REGULAR MEETING BRIDGEWATER PLANNING BOARD December 15, 2021

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

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Ms. Guarino, Mr. Geller, and Mr. Ajemian

ASSOCIATES PRESENT: Mrs. Santarcangelo

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

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

Joint Meeting with CEDC – 168-180 Broad Street Zoning Amendment

Proponent: Steve Meltzer, Edgewood Development

This hearing was for the rezoning of a portion of Broad Street to one single district, CBD (Central Business District). The developers plan to abide by the CBD guidelines if they get a favorable outcome. Potential redevelopment options for the location were shown. The developers believe that Mixed-use would fit best for this spot. Councilor Wood would appreciate his correspondence being shared, in which he speaks to his desire for the 30% rule for commercial in mixed use be retained and not lowered. The letter from Dr. Hunt, 80 Austin Street was also read into the record. In this he noted he was not against the zoning change, if CBD requirements would be met, he also noted there could be more opportunity with this change. Councilor Chase believed this request would be suitable for this location and is in favor. Member Ajemian was in favor of this change, and would put forward the commercial requirement not be changed, Member MacDonald agreed with this. It appeared all members felt this to be favorable. Councilor Colombotos shared that he too was fine with the request, but it appears that they may ask to lower the commercial requirement in the future, which he would not like.
Chairman Driscoll agreed the 30% commercial would be his largest issue and feels with this large lot that should be do-able.

Dr. Carlton Hunt, 80 Austin Street had several questions that were read and responded to.

Mr. Meltzer stated that they will be going back to the drawing board if this is approved, and he fully understands what the board wants, and they will work to that.

Motion to close the public hearing made by Member Ajemian, seconded by Member MacDonald.
Roll Call: Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES
Mr. Driscoll - YES

Motion to recommend the Zoning change to the Town Council made by Member Guarino seconded by Member Geller. Roll Call:
Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES
Mr. Driscoll -YES

Approval Not Required – 63 Fiske Drive & 1777 South Street

Representative: Mr. Michael Koska

The application is for the taking of a small portion of a neighboring parcel (55x125', 6875ft), so that the pool that was built on the neighbor's lot, will now be located on the correct property. Board agreed this met ANR requirements.

Motion to endorse by Member Guarino seconded by Member Ajemian.

Roll Call:
Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES
Mr. Driscoll -YES

Approval Not Required – Plymouth and Whitman Street

The applicant has requested an extension to the next meeting agenda.

Road Bond for South Farm Estates

Applicant: Manuel Buginga, MJM Construction

The Town Engineer has provided a bond amount. The proposed amount is $278,732.50.

Mr. Buginga spoke to the matter that some items listed in the bond have been completed and he would like the Town Engineer to take another look to update the list. The Town Engineer agreed that a lot of work was done since he last visited the site. Mr. Buginga suggested to ask for the full amount and then release as they complete items, instead of re-doing and pushing out the time frame.

Director DeBoisbriand suggested that in the time before the next meeting the Town Engineer could go out to the site and check work that was done.

The Board decided to wait till January 5th, allow the Town Engineer to go out and look at the work done and gather information for a more accurate bond amount. Mr. Koska noted some of the completed work he saw when he visited in the recent days.

Minutes to be approved: 8/4/21, 8/18/21, 9/1/21, 9/15/21

Chairman Driscoll reviewed corrections to be made.

Motion to approve the minutes as amended made by Member Guarino, seconded by Member Geller.

Roll Call:
Mr. MacDonald - YES
Mr. Geller- YES
Ms. Guarino- YES
Mr. Ajemian – YES
Mr. Driscoll -YES

Adjournment

Motion to adjourn was made by Member Ajemian, seconded by Member Guarino, it was unanimously voted.