



TOWN OF BRIDGEWATER

Notice of Posted Meeting to all
Town Departments, Boards and Committees and the General Public:
(as required by Chapter 30A, M.G.L.)

PLANNING BOARD MEETING

DATE: June 6, 2018

TIME: 6:30 pm

PLACE: Council Chamber Room
Academy Building
66 Central Square

- 6:30: 121 Spring Street – Site Plan Review- Continued Public Hearing**
To be continued at applicant's request.
- 6:30: Crimson Heights- Off Lyman Place – Definitive Subdivision Approval – Continued Public Hearing**
To be continued at applicant's request.
- 6:30: Lot 24 Bedford Street – Kris Fabroski – Site Plan Review – Continued Public Hearing**

Board Business

- Bridgewater Preserve-Establish Road Bond for Phase III & Release Lots 30-43, inclusive and Lots 83-97, inclusive.
- Bridgewater Preserve – Discussion of Potential Modification of Open Space
- Prime Laundromat – Discussion of Landscaping
- Approve minutes of 05-16-18
- Correspondence
- Board/Committee Liaison Reports, if needed
- Director's Report, if needed

Leslie Dorr, Office Administrator
CED/Planning

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

Members present: Mr. Driscoll, Ms. Guarino, Mr. Ajemian, Ms. Sullivan and Mr. Hall

Also present: Mr. MacDonald, Associate member and Jennifer Burke, ECD Director

121 Spring Street site plan public hearing continuation

The public hearing reconvened at 6:31 pm.

Ms. Guarino read a May 29th request from SEA, Larry Silva for a further continuation to June 20th.

On a motion by Mr. Ajemian, seconded by Mr. Hall, it was unanimously voted to continue the hearing to June 20th, 2018 at 6:30 pm.

Mr. Driscoll recused himself and left the room.

Crimson Heights public hearing continuation

The public hearing reconvened at 6:32 pm.

Mr. Ajemian took the chair.

Ms. Guarino read a May 29th request from SEA, Larry Silva for a further continuation to June 20th due to the fact the zoning issue will be before the ZBA next week. Mr. Ajemian questioned the time for action date? Mrs. Dorr said it was June 27th.

On a motion by Ms. Guarino, seconded by Mr. Hall, it was unanimously voted by members present to continue the hearing to June 20th at 6:30 pm.

Lot 24, Bedford Street-Kris Fabroski-Site Plan public hearing continuation

The public hearing reconvened at 6:33pm.

Email from Nicholas Lanney to Jennifer Burke dated June 6th read into the record: He has reviewed the revised site plans and drainage report for Lot 24. He flagged an error in the drainage calculations which Frank Gallagher agrees with which will result in a slightly large infiltration system. He recommended that if the Board has no other issues with the plan subject to Frank submitting revised drainage report and his approval of the design during the appeal period.

Mr. Ajemian questioned what other issues were there? Mr. Gallagher said Nick had asked for some changes in the parking dimensions and some other things; the bottom line, he said, was that he made all the changes that Nick requested and he has found it all acceptable. Mr. Gallagher said he submitted along with that, another set of drainage calculations. When Nick started to review them, one of the parameters was a number that was not listed correctly; it was basically a mathematical error on his part. He said he spoke with Nick this afternoon about the impact of it and it is not much of an impact. He said

It would result in a somewhat larger infiltration area, but minimally; maybe 10%-15% larger. Mr. Ajemian pointed out that the Board has approved plans that need correcting prior to endorsement, however never involved drainage. Ms. Burke noted that Azu and Frank have agreed with what has to be done and if the Board is comfortable with that, you certainly can approve it conditioned upon the correction and Nick's final review. If it comes back from Nick with a problem, then the applicant should understand that he would have to come back for a modification to the plan.

The Board had received a copy of a draft decision prepared by Ms. Burke in their meeting packet.

Ms. Burke received a letter from Gallagher Engineering dated June 5th.

On a motion by Ms. Sullivan, seconded by Mr. Hall, it was unanimously voted by the members present to approve the site plan for Lot 24, Bedford Street as drafted by Ms. Burke and add a condition that it is contingent upon changes in the drainage calculations and an ok from the consultant, Nick Lanney, prior to endorsement of the plans.

Mr. Driscoll returned to the meeting.

Bridgewater Preserve

Mr. Castignetti was on the agenda for purposes of establishing a road bond for phase III of Bridgewater Preserve and to get lot releases.

Ms. Burke said she received an email from the Building Inspector: He got a complaint from an owner in the Bridgewater Preserve Subdivision. He was complaining that his downspouts were overflowing out of the ground. On my inspection, it was clear to see that no drain infiltration system was installed, which is required on the engineered plans for each lot. He spoke to the contractor's site supervisor and was told that no infiltration systems were installed for any of the homes. At this point, the Building Dept. will not issue any more permits or occupancy permits until a resolution has been found.

Lee Castignetti said he spoke with Azu about this late yesterday, but had the day off today, so he will address this tomorrow. He said the drainage calculations on the plan were done with no roof runoff calculated in, so none of the roof runoff had to be calculated. He said their engineers made a mistake and showed infiltrators on the plans that were submitted to the Building Dept. and a homeowner called and inquired to Mr. Solari what can be done if they weren't installed. He said that despite the fact that infiltration was not necessary to begin with, we were certainly wrong in showing it on a plan; none the less, he said, every one of the lots has been infiltrated and have exceeded what the requirements are on the drainage report. Each lot has been infiltrated into two infiltration systems where all the roof run off was captured and run into ¾ inch crushed stone cubic yard in each one. They are all in incredibly good class A soils and most of the perks were less than 2" per minute. Mr. Driscoll suggested that this be verified by Mr. Etoniru, and the lot release will be put on the next agenda.

Road bond calculation done by the Highway Superintendent in the amount of \$205,326.00. Ms. Burke said that Azu agrees with the amount.

On a motion by Mr. Hall, seconded by Mr. Ajemian, it was unanimously voted to accept \$205,326 for the road bond for Bridgewater Preserve, Phase III.

Modification request for the Open Space at Bridgewater Preserve

Mr. Castignetti submitted an open space concept sketch for discussion. The plan basically is just shifting two lots to the right to make it function much better. They are planning a community gathering area for residents; will just be loamed and seeded with a post and rail fence around the whole area which includes the central mail delivery area. Parcel had been created area by ANR previously for the irrigation system; will be owned by the HOA. They are proposing the same thing here where it will be active recreational, and the other parcel will be added to the parcel which will eventually be conveyed to the Town. (70 acres of open space adjacent to land of Lehtola). Mr. Ajemian questioned whether they would be putting in walking trails. Mr. Castinetti said he was not sure what the Town's intent with the land was, but, if they want them to put in a trail, they will initiate one. Ms. Burke stated that it was a better design; a good concept and she liked it. An ANR will be prepared to show the changes.

A.L. PRIME

Ms. Burke informed the Board that the laundromat has been open under a temporary occupancy permit and they are looking for a final. There was an issue with the landscaping. Originally the Board had required them to replace the two trees that were out front. At the time, the Town or the developer was not aware of a drain line under the sidewalk and that went under the adjacent building that is set in a stone culvert. In order to plant trees there, you would have to completely redo that drain line because the trees will infiltrate that drain line. She and Azu talked with the Town Managers office and they felt the best option was to either make them give a donation for two trees somewhere else on Broad Street or put trees in planters. Then they spoke with Mr. Driscoll and all thought it was best to get the donation as the best option. Mr. Driscoll said he had spoken with Marilee Hunt who is the Chairman of the BIA and she also was more in favor of trees elsewhere on Broad Street. Ms. Sullivan questioned who would maintain planters and agreed with the other option. Ms. Burke noted that there was a letter received today from the Town Manager in support of it. Ms. Burke said that she reached out to the Tree Warden asking how much the donation should be....cost of buying trees and maintaining them for a year.

Mr. Ajemian made a general comment that we probably should have been a little more explicit on the building and the colors because the building was not quite what he expected. Ms. Burke indicated that we really can't regulate color unless it is in the historic district.

On a motion by Ms. Guarino, seconded by Ms. Sullivan, it was unanimously voted to allow the elimination of the two trees in front of the AL Prime laundromat on Board Street and allow instead, a payment for the purchase and care of two shade trees elsewhere on Broad Street for one year.

Mr. Driscoll requested that the tree selection be done with consultation with the BIA or the tree warden to make sure it is appropriate for the area.

Grove Street project before the ZBA

Ms. Burke referred to an item in the members packet that was a notification from the ZBA of a hearing for 81 Grove Street for the construction of 36 townhouses. A use variance is being sought and we have been asked to provide comment. She proposed that she just write one letter on behalf of her office and the Planning Board. Some comments have been provided to her by Jean and Pat and she asked if the rest of the board might want to also comment. From a Planning perspective, she said, there is no hardship which is one of the things they must prove for a variance. She also felt that 36 town houses would not fit into that area of town. The use variance is just one of the variances that they ultimately must get. (multiple residential uses on a lot; setbacks) She commented that she had several concerns that that her recommendation would be to not grant the use variance.

Ms. Sullivan commented that it appears to her that they are looking for a comprehensive permit without an affordable component. Mr. Driscoll agreed. He commented that you might as well get rid of the ZBA and Planning if something like this is allowed...He said he wasn't against something being done there but do it right He cited the Southbridge project on South Street....7 town homes, with garage turned into a carriage house and building out front on over two acres which went through the 40B process. This is a very similar site, he said

Ms. Sullivan noted that the Town has not adopted Inclusionary Zoning yet, so how would you determine the density with bonus to be. She also felt it was very important to get the inclusionary Zoning in place with the affordable housing becoming active; We have nothing that would determine "in lieu of payment".

Mr. Driscoll commended:

1. They only submitted architectural drawings
2. Multi family is not allowed
3. Mr. Clarkson mentions the Cecil Group for town houses down town and if you read it in the Central Business District it states 12 units per acre in the CBD.
4. The existing parcel is a 4-dwelling unit now and enough frontage there for another lot where another two units could be built.
5. There is room for a subdivision; so he could go before the Board under subdivision control.
6. Need variances for height, building coverage, lot size
7. Abutting properties are 1,2 and 3 units.
8. There is no hardship.
9. Mr. Clarkson mentions that it is within the college area and the demand for housing as hardships and to him that is all benefits.
10. This process would totally circumvent the 40B process and all our zoning ordinances.

After a bit more discussion, Mr. Ajemian made a motion to send a letter to the ZBA indicating that the Planning Board is not in favor of approving the 81 Grove Street application and have Jennifer cite the reasons. **Seconded by Mr. Hall. All members voted in favor.** Mr. Driscoll requested that Jennifer put the vote into the letter.

Discussed briefly was the fact that Michael Dutton mentioned in his planning section of his report, that VIVA project will bring us to our 10 percent. Ms. Sullivan noted that it has be added to the SHI. (subsidized housing inventory) Jennifer noted that if there is no building permit after one year, then it comes off.

Director's report-Ms. Burke ask about vacations, so we can cancel a meeting if necessary. Mr. Driscoll will be away during the 4th of July week and Aug. 11-18th. He suggested scheduling as usual, but, if deemed necessary we can cancel.

Ms. Burke informed the members that the Town has hired an Assistant Planner, Elijah Romulus, who will begin work on June 18th. He is currently a staff Planner in the City of Chelsea. Jennifer said she is going to have to shift some of her responsibilities and Elijah will be assisting at Planning Board meetings and she will attend the ZBA hearings.

Mr. Driscoll said he had an Ad Hoc Meeting for the downtown zoning

On a motion by Ms. Guarino, seconded by Mr. Ajemian, the minutes of 5/16/18 were unanimously approved.

On a motion by Ms. Sullivan, seconded by Mr. Ajemian the meeting was adjourned at 7:30 pm.

MINUTES APPROVED: _____

8/15/18

CORRESPONDENCE RECEIVED FOR JUNE 6, 2018 MEETING

Notices received from surrounding towns:

Town of Halifax-Planning Board- Public hearing on 6/7/18-Webby Engineering- on behalf of Ernest Stevens and Galyds Stevens-Hayward.

Town of Raynham-Board of Appeals- Public hearing on Wednesday, May 23rd- Foley

Town of Halifax-Zoning Board of Appeals- Hearing on June 4th- Thao, Mai and Heip Pham

Town of East Bridgewater-Zoning Board- Hearing on 6/13-Joe Kulle-132 West Pond St. and Sully's Lane-Lot 2A

Old Colony Joint Transportation Committee- agenda for 6/7/18 and minutes of JTC- May 3, 2018.

Meeting rescheduled for the Old Colony Bicycle Pedestrian Advisory Committee-June 12th at 6:00