REGULAR MEETING BRIDGEWATER PLANNING BOARD AUGUST 18, 2021

The regular meeting of the Planning Board convened at 6:30 pm via zoom and in person.

MEMBERS PRESENT: Mr. MacDonald, Mr. Geller, Ms. Guarino, Mr. Ajemian and Mr. Driscoll (arrived as noted in the minutes)

ASSOCIATES PRESENT: Astrid Rojas, Julia Santarcangelo

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development (virtually); Mrs. Farinacci, Assistant Planner.

The meeting was in person and via zoom.

Motion to open the joint meeting with the CED was made by Mr. Ajemian Second Ms. Guarino. It was unanimously voted.

Motion to recess until 7:00pm was made by Mr. Ajemian Second Mr. Geller. It was unanimously voted.

161 Summer Street – Site Plan Review

Representative: Ms. Rebecca Baptista from Silva Engineering

Ms. Baptista reviewed the plans for 161 Summer Street. The Bridgewater Foundation seeks approval tp renovate and re-use the building and to re-join the two lots into one. The site was shown with required drainage, lighting, and parking. The Board requested an 81x plan be filed with the Registry to show the re-joining of lots 149 and Lot 279. Once joined, the lot will meet appropriate parking and turning requirements. The plan showed two additions proposed to the existing building. A landscape plan stamped by a landscape architect has not been received.

A waiver was requested for an exception to the Landscaping requirements of obtaining a landscape plan stamped by a landscape architect.

Motion to DENY the landscape waiver request was made by Mr. Ajemian Second Mr. Geller. It was unanimously voted. Discussion: the board asked Ms. Baptista how long they need to provide the requested materials.

Motion to continue to September 1st was made by Ms. Guarino Second Mr. Ajemian. It was unanimously voted.

Lot 1 Scotland Boulevard – Site Plan Review

The board received a letter requesting a continuance.

Motion to continue Scotland Blvd to September 1st at 6:30 was made by Mr. Ajemian Second Mr. Geller. It was unanimously voted.

Soriedem Way – Definitive Subdivision

The board received a letter requesting a continuance to September 1st.

Motion to continue to September 1st at 6:30 was made by Mr. Ajemian Second Mr. Geller. It was unanimously voted.

Motion to come out of recess was made by Mr. Ajemian Second Ms. Guarino. It was unanimously voted.

Chairman Driscoll arrived 20 minutes into the meeting.

<u>7:00 – Joint Hearing – CEDC – 96 Main Street</u>

Mrs. DeBoisbriand recited the history of this project and the request that was being presented. The proponent requested that the entirety of the lot be zoned under Central Business District. Currently the lot is split into commercial and residential and cannot use the rear of the lot as parking under the current zoning. The board preferred the Applicant be present to speak on this change. They also asked if the abutters were notified of the Zoning change, Mrs. DeBoisbriand said the Town does not notify abutters for Zoning amendments. Discussion of the definition of spot zoning began, and the surrounding lots zoning. A letter submitted by David Moore to the Planning Board, to not support this re-zoning, was read into the record. There was a brief discussion about the building having to go before the historical commission if they are tearing it down. Dr. Hunt, 81 Austin Street, Via Zoom, spoke in opposition of the change, due to the neighborhood. Mr. Solari, the Building Inspector, spoke to how the zoning is typically measured based off the center line of the roadway.

Motion to close the Planning Board Public Hearing was made by Mr. Ajemian. Seconded Mr. MacDonald.

Motion not to recommend the Zoning Change as presented was made by Mr. Ajemian. Seconded Mr. MacDonald. It was unanimously voted.

Trinity Circle Partial Bond Release

Based on the plan of repairs submitted, the DPW Director recommended the release or $36,400. The remaining amount will be $51,141.71.

Motion to release $36,400 was made by Mr. Ajemian, Second Mr. Geller. It was unanimously voted.

South Farm Estates

The DPW Director requested plans and information regarding the utilities in order to establish a bond amount.

Adjournment

Motion to adjourn was made by Ms. Guarino, seconded by Mr. Geller, it was unanimously voted.