

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

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

ALSO PRESENT: Mr. Etoniru and Mr. Solari

PUBLIC HEARING FOR SPRAGUES PLACE

The public hearing convened at 6:31 pm.

All members were present. Green cards for abutter notification submitted by Larry Silva.

The public hearing ad that appeared in the Enterprise on 10/18 and 10/25 was read into the record.

Correspondence received read into the record:

Water Dept.-Jonas K- We received a set of plans (8 sheets) prepared by Silva Engineering with a date of October 4, 2017. A Water Impact Form accompanied the plans.

It is proposed to construct a 4 lot subdivision at the corner of High Street and Broad Street with an entrance from Broad Street. The site borders Water Department property where the Sprague Hill water tank is located. Each of the proposed 4 lots will have a duplex making a total of 8 units.

The plans indicate that an 8 inch water main will be tapped into the existing water main on Broad Street and run a distance of approximately 370 feet to the end of the cul-de-sac where a hydrant will be installed. From there the water main will be extended another 200 feet where it will be tapped into the existing 10 inch main on Water Department property. This 10 inch main is one of two transmission mains from the water tank.

Reviewing the proposed site plan grading, our engineers have concerns about the proposed excavation at the rear of Lot 2, which goes right up the Water Department property line and could be within 10-20 feet of the 10 inch transmission main. The slope appears to be quite significant. I am concerned about washouts and undermining. The department requires that the proponent hire a soils engineer to review the proposed excavation to determine the stability of the ground as it relates to the 10 inch water main. Once this is done our engineers will review the findings and reply with recommendations.

Board of Health-Eric Badger- The Health Office has reviewed the Definitive Subdivision titled Spragues Place (Assessor's map 4, lot 6A) prepared by Silva Engineering associates. I have no questions in response to the proposed drainage plan or wastewater. The applicant would be required to file a septic application for individual lots with the Health Office and at this time further action is not required by the Health office.

Town Engineer- Azu Etoniru- I have performed a cursory review of the proposed four-duplex lot subdivision plan prepared by Silva Engineering Associates, P.C. (SEA) for Revil Realty Trust on land identified as lot 6A on the Bridgewater Assessors map sheet 4. The plan appears to be in general compliance with the design and submission requirements of the Planning Board as memorialized in its rules and regulations governing the subdivision of land in the Town of Bridgewater. I note that the actual road layout does not include land sufficient to provide the required property line radii at the intersection of Joanne's Way and Broad Street. The required radii for the intersection are being shown

on what have been described as road easement on the abutting lands of Maroney and Thompson respectively. Have the easements been secured, and what are the reference documents for the easements? I would hold a detailed review of the plan and the stormwater management system design in abeyance until I have had an opportunity to witness soils testing along the proposed roadway, and at the location of the proposed drainage basin. I would note, however, that the proposed leaching pit within the drainage basin is too deep and could pose a public safety concern with respect to juvenile access to the basin, especially if the town ultimately accepts it as a public way. Catch basins have not been provided at the intersection of Joanne's Way and Broad Street as required under section IV.B.3.a of the Board's rules and regulations and no waiver of this requirement and a justification for same have been submitted.

Mr. Silva presented the plan. He submitted an aerial view of the project. He said it is located in a Residential D zoning district and has nice sands and gravels; no wetlands. It will come in off the easterly side of Broad Street between 2 existing houses just after the intersection of High and Broad. He said that an ANR was submitted back in the mid 80's which references easements for future road easements; they were deeded into the Form a lots. There will be four duplexes; Lots 1 and 2 back up to the water tower on Spragues Hill. Lot 2, he said, is the one that the Water Dept. had comments about. He suggested that as a condition of approval the board could say that a site plan for that lot would be reviewed at the time of application for a building permit so everyone would be on board on how that will be done. He said when test pits are done, they will take a look at that area too. He will be asking for a waiver for the catch basins at the intersection; that is really the high point and there is only about 25' of roadway that would not be captured; the rest of it is all pitching back towards the cul-de-sac. He explained the drainage design. As far as the safety issue that Azu raised about the chambers, he suggested to the Board that although they are deep, they are covered over the top and any access to them would have to be a locking cover, like they use on the sewers, which should alleviate the concern of safety. He agreed it had to be done in a way that was safe. They have an overflow connection that would go out the back thru an easement on one of the duplex lots which then goes out to the High Street drainage. He said this whole idea was discussed with the Highway Superintendent, Ron Ladue, to make sure he was on board with it. No comment letter had been received from Mr. Ladue to date. Mr. Driscoll commented that this is different from what we are used to....an open basin with the recharge below it and he asked how that compared to performance and maintenance of the normal basin with recharge? Mr. Silva said this is an area that basically has the best sands and gravels that you will see in the Town; not a lot of silts or other characteristics that might ordinarily get compromised over time. The idea here is to encourage recharge as much as we can, he said, but by having the overflow we also have the safeguard of thru and across High Street. Mr. Driscoll asked Mr. Silva how you envision the maintenance of these vehicles long term. Mr. Silva said it is no different than any of the other ones that are out there now. If you had to go in to refresh the bottoms, then you would have to do it inside the chambers in order to be able to take out whatever is mucky up in the bottom and would probably be done by some kind of catch basin cleaning claw. He said there would be access in there, as it is a plateau type of area, but the question would be whether or not we will bring each one of the covers to grade with a riser and locking cover on each one of those; he felt it would be further discussed with Azu. Mr. Ajemian commented that it will be an issue in his mind and he asked that when this is continued, that Mr. Silva bring forth some examples of where this has been done before and how it has worked. Mr.

Ajemian questioned if Larry would need any waivers for this type of construction? Mr. Etoniru commented that might need a waiver of property line setback. He also pointed out to Mr. Silva that Joanne's Way is a proper name and is not allowed. Also the offset from Sea Tower Drive doesn't meet the requirement. Mr. Silva said he would justify it because this was identified as a road in 1986 with the submittal of the ANR plan. Mr. Etoniru noted that you cannot create a roadway thru a form A plan. Larry will arrange for test pits to be witness by Azu.

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

JOINT PUBLIC HEARING WITH Economic and COMMUNITY DEVELOPMENT COMMITTEE-ORDINANCES

The public hearing convened at 7:05 pm.

MEMBERS PRESENT: Mr. Driscoll, Mr. Ajemian, Mr. Hall and Ms. Guarino from the Planning Board
Mr. Colombotos, Ms. Losche and Mr. Perry representing the ECD Committee.
Mr. Michael Levy was the moderator.

Mr. Levy read the public hearing notice that appeared in the Enterprise on 10/17 and 10/23. Mr. Levy explained the rules of procedure which were projected on a screen. He explained that this hearing is for the purposes of hearing from the residents; it is not a debate. The Planning Board and the CED committee will make their recommendation to the council. Public can make written comments or ask questions via email until 4:00 on November 6th. Mr. Levy requested that comments this evening be limited to three minutes and asked that the audience refrain from clapping or booing. Audience was advised that if they wish to speak, they sign the speaker sheet and he will recognize in the order they are signed in. He asked the elected speakers to go first. He emphasized that there will be no recommendations made this evening.

First Ordinance discussed was:

Ordinance #D-FY18-003: Zoning Ordinance - Zoning Map Amendment – Easy Street which amends the Zoning Map to rezone lots on Easy Street to Residential A/B.

Mr. Etoniru explained the reason for the proposal-He explained that many years ago when East Street was approved, it transected two zoning districts-Industrial A as well as Residential AB. There was an oversight in making certain that the Industrial component of the subdivision was acknowledged as Industrial and converted to residential. Basically the purpose of this ordinance is to properly rectify the oversight so the house lots on Easy Street will be in a residential zone. He explained when these changes are made they have to be aware of not spot zoning, so some additional lands have been included. He urged the committees to vote in favor of the proposed ordinance.

Arthur Wyman-114 Plain Street-an abutter to the proposed change-(map 39, parcel 2) Commented that there was nothing in the notice about other abutters included in the proposed change. His question is

does this change effect his property ...Map 39, parcel 2. He said he has a 40' layout coming off of Plymouth Street (Map 26, parcel 54) He said this piece just barely touches the original farm property. He explained that when they rezoned the BRS property years ago, part of this parcel became Industrial and the rest is residential. Mr. Driscoll suggested that the Town Engineer take a look at it to see if it should be taken out for left in.

Ronald White- 15 Easy Street-stated that he was confused with the line splitting his property in half. Mr. Driscoll felt that is what they are trying to rectify; will be making his lot all residential. Mr. Levy asked if the Board wanted to do anything with this now. Mr. Driscoll felt the discussion should be continued to allow Mr. Etoniru to look at Mr. Wyman's concerns

- Ordinance D-FY18-002: Zoning Ordinance – Temporary Moratorium on the Retail Sale and Distribution of Recreational Marijuana: which seeks to adopt a temporary moratorium on the use of land or structures for Recreational Marijuana Retailers through December 31, 2018.
- Ordinance D-FY18-005: Zoning Ordinance – Prohibiting the Retail Sale of Recreational Marijuana: which seeks to prohibit the operation of any retail recreational marijuana establishment as defined in G.L.c94G, § 1.

Councilmen Ted Haley, Frank Sousa and Dennis Gallagher said a few opening remarks.

The following people from the audience voiced their objections to both Marijuana ordinances:

Ed Ivaldi-10 Boxwood Lane; Fred Kerm-77 South Street; Bill Akins; Bridget Boyle; Lisa McSweeny-91 South Drive; Janet Hanson-663 Pleasant Street; Shaun Sullivan-Norlen Park; Reverend Stewart-Trinity Episcopal church; Shirley Krasinski; Rebecca-125 Deerfield Drive; Bill Feroli, Evan Maras-Ledgewood Drive, Attorney William Scannell-60 Stoneybrook Drive; Vernon Domingo-Saddle Drive; Rick Barnes-45 Riverview Drive; Father Bill Devine; Wanda Revalia-new resident; Bob Piemonte-Crescent Drive, letter read from Police Chief Delmonte –against. No one spoke in favor.

Commenting portion of the hearing was closed at 8:28. Mr. Levy announced that if anyone wanted to send in additional comments, they can be sent to the Town Manager before Monday at 4:00. Fran Cloutier-retired police officer-Cherry Street was recognized. He also spoke against assuring the crowd that marijuana was not the way to go. He was present representing the Knights of Columbus.

A recess held at 8:31. The meeting reconvened at 8:38. The Moderator closed the public hearing on the three ordinances, with comment period opened until Monday at 4:00. He announced that the committee and Planning Board will continue for possible vote on November 15th at 7:00. A motion was made by Tom Hall, seconded by Raymond Ajemian on behalf of the Planning Board that the hearing is closed and deliberations continued to Nov. 15th at 7:00 pm.

PUBLIC HEARING ON THE PROPOSED SUBDIVISION RULES AND REGULATIONS CHANGES

The hearing reconvened at 8:49 pm.

Mr. Driscoll commented that it appears that the Board is confident that the filing fees portion of the changes are in order and suggested that the Board vote on the changes; as far as the rest of the proposals, there is still work to be done.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to adopt the new fees schedule and continue the discussion on November 15th.

ROLLING PINES BOND RELEASE REQUEST

A letter dated October 26th from Donald Brown received - RE: Requested final bond release for Rolling Pines in the amount of \$28,647.60. A note received on October 30th from Ron Ladue recommending the release as the standing water in the roadway and sidewalk repairs have been made. He suggested that the Board check with the Town Engineer to see if there are any reasons for not releasing the funds. Mr. Driscoll stated that he wants it in writing that Azu is in agreement with the bond release. He thought Azu

LAUREL HEIGHTS ROAD BOND RELEASE (Fern Hollow and Hillside Lane)

The streets in this subdivision have recently been accepted by the Town...effective November 3rd.

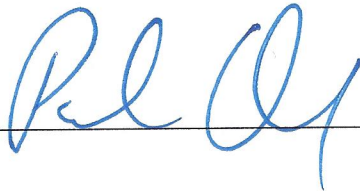
Request received from Peter Lehtola, Winter Hill Realty Trust for road bond release.

Amount of road bond is \$51,296.00 plus any accrued interest.

On a motion by Ms. Guarino, seconded by Mr. Hall, it was unanimously voted to release all but \$5,000.00 for maintenance.

On a motion by Mr. Ajemian, seconded by Mr. Hall, the meeting was adjourned at 8:55.

MINUTES APPROVED: _____



1/17/18

CORRESPONDENCE RECEIVED FOR NOVEMBER 1, 2017 MEETING

Notices received from Surrounding Towns:

Town of Raynham- Zoning Board of Appeals- Hearing on 11/1/17- Russel and Kathleen Mortorana- 160 Judson St.; Joseph and Monique Sullivan-Oakland St.; Justin and Nicole Sliney-Nottingham Dr.

Town of Halifax-ZBA-Decision-Nobles-Petition #870-granted; Hearing on 11/13-Derek Lewis-Monponsett Street.

Old Colony Planning Council –agenda for 10/25 meeting

Old Colony Joint Transportation Committee- Agenda for 11/2/17 meeting