

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: 7 June 2017

TIME: 6:30 pm

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

6:30 – Public Hearing –Proposed changes to the
Subdivision Rules and Regulations

7:00 –Coparts public hearing continuation- 785 Elm St.

7:00- Public hearing continuation-Firefly Lane
438 Summer Street Summer Street-Map49, Lot 99

7:00 – Public Hearing continuations-Oldfield Estates, II
and Modification of Special Permit originally issued for the
Oldfield Cluster

7:00- Public hearing continuation- Trinity Circle -Map 100,
Lot 90 and Map 87, Lot 142 (off Ashtead Road)

Board Business

- Minor modification-ACS site plan-693 Elm St.
- Release of First Street Bond
- Acceptance of road bond and release of lots at
Bridgewater Preserve

- Leslie Dorr, Office Administrator

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

MEMBERS PRESENT: Mr. Driscoll, Mr. Ajemian and Mr. Hall - Absent were: Jean Guarino and Frank Sullivan.

ALSO PRESENT: Mr. Delonno, Mr. Etoniru (arrived at 6:58) and Mr. Paul Malone (candidate for Associate member)

PUBLIC HEARING ON PROPOSED CHANGES TO THE SUBDIVISION RULES AND REGULATIONS

The public hearing convened at 6:30 pm. The legal notices were in the Enterprise on 5/24 and 5/30.

On Wednesday, June 7, 2017 at 6:30 pm, in the Council Chamber in the Academy Building, the Bridgewater Planning Board will be conducting a public hearing for the purpose of amending the Subdivision Rules and Regulations Governing the subdivision of Land in Bridgewater, MA. The amendments will be to Section I.B. Filing Fees, Section II. A. Definitions, Section III.B.3.f/ Elevation benchmarks, Section IV.B.1.c On-site soil conditions, Section IV.B.6.Drainage Basins, Section IV.4. Right of Way Widths and Grades, Section V.B.13 Construction Activities, Section V.B.23. Street lights, Section V.B.25 Monuments and Section X.X.XX Street Acceptance.

Approval-Not-Required Plans	\$300.00 plus \$100.00 per lot created or modified.
Site Plan	Minor Site Plan: \$500 for ANY modification of existing, approved Site Plan, or a new Minor Site Plan (creating no impervious surface). Major Site Plan: 1. \$1,000 Site Plan creating up to 10,000 sq of impervious surface 2. \$1,500 Site Plan creating from 10,001-50,000 sq ft impervious surface 3. \$2,000 Site Plan creating greater than 50,000 sq ft impervious surface ALL Major Site Plan applications require \$2,500 Professional Review Fee.*
Special Permits and Modifications	\$800 + \$.25 per sq ft over 20,000 sq ft of gross building area + \$2,500 Professional Review Fee, if required.* \$500 for ANY modification AND \$2,000 Professional Review Fee, if required. *
Preliminary Subdivision Plans	\$500.00

Definitive Subdivision Plans	\$4,000 plus \$100.00 per lot plus \$6.00 per linear foot of street centerline created AND \$3,000.00 Professional Review Fee.*
Plans amending, modifying, or rescinding previously approved subdivision plans.	\$300.00 for minor modification. \$750.00 for major modification AND \$2,500 Professional Review Fee, if required.*

*Any professional review by outside consultant only. Review fees are based upon actual review hours and can exceed figures in this schedule. Any outstanding amounts are due prior to issuance of decision by the Board. Any unused portion, of review funds, is refunded to the applicant of record.

Site Compliance Inspections	Fee
Subdivision Up to 9 lots	\$500
Subdivision 10-25 lots	\$1,250
Subdivision 26-49 lots	\$1,500
Subdivision 50 lots or greater	\$1,500 and \$25/lot over 50 lots
Site Plan w/o impervious surface creation	N/A
Site Plans creating up to 10,000 sq ft impervious surface	\$500
Site Plans creating 10,001-50,000 sq ft impervious surface	\$750
Site Plans creating over 50,000 sq ft impervious surface	\$1,000

Section II.A. Definitions:

LOT - means an area of contiguous land in one ownership, with definite boundaries, used or available for use, as the site of one or more buildings with side lot lines substantially at right angles or radial to street lines. Lots shall generally be configured in uniform geometric shapes favoring right angles wherever practical. At no point shall the lot width decrease to less than 75% of the lot frontage

LOT BUILDING AREA - the building envelope suitable for development consisting of the two dimensional horizontal rectangle drawn between current allowed front, side and rear zoning setbacks.

Section III.B.3.f. Elevation Benchmarks f. Location of all permanent monuments properly identified as either existing or proposed. All elevation benchmarks shall be North American Vertical Datum of 1988 (NAVD)

88). ~~to and employ the N.G.V.D system or equivalent to be compatible with the GIS System of the Town of Bridgewater.~~ A minimum of two elevation benchmarks shall be shown on a definitive subdivision plan.

Section III.B.4.3.b. Performance Guarantee – Surety

~~If the Board shall have decided at any time during the term of the surety that the cost of the improvements have risen substantially and the performance guarantee is no longer sufficient to cover construction costs, then the Board may increase the value of such surety by an appropriate amount.~~

Annually, prior to the anniversary of the project approval date the Planning Board shall request the Town Engineer and Highway Superintendent review the posted surety assuring the amount is valid and sufficient to cover the cost of completing the required improvements to infrastructure. Accordingly, the surety may then be adjusted by Planning Board vote to reflect revisions and the current costs of construction.

Section IV.B.1.c. On-site soil conditions:

Upon submission of a Definitive plan, the applicant's engineer shall submit an analysis of soil conditions for any on-site drainage and any off-site mitigative drainage proposals. Test pit data and logs shall be submitted with the analysis depicting starting elevation, the soil type and consistency at point elevations and the depth of maximum seasonal groundwater, if discovered during exploration. All groundwater level determinations and soil suitability evaluations for stormwater management system design shall be performed and witnessed by the Town Engineer or designee.

Section IV.B.6. Drainage Basins: ... the on-site recharge through recharge structures (similar to that as shown in detail drawing number illustrated in Detail 10 in the attached Appendix)...

Drainage design shall be detention with a recharge component as designed by a Massachusetts licensed engineer and basins shall be designed in compliance with the current requirements of the Massachusetts Stormwater Management regulations as required by the Department of Environmental Protection.

Section IV.C.4. Right of Way Widths and Grades: A maximum grade not exceeding two percent (2%) shall be specified for the first one hundred feet (100') of any new subdivision roadway as it approaches intersection with an existing public way.

B.2. MINIMUM WIDTH REQUIREMENTS (in feet)

Street Class	Layout Width	Pavement Width	Sidewalks
Minor Arterial road or serving industrial or commercial building area of greater than 100,000 gross ft ²	50'	32'	Two @5'
Collector road or serving industrial or commercial building area of 100,000 gross ft ² or less	50'	30'	Two @5'
Sub-Collector or greater than Over 60 50 Residential units*	46'	28'	Two @5'
11-24 Residential Lots or 21-A (16 20 to 5949 residential units*)	44'	24'	Two @5'

6-10 Residential Lots or B (6 11 to 15 20 residential units*)	40'	22'	One @ 5'
5 Residential Lots or C (2 to 5 up to 10 residential units**)	40'	20'	One @ 5'

**-Any streets not built to Town standards will not be accepted as public ways. **Streets with 10 residential units or less shall remain private ways and require associations or other means of funding street and stormwater system maintenance and repair.*

Section V.B.13 Construction Activities An as-built plan of drainage improvements off-site shall be prepared and the performance of the stormwater management system certified as generally in conformance with the approved plans and specifications by a Licensed Registered Professional Engineer ~~submitted~~ must be approved by the Planning Board, prior to release of any performance guarantees.

Section V.B.23. Streetlights: ~~Streetlights shall be installed as required by the Town Council after consultation with the Agent and the utility company.~~ Street lighting shall be provided installed and operational ~~by the developer before~~ prior to issuance of the first penultimate Certificate of Occupancy. ~~the first house is occupied~~ Subdivisions of 21, or greater, residential units shall provide for street lights installed at ~~the~~ a ratio of one light per every four (4) house lots but no greater than 800' as well as major intersections, or as determined by the Board as promoting public safety. ~~but not more than 600', or the developer may place~~ Lights are to utilize LEDs for energy savings. Poles to be located ~~on~~ behind property ~~lot lines~~ boundaries at the back rear of the sidewalk area. Subdivisions of 20 residential units or fewer shall provide lighting in the form of post lights, or similar, at a minimum ratio of one post lamp, or similar, per every four (4) house lots at the driveway opening approximately 10' from the rear of pavement or back of sidewalk ~~(this is the preferred method).~~

Section V.B.25.Monuments: Granite Reinforced concrete bounds (5"x5") shall be placed to a depth of 30"...

Section X.X.XX Street Acceptance: Streets with fewer than 21 residential units, or streets that are dead ends, cul de sacs or not through streets are created for the sole use of the property owners and shall not be accepted by the Town of Bridgewater. Nor will the Town of Bridgewater, irrespective of number of units or type of street, accept streets that are not constructed to the specifications herein and shall therefore remain Private Ways and an association or other funding mechanism shall be established for street and stormwater system maintenance and repair.

Section X.X.XX Site Plans

Site Plan review submission Requirements:

ADD:

- PDFs of all proposed plans
- elevations of façade and any sides greater than 30% visible from a public way
- material list of façade and

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Mr. DeLonno gave hard copies of the proposals to each member and then walked them thru each one.

Fees- Mr. DeLonno said he surveyed all the fees of the surrounding towns and these fees are very competitive; not at the bottom and not at the top but somewhere in the middle. Mr. Driscoll noted that he had done the same and these fees seem very reasonable. Mr. DeLonno said that the site compliance inspection fees are for the engineer and conservation agent to do inspections that will insure compliance with approved plans. It also captures site plans which were not included in the old schedule of fees. Mr. Driscoll suggested creating a SECTION 1B2 for the consultant fees because they are not filing fees. Mr. DeLonno said he would create the title.

Mr. DeLonno commented that most of these suggestions have come up from issues that have been raised in the Board's deliberations of applications or suggestions by consulting engineers, the Town Engineer, or engineering representatives of applicant's.

Lots- Language taken from other towns-lots should be geometric shapes...rectangles, squares, etc. This should help with the gerrymandering and having irregular shaped lots that generally causes problems amongst neighbors.

Elevation Benchmarks-universal benchmarks are usually the North American Vertical Datum of 1988 and the Town Engineer recommends that a minimum of two elevation benchmarks be shown on a definitive subdivision plan.

The surety-time and time again it has come up that there isn't sufficient surety left in the subdivision bond. This will provide a mechanism to increase the bond with rising costs. Mr. Driscoll questioned what mechanism's do we have if we have already released all the lots. Mr. DeLonno suggested perhaps holding on to a lot to compel compliance. Mr. Driscoll suggested having

a mechanism or criteria for getting it from the developer...perhaps not issuing anymore building permits for example.

Section IV.B.1c- On site soil conditions- recommended by the Town Engineer. He doesn't in any way perform these tests; he just witnesses.

Section IV.B.6- Drainage Basins- recommended by the Town Engineer-detail 10 eliminated; when created it was for one particular method of supplying a recharge component; other ways are acceptable if the basins area designed in compliance with the current requirements of the Massachusetts Stormwater Management regulations as required by the Dept. of Environmental Protection. Mr. Driscoll noted that many other towns add "best practices" of Stormwater Management.

Section IV.C.4- Right of Way widths and Grades-recommended by the Town Engineer-to minimize potential for icing...public safety consideration.

B.2 Minimum Width Requirements -this chart is a result of discussions with Mr. DeLonno and Mr. Driscoll over the past few weeks. The layout widths are basically the same; the pavement widths have been reduced. Mr. DeLonno said he had mind to reduce them further, but he wanted to get feedback from the Board members first. The benefit is that we would be reducing the amount of Stormwater runoff. Mr. Driscoll questioned the difference in traffic if you have three single family homes verses two duplexes? There would be potentially more traffic with the two duplexes, he said. (This discussion was in reference to the last two categories 3-5 residential lots or residential units with 20' of pavement or 1-2 residential lots or 1-4 residential units with 16' of pavement) Mr. Driscoll suggested sticking with units rather than lots. The Board members will mull this over. Mr. Driscoll felt that the radii should be clarified in this section. Mr. Driscoll questioned when we talk about pavement, is that just the travel way or including the berm? Mr. DeLonno said the travelled way. Mr. Driscoll felt it should be clarified.

Members then discussed the section about streets with 10 residential units or less shall remain private ways requiring associations or other means of funding street and stormwater system maintenance and repair. Mr. DeLonno explained that our Highway Dept. is very short staffed and these small subdivisions should remain private because they can't be efficiently plowed or maintained. Mr. Driscoll commented that he is not in favor of it; he understands why it is being proposed; felt this should be talked about with the Town Council. Mr. DeLonno agreed.

Construction activities-just cleaning up some language

Street Lights-The Town has approximately a \$200,000 annual street light bill and looking for ways to minimize it.

Mr. Etoniru arrived at 6:58.

Monuments- No one uses granite anymore because it is difficult to find.

Street Acceptance

Section X.X.XX. Site plan requirements

Mr. DeLonno suggested that the Board mull this over and continue the hearing. Mr. Driscoll commented that in the mean time he will reach out to Tim Fitzgibbons. Mr. DeLonno advised the members that he will be on vacation during the next Planning Board meeting.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to continue this public hearing to July 19th at 6:30 pm.

FIREFLY LANE PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:03 pm.

A letter dated June 2nd received from Daniel Vieira requesting a continuance of the public hearing to June 21st and that the time to act is extended to July 14, 2017.

Mr. Driscoll commented that it is his understanding that this subdivision is being revamped; he suggested that the Board request that time for action be extended to August 31st. Mr. DeLonno felt that we could certainly request that of the applicant.

Mr. Robert Gamperoli commented that the test pits were done when we had a severe drought situation. He commented that the pond in back of his house (he lives across the street) has come up three feet and asked if anybody has gone back down there and looked at those test pipes. Mr. Driscoll asked Mr. Etoniru if it made sense for him to go back down there? Mr. Etoniru said not really.

Mr. Coots stated that he lives right at the proposed area of where they are going to put the drainage; he walked back there last week and the ground is sinking about two feet. He asked if anybody had been out there lately.

Mr. Driscoll commented that right now we really don't have a plan; it is being revised and when received, we can evaluate it. At that time, if the Board deems it necessary, they can ask the Town Engineer to go out there and see what would be required. Mr. Coots commented that he feels there are also marker issues; it came to his attention that more than one has been removed. Mr. Gamperoil said there was a historical marker out in front of this house between the sidewalk and the street that was a tie up for horses back in the 20's. (Was on Town property). Mr. DeLonno said that is really not a Planning Board issue.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to continue the hearing to June 21 at 7:00 pm and to accept an extension in time for Board action to August 31, 2017.

COPARTS PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:11 pm.

A letter read from Lawrence Silva requesting that his client, Copart Inc. be allowed to withdraw the petition for site plan approval before us for 785 Elm Street.

Mr. Driscoll questioned why they requested a withdrawal without prejudice. Mr. DeLonno said that they didn't feel that they were going to get an approval and decided to pursue other options....withdrawing without prejudice does leave the door open if they do decide to make another application.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to accept the Copart application withdrawal, without prejudice.

OLDFIELD, II AND MODIFICATION OF SPECIAL PERMIT PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:13 pm.

A request to further continue to July 19, 2017 received from Silva Engineering for both hearing. The continuance will allow for sufficient time to complete 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; also granted an extension of time for Board action to August 31, 2017.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to continue the hearings to July 19, 2017 at 7:00 pm and accept the extension of time for action to August 31st.

TRINITY CIRCLE PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:20 pm.

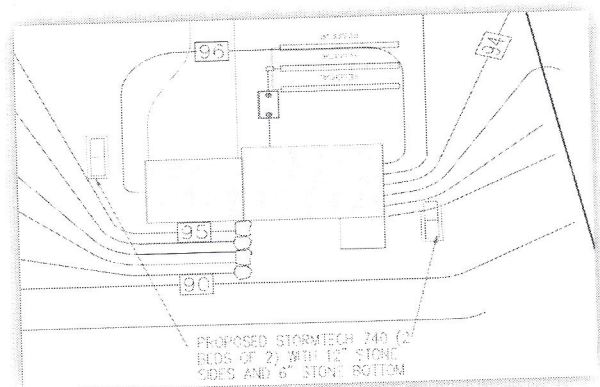
Email dated 6/7/17 received from Azu Etoniru received and read into the record:

"The workload in the office which has included a lot of inspections, plan reviews, coordination of town projects, and meetings has put a lot of strain on the time allotted towards each task! Nevertheless, I have completed an initial review of the revised subdivision plan dated May 12, 2017 and the stormwater management report dated May 12, 2017. Significant effort has been made through the revised plan and

the report to address the comments and concerns documented in my prior review correspondences and email transmissions. The two drainage basins that were located adjacent to the abutter's septic system on the south side of the subdivision have been removed; the drainage analysis has been expanded to include some of the offsite conditions; a new drainage basin has been designed and located upgradient of the prior two basins and I witnessed soil evaluation and groundwater level determination at the new basin location on April 27, 2017. However, several concerns remain with respect to the stormwater management system design: conformance to recharge requirement has not been properly documented; the existing deficient stormwater conduit from Ashtead Road has not been properly accounted for, albeit the culvert size that conveys runoff from Forest Street under the existing driveway is being upgraded; following each storm event, stormwater runoff on the downstream side of the aforementioned existing culvert pools and stagnates behind the abutting lands of Witcher and Weigold Family Trust; the area drain proposed adjacent to the wetlands area behind lot 5 is not advisable; drainage manhole #DMH 5 is specified as a four (4) foot diameter manhole is not practical. This manhole is designed with four 15 inch conduits entering into the structure, and one 24 inch conduit exiting the structure! The four (4) diameter specified would simply not work. Three 15 inch pipes and one 24 inch pipe add up to seven (7) feet, so one is left wondering a four (4) foot diameter manhole support a seven (7) foot need, the note added on detail sheet 9 of 12 notwithstanding. Given the soils conditions at the site, all drainage pipes should be designed with at least a minimum bedding of 6 inches of crushed stone underneath the pipes."

Rebecca Baptista was present representing Silva Engineering. She submitted a letter in response to the comments by the Town Engineer which she reviewed with the Board.

- TE Comment 1: Conformance to recharge requirement has not been properly documented.
- SEA Response: The Stormwater Management calculations have been revised to include this information. The required recharge volume will be met with subsurface infiltration at each lot. The required volume of $2,632 \pm$ cf divided among 7 new house lots requires a minimum of 376 cubic feet. The typical layout shows 2 sets of 2 Stormtech (or equal) chambers in stone.



Rebecca commented that she looked thru the drainage report and found out that they didn't update to the newest regulations. She made sure that they are showing each roof that would be recharged into 2 sets of stormwater chambers in order to meet the requirement. The recharge volume required would be divided by the 7 new houses and could be part of the conditions, she said.

Mr. Etoniru stated that there will have to be test pits done at each recharge location. He questioned the enforcement mechanism for individual home owners to make sure that those recharge systems are being maintained on a long term basis. Mr. Ajemian questioned whether or not we have done this before? Mr. Delonno said this is typical of commercial development, but not necessarily in residential. Rebecca noted that they have done this in several other towns and the Building Inspector actually has to oversee the location of these. Mr. Driscoll questioned whether or not we allow roof drains to be incorporated in the pre and post calculation with regard to recharge? Mr. Etoniru said that there are two issues here in tandem; the first is the recharge volume

requirement in Stormwater Management guidelines that allows you to demonstrate volume calculation based on what your recharge volume is; however, they cannot meet the post development rate of run off at 90% with that; at least, up until now, he has not seen that demonstrated.

TE Comment 2: The existing deficient stormwater conduit from Ashtead Road has not been properly accounted for, albeit the culvert size that conveys runoff from Forest Street under the existing driveway is being upgraded;

SEA Response: The nomographs for documenting compliance were inadvertently labeled "existing" and not "proposed." I have revised the heading and included a summary in the table below.

Headwater Depth for each Storm Event:

	Existing 1 – 18"	Proposed 2 – 24"
2-year	96.1	94.4
10-year	99.4	94.8
25-year	102.1	95.1
50-year	105.1	95.3
100-year	107.4	95.7

The elevations of the runoff flowing through the culvert are reduced with the larger sized culverts also stormwater will not flow over the new roadway at elevation 98.

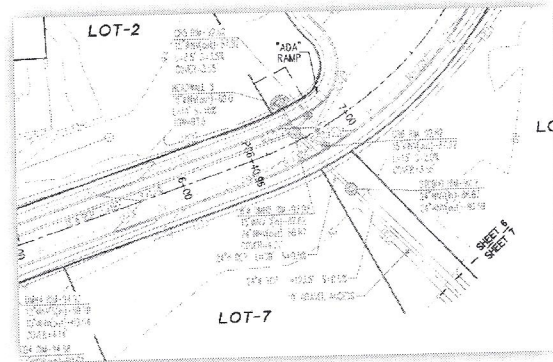
TE Comment 3: Following each storm event, stormwater runoff on the downstream side of the aforementioned existing culvert pools and stagnates behind the abutting lands of Witcher and Weigold Family Trust; the area drain proposed adjacent to the wetlands area behind lot 5 is not advisable;

SEA Response: This ponding and stagnation is an existing condition. The proposed drain line behind Lot 5 is proposed to try and alleviate this condition.

Rebecca noted that the drainage easement is existing and probably should have been maintained; she said if this is not an acceptable approach, they can leave it alone but that won't fix the stagnation and ponding that is out there now. Mr. Driscoll questioned whether the ponding was on the church property? She said yes; has turned into wetlands, so what they have proposed on lot 5 has been proposed. Mr. Driscoll questioned if the pipe was perforated; no it is solid; just to move it along. She doesn't want it recharged in an already wet area. Mr. Etoniru stated that the water table there is only two feet down so it will be installed in ground water; water seeks its own level, so it is not going to move. He agreed that it was an existing condition; if left alone, there is no responsibility because there is no roadway; if approved as proposed, then the Town, if road accepted, will inherit the problem. At the end of the day, the pipe that is there right now is submerged; so increasing the pipe size really doesn't matter. Unless they find another way to put that into their drainage system, they are not addressing the deficiency that is required in the regulations to get resolved. This is not a satisfactory solution to fixing their problem, he said.

TE Comment 4: Drainage manhole #DMH 5 is specified as a four (4) foot diameter manhole is not practical. This manhole is designed with four 15 inch conduits entering into the structure, and one 24 inch conduit exiting the structure! The four (4) diameter specified would simply not work. Three 15 inch pipes and one 24 inch pipe add up to seven (7) feet, so one is left wondering a four (4) foot diameter manhole support a seven (7) foot need, the note added on detail sheet 9 of 12 notwithstanding.

SEA Response: Agreed, a four foot manhole at DMH 5 is very impractical. The drain manhole is proposed as a 6-ft diameter manhole and only one label was found to document that intent. Additional labeling for this manhole will be added to the final plan set.



TE Comment 6: *Given the soils conditions at the site, all drainage pipes should be designed with at least a minimum bedding of 6 inches of crushed stone underneath the pipes.*

SEA Response: A note will be added to the detail sheet and each plan and profile sheet calling for a minimum of 6-inch stone bedding.

A member of the church council expressed frustration on the length of time it has taken; she said the church intends to sell the property as a subdivision. Mr. Delonno explained that it is not unusual to subdivisions to take considerable time, especially when you have a challenging site. He commented that there may reach a point that if the plans do not satisfy the Town Engineer or the Planning Board, then the applicant at some point may have to reconsider their development plans; a plan B should be in the back of their minds, he said.

Mr. Driscoll commented that there is no recharge in the bottom of that system, so where does the recharge take place? Rebecca stated that the soils here are terrible; so the requirement for recharge is very minimal. She is trying to show that these roof connections meet the requirement for recharge. Mr. Driscoll questioned how can the Board be sure that the recharge will actually occur in those roof drains? Rebecca commented that unless a camera is put down there, she couldn't know if it works. Mr. Driscoll commented that his concern is that there isn't good material here.

Tom Bergeron- lives on Lot 1-commented that what we have now is problematic; his driveway gets flooded during rainfall; it all comes from Ashted Road and he knows that with a subdivision, they would end up with better conditions than he has now. Mr. Driscoll stated that is his big concern and Mr. Bergeron just made the point that there are tough soil conditions and we don't want to make it worse for other people. Mr. Delonno commented that putting in more impervious material isn't necessarily going to alleviate Mr. Bergeron's problem. He said that recharge requirements have to be met and if it can't be met, that is a consideration for the Board. He said there are a lot of things that have to go into the calculus for the Board's decision; he commented that it may come to the point

June 7

where the board is just going to have to either decide or say that the applicant has to have this modified, or it will not be approved.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to continue the hearing to June 21, 2017 at 7:00 pm and accept an extension to August 31st for action.
(Rebecca gave a hand written extension letter)

DISCUSSION ON MODIFICATIONS TO THE MEADOWS SUBDIVISION

Mr. DeLonno presented a plan showing proposed locations for trees and street lights at the Meadows Subdivision. He said this was overlooked in the original review of this subdivision. Mr. Driscoll questioned whether or not he should recuse himself as he has involvement with this developer in another subdivision; he stayed so the Board would have a quorum to discuss it. Mr. DeLonno said it was simply for discussion at this point because the applicant does have to come in with an application for modification. He said that the applicant just wants feedback on whether he can plan basically one tree per lot and three lights that would be taken over by the Association. Mr. DeLonno asked if it would be the board's preference for one pole light every 4 houses or the three lights shown on the plan. Mr. Driscoll explained that this is a cluster subdivision and Mr. Cincotta was concerned because there is only 50 feet of frontage and having so many poles; he would like to use low, profile LED lights, one every 4th house, with one at the intersection of South. Mr. DeLonno noted that it only involves one additional light from what you see on the sketch. Mr. Driscoll commented that he liked the addition of the trees; Mr. Ajemian and Mr. Hall agreed. Mr. Driscoll spoke about visiting other subdivisions in surrounding towns who have used the low LED light which he likes better than having poles everywhere. The members agreed with the public street lights paid by the association. They will be in the public layout because they are owned by a public utility.

RELEASE OF FIRST STREET BOND

An email dated 6/5/17 from the Town Manager was read into the record:

The Property owners of First Street are working with the Town of Bridgewater in extending wastewater treatment to First Street. Wastewater treatment, according to the guidelines set forth by the Department of Environmental Protection in the Town's discharge permit, is a priority in areas of environmental sensitivity. The location of First Street is proximal to Areas of Critical Environmental Concern as well as a State designated Preferred Protection Area.

To fund engineering and design of the sewer line extension, the town of Bridgewater is seeking release of all remaining bond funds, approximately \$50,466.00 to the Town of Bridgewater. Town Counsel has reached out to the developers of the First Street project and neither of the trustees has an interest in making the requisite improvements to the infrastructure and has

thus forfeit their claim on the bond funds. The Town of Bridgewater will recoup all funds expended on the First Street sewer project through a betterment, i.e. special assessment to the First Street property owners.

Mr. DeLonno stated that they would send the sewer down First Street, to be paid by a betterment and the owners would upgrade the road and accept the maintenance of the road. Mr. DeLonno explained that discussions on this have been going on since he started here and all the lot owners are on board with this.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to release entire road bond that is on deposit for First Street to the Town of Bridgewater.

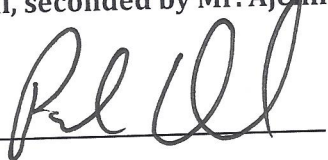
ACS MODIFICATION

Modification to Alternative Compassions Services, Inc. site plan (former Walsh property) was prepared by SEA and is dated 5/15/17. Mr. DeLonno outlined the changes: the parking lot layout changed due to the fact that originally the site was configured to allow for large trucks coming and going; this increases the car parking spaces. (pavement not increased-actually a small reduction). They are modifying the façade and entrance to allow for better pedestrian access due to the slope. The rear was reconfigured somewhat. Mr. Etoniru said he was comfortable with the revisions.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to accept the modifications.

On a motion by Mr. Hall, seconded by Mr. Ajemian, the meeting was adjourned at 8:00.

MINUTES APPROVED:

 7/19/17

CORRESPONDENCE RECEIVED FOR JUNE 7, 2017 MEETING

Notices received from surrounding towns:

Town of East Bridgewater Zoning Board of Appeals: Hearing on 6/7/17-TMC New England-CVS; Lynne and Richard O'Sullivan; Chris Lyons

Town of East Bridgewater Planning Board-Hearing on 6/12/17 on application by James Coffey and Frederick Thompson to renovate the existing bowling alley and convert it to a Day Care Center.

Town of Halifax- Planning Board-change of site plan for Solar Array-69 Summit St.

Town of Raynham Board of Appeals-Hearings on June 14th- Petition no. 941-Russell Chuckran; Petition No. 942- Jaime Rebello and Chantelle DosSantos, Petition No. 943-James and Katherine Januse

Decision: Petition 920- Forge River Place-approved with conditions.

Old Colony Joint Transportation Committee- Meeting on 6/1 agenda; minutes of May 4th.

Public Works Magazine-May