional information to the board for consideration at their January 18th meeting.

CLAREMONT PARKING LOT

Mr. Delonno prepared a draft decision that was read into the record by Ms. Guarino.

Mr. Sullivan suggested an amendment to condition #1-"the parking lot lighting shall exceed 8' candles."

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to approve the conditions of approval with the suggested amendment by Mr. Sullivan.

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

DYER SITE PLAN MODIFICATION

The public hearing reconvened at 7:33 pm.

Mike Koska said he met with Mr. Etoniru this morning; talked about grease trap and capacity for grit chambers for parking lot for building and the one for employees. Drew met with Ron Ladue and agreed with his comments and recommendations. He explained how the surface water runoff in this area will continue to the brook.

All of the runoff from Mill Street goes that way and they will not impede the flow. Mr. Koska explained that National Grid has an easement across the property; however, they do not own the property. They are working with National Grid to make sure they have adequate access and do not impede access in any way. One of their comments on the original site plan was about the dumpster and he has changed the location. He has addressed all concerns in their original letter of 2015. They have a copy of these revised plans and he hasn't heard anything from them. He has added the ADA standards to the plan for handicap accessibility. They didn't expect the town to be responsible for snow removal. Six inch granite curb on radii has been added to both entrances as requested and then transitions to Cape Cod berm. They are not planning any road cuts on Mill Street for utilities.

A drawing of the building was submitted. Mr. Driscoll asked if it was a steel building...he was told yes, but, it might change. Mr. Driscoll questioned if the board could vote on the plan without comments from National Grid. Mr. Delonno said yes; they could take up to 6 months; any changes they may make, could be addressed by a minor modification. Azu's comments have been satisfied.

On a motion by Mr. Ajemian, seconded by Mr. Sullivan, it was unanimously voted to close the public hearing.

On a motion by Ms. Guarino, seconded by Mr. Ajemian, it was unanimously voted to approve the special permit to allow the restaurant use.

On a motion by Mr. Ajemian, seconded by Mr. Sullivan, it was unanimously voted to approve the modifications to the site plan with typical conditions for Industrial and Azu verifying the changes made.

DISCUSSION-OLDFIELD ESTATES CLUSTER DEVELOPMENT

Mr. Delonno explained that Mr. Silva brought in a plan for Oldfield, Phase II at the end of October. In reviewing the conditions of Phase I, it was found that the construction of all ways and services and installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Board within a period of two (2) years from the date of endorsement of the plan. Failure to do so shall automatically rescind approval of the plan. He got into discussions with Town Counsel about it and it appears that Phase I has expired. Mr. Silva noted that in their most recent application, there was a modification to the original open space special permit and the second phase subdivision plan. Mr. Silva commented that there has been some discussion on whether or not the Planning Board should put that condition in there because the reality is that you don't build out a subdivision within two years, unless it is 3-4 lots. Mr. Delonno's recommendation to the applicant was to re-file Phase I, with the town possibly waiving the filing fees and proceed with Phase II. He stated that the original special permit is still valid. Mr. Silva stated that they will be seeking a modification to the special permit; at the time it was done, the wetland line was a partially flagged wetland line and partially a GIS wetland line in the back; some of the land was left out to be considered in the Walnut Woods side; was actually 75 lots. Mr. Silva stated that the overall master plan was done under the original open space bylaw which was recently changed so he wants to clarify how long he can go before he would be forced to be under the new rules. He also stated that the way frontage used to be determined was also changed by the previous building inspector which was once you reached the 150', wherever it was, became your front setback; he doesn't want to find himself in a situation where the new bylaw for the modification will have the benefit of that same provision. Mr. Delonno stated that his interpretation of it is that it is a valid special permit and they should continue to operate under that special permit as granted; the new law wouldn't be applicable to that, he said. Had the special permit expired, then all bets would be off. He commented that it was a non-issue unless the Board takes exception to what he just stated. Mr. Delonno recommended that they go forward as expeditiously as possible. Mr. Silva said they will resubmit Phase I and delay both the modification to special permit and submittal of Phase II. It was decided that the fees submitted for Phase II should be returned.

On a motion by Ms. Guarino, seconded by Mr. Ajemian, it was unanimously voted to adjourn the meeting at 8:23 pm.

MINUTES APPROVED: _____

