

SUBDIVISION RULES AND REGULATIONS PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:00.

Mr. Driscoll said that we just received the revisions today due to Andrew leaving; he lost some of his notes and some changes were not reflected in this document. He suggested starting with page 1 for discussions.

Page 1-There was discussion about the cost per linear foot of street centerline-presently \$5.75 with a provision that states effective January 2012 the fees shall be \$5.75 per linear foot. It shall be adjusted on each ensuing January 1, by application of a formula and rounding the results to the nearest .25. This was previously calculated by the Town Treasurer. Mr. Etoniru said we are trying to simplify because that was too complicated. He suggested the following: * the Planning Board shall review the \$6.25 per linear foot of street centerline fee on an annual basis and shall adjust the rate to account for road cost escalation and inflation. The fee growth rate may be annual and not less than three percent. A date was suggested to do this on July 31st. The formula reference in existing rules to be taken out.

Page 2- on the fees; add "a minimum of" for Professional Review Fee". ..

Page 3-All new section-Inspection Fees. Site compliance inspection/fees should not be in the box. They are titles.

Mr. Driscoll said he had no problem with the definitions on page 3, but his problem is that Andrew added a "c" but there is an existing c...is that one staying there? Have to make it clear on what is staying and what is being deleted. We have to see what language is being integrated with the new language.

Mr. Etoniru suggested getting the word document of the 2012 Rules and Regulations, take these changes, as amended, and put them in the document. Mr. Etoniru stated that he agrees with the definition of lot shape but, it should be defined in the zoning bylaw, not in the rules and regs. (80' diameter radius). It was discussed to leave the definition of lot as it is right now and combine all under lot building area. Mr. Etoniru will change it.

Page 4-Mr. Driscoll said that Section iv.B.6- drainage basins still needs to be clarified. Azu will provide the proper language; with detail 10 being preferable but now giving flexibility for something else that is comparable.

Section IV.C.3.5 Intersections- page 5-ROW has to be cleaned up; make it clear that there is radii on both sides of an intersection. Mr. Driscoll expressed concern that engineers interpret different ways; should have 40 feet with two radius. Mr. Etoniru suggested saying "that ROW radii at intersections shall not be less than 20 feet ; the ROW radii shall not intersect without a radius" He agreed that they way it is written now, you are not required to have radius.

Section IV.C.3.6- Dead End Street....change 10 to 11 residential units....combine C&D....blacktop verses grassed island discussed. Board favored the island; Building Inspector, blacktop. He commented that damage is done when trying to plow around them. Mr. Driscoll noted that they have gone from the granite to monolithic berm. He felt that sometimes with no island, they become parking lots. Mr. Ajemian favored grass; he said maybe if the cul-de-sacs were smaller they could be waived.

Item d needs to be cleaned up.

Mr. Solari noted that in West Bridgewater they don't allow retreat lots; are considered one lot subdivisions that have to have a hammerhead where the Fire Dept. has to have the ability to turn around.

No issues on page 6.

Page 7- Mr. Driscoll questioned whether or not someone would pick up the small x next to N/A for 1-4 residential units "an 18" gravel shoulder must be installed on both roadsides". Mr. Etoniru felt it was fine.

Street acceptance- this should be streets with less than 5 residential lots or less than 5 residential units, shall not be accepted by the Town. Mr. Driscoll felt that the rest of it should be taken out. Felt we should talk about streets with 4 lots or units shall have to establish an HOA funding mechanism before releasing the first building permit...so there is a mechanism to maintain private road.

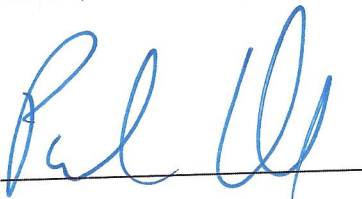
Filing procedure-Mr. Etoniru submitted some new language for the Board to consider. This is to avoid people coming in and just dropping plans off on someone's desk or going to the Town Clerk which starts the submittal date and plans can get constructively approved. Mr. Ajemian noted that basically this was done when Greg Guimond was here.

Prior to scheduling a public hearing, all ANR and subdivision plan applications submitted to the Planning Board shall be reviewed and verified for administrative completeness by the Town Planner and/or the Town Planner and/or the Planning board's office Administrator, and /or the Planning Board at a regularly scheduled meeting of the board. The application will then be stamped and dated as having met the filing requirement once administrative completeness verification has been completed. The Town clerk will only accept applications for date stamping after being advised of the administrative completeness verification by an authorized staff of the Planning Board as described herein before. Applications and/or plans left on a town staff's desk as original submissions or supplemental submissions shall not be deemed as meeting the submission requirement.

Mr. Driscoll requested that these changes be incorporated into a document at least a week prior to our next meeting so the members will have a chance to review before the vote at the meeting. Mr. Driscoll Suggested that on our meeting schedule we should change submittal date to verify completeness date

On a motion by Ms. Guarino, seconded by Mr. Hall, it was unanimously voted to adjourn the meeting at 8:11 pm.

MINUTES APPROVED:

 1/17/18

CORRESPONDENCE RECEIVED FOR OCTOBER 18, 2017

Received notification from Town Clerk that 20-day appeal had expired for Claremont Lakeside Bridgewater, LLC-Modification of subdivision plan.

Received notification from Town Clerk that 20-day appeal had expired for Permit & Site plan for Claremont Lakeside Bridgewater for Lot 3, 2 Lakeshore Center.

Received notification at 20-day appeal had expired for 5P Forester Real Estate Trust-Oldfield Estates Modification plan.

Notification received from surrounding Towns:

Town of East Bridgewater-Planning Board- Hearing on 10/30 to discuss changing the East Bridgewater Zoning By-Laws by adding new language to the Adult Retirement Planned Unit Development.

East Bridgewater Zoning Board- Hearing on November 1st on petition by Dana Viverito-2 Johnson Farm Lane- for 2 sheds. Michael Boumitri, raze existing dwelling and replace at 254 Thatcher Street. ZBA decision- Brian Scott-454 Union Street-Variance granted.

Old Colony Metropolitan Planning Organization-Meeting on 10/17/17 and minutes of May 16th meeting.