

The regular meeting of the Bridgewater Planning Board convened at 6:30 pm

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

ALSO PRESENT: Mr. Romulus, Assistant Director ECD; Mr. Etoniru, Town Engineer
Mr. Akins, Associate member

Mr. Driscoll explained the rules and procedures. He advised the audience that the meeting was audio and video recorded.

PUBLIC HEARING CONTINUATION- 1420 HIGH STREET-WATER DEPARTMENT

The public hearing reconvened at 6:32 pm.

Correspondence read by Ms. Guarino:

- Elijah email to Pat Brennan dated 11/1/19-Thanking him for extensive review and indicating that the hearing will possibly be continued to December 4th.
- Email from Justin Motta, P.E. dated 11/1/19 requesting a continuation to the next available meeting

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to continue the hearing to December 4th at 6:30 pm.

PUBLIC HEARING 0 SPRING STREET-SITE PLAN/SPECIAL PERMIT-JOSEPH AMRHEIN

The public hearing convened at 6:35 pm.

The green cards of notification received from Milton Morris.

Public hearing notice that appeared in the Enterprise on 10/23 and 10/30 read into the record:

On Wednesday November 6, 2019 at 6:30 pm in the chamber room of the Academy Building, the Bridgewater Planning Board will be conducting a public hearing on application by Joseph Amrhein for a special permit under Section 19-Mixed Use (CBD) and site plan approval under Section 9.0 for property located at 0 Spring Street-Assessor's Map 21, Lot #180. The applicant is proposing to construct a 28'X48' two-story building with 900 sq. ft of office space on the first floor and two residential units on the second floor.

Mr. Romulus noted that no new additional information had been received other than that was in his packet to the Board.

Milton Morris, representing the owner, explained the plan that was prepared by Michael J. Koska. He stated that under zoning, they could have requested 4 apartment units, but he is only seeking two in order to keep the footprint smaller. He has kept 63% of the lot as open space. The building will face Spring street, with access also from Spring Vale Terrace. He will preserve the tree line toward the Polish Club as a buffer. The building will be colonial to blend with the Town Center; the façade will face Spring Street; the windows will go all the way across the front; the clapboard exterior will have a tan stain and green cloth awnings on the two entry doors of the business. There will be landscaping in front. Tenant

entry is located in the rear away from sight lines. The roof will be black architectural shingles and there will be window shutters in the front. The building height is less than 35 feet. There will be no lighting on the site, but on the building and mounted no higher than 15'. It will illuminate the parking areas but will not cause a problem to the neighbors. He said he had read notes from the Planner and has tried to address them. He said that the dimensions were not shown here, however they are on the site plan. He said he had a supplemental filing here tonight. He said the structural architectural plans have not been done yet but will be provided to the building inspector upon getting a building permit. There are no lighted signs on the property. They will be small wooden placards. All the structures shown on the plan, including the concrete pad, will be removed as part of this project; Will be replaced with the building and parking area. They had asked for a waiver of the landscaped architect plan and the comments were that the board was inclined not to do so. He submitted a plan signed by a registered landscape architect. He came to the site and maintained the same planting areas that were shown on the Koska plan. The only difference is that he called out some specific trees and yews. There are two parking spots shown on the plan for the tenants from Spring Street and 3 spaces on Spring Vale Terrace. Two snow storage is now shown on the plan along with the dumpster. Two drainage areas shown. Mr. Morris said that the water and sewer connections will be done by their standards, but, if the board would make an approval this evening and wanted to make a condition on a written approval by the Water Dept. before a building permit is issues, they would have no problem with that. The have asked for a waiver for the traffic study; the amount of traffic due to this would be very minimal; only adding a handful of cars to the existing traffic in the area.

Mr. Driscoll questioned the fact that the office on first floor is 900 sq. Ft, but area is larger than that? Mr. Morris explained that the building has no basement, so the utilities and stairways will be located on the first floor.

Mr. Ajemian questioned the fact that the Town Engineer had expressed concern with the drainage. Mr. Morris said the idea was to keep the pre and post the same, so that is why the building isn't bigger. He showed on the third page of the plan that there is a stone filter drainage basin put in at the corner of Spring and Spring Vale and another one further down back. There are also roof infiltrators from the gutters that go into the ground

Ms. Guarino then read the department comment: "The Department finds the proposed office use on the first floor and residential uses on the top floor to conform to the zoning of the district. The Department would like to see an architectural plan that provides building dimensions and materials for the façade. The Department would not advise the Board to waive a mandatory landscaping plan. Finally, the Department defers to the town engineer regarding drainage and stormwater management to make a definitive recommendation."

Azu's comment read into the record. "For Spring St, the soils are not conducive for stormwater infiltration. If the footprint stays the same and the Planning Board counts garage for meeting parking requirement, then they should be all set."

Water/Sewer-

"Need to see a detail of the water and sewer connection. First impression, they will need a fire line, domestic line and sewer connection."

Health Dept- Eric Badger, agent, reviewed plans and it appears it will be on town sewer; no further comment.

No comment from Highway, Police or fire departments.

Mr. Koska explained that they will be taking out all the impervious surfaces that are there and putting in two areas of storage. He said that the soils are difficult. He explained the drainage and site plan. Tenant parking is one for each unit off Spring Street and three off Spring Vale Terrace. Mr. Driscoll questioned whether there was a handicap parking space? Mr. Koska said no; he felt it wasn't required. Mr. Romulus suggested that the hearing be continued in order for Azu to review the revised plan. Mr. Etoniru arrived at 6:59. He indicated that a handicap space is required if three or more parking spaces are required for the building. He said it is controlled by the Architectural Assess Board. Mr. Koska said he could designate one of them as handicapped. Mr. Driscoll questioned if Spring Vale Terrace is a private way, is this viable access to the lot? Mr. Koska noted that the Polish club and the Donald Brown building use it as access because they have frontage on Spring Vale; this building also has frontage on Spring Vale Terrace so he would assume that anybody who has frontage, has access. Mr. Romulus was asked if that was true and he said he would have to verify that. Mr. Etoniru indicated that he wants to review the revised plan, landscape plan and drainage.

Ms. Scott questioned where the staff will park; she commented that generally there is more than one car associated with an apartment and it is almost impossible to get out of their driveway now. She expressed concern about renting to college kids; she has been vandalized 4 times since the college resumed. Mr. Morris noted that the bylaws allow residential parking and business parking to be intertwined.

Bob Revil-representing the Polish Club- expressed concern about the liability for them if the tenants use their parking lot. The deal with the college kids parking there every day. He asked for legal proof that they can tie into Spring Vale Terrace; he said that Mr. Morris told him before the meeting that all property owners own to the center of the roadway; do they pay taxes on that? If there is a watermain break or a sewer line break, who pays for that? Mr. Driscoll said he doesn't see where they are tying into Spring Vale Terrace. Mr. Morris said there is a tie in from either street; they will tie in which ever one the Water/Sewer Dept. wants.

The Board requested a floor plan of the downstairs (showing office spaces verses utilities) and upstairs. Would also like to see exterior materials, colors, height of the building (front, side and rear). Mr. Etoniru will review the drainage, proper access to Spring Vale Terrace and the handicap issue. Ms. Guarino noted that the building also must be handicap accessible. Ms. Sullivan felt the water services connections should be clarified as to where they will connect. Mr. Morris stated that he will submit caselaw with reference to their ability to access thru a private way.

On a motion by Mr. MacDonald, seconded by Ms. Sullivan, the hearing was further continued to December 4th at 6:30 pm.

PUBLIC HEARING CONTINUATION- SOUTH FARM ESTATES

The public hearing reconvened at 7:25 pm.

Correspondence received read into the record:

- Elijah email to Mike Koska and Bud Morris- Just a heads up the Planning Board does not seem likely to grant any landscaping plan waivers at this time and I would plan accordingly for next Wednesday's meeting. I am out of the office on Monday but please check back in on Tuesday if you have any questions or concerns.
- Azu email to Elijah- I think the fire suppression idea sounds attractive but that's primarily effective mechanism on commercial projects. Maintenance and monitoring is less effective for a single family residential application. I know you've sought input from the fire chief.
- Chief Levy- The fire department would need to see more information regarding the proposal of fire suppression systems with all specs or cut sheets and flow rates, we would not comment without the drawings and stamped by a fire protection company. The insurance of future protection requirements also should be evaluated as to ownership and compliance.
- Mr. Romulus-The Department's recommendation is to continue this to another time and date certain (most likely December 4) in order for you to address the following*:

The applicant needs a landscaping plan per our rules and regulations, and I do not suggest the Planning Board waive the standards approved for the Town of Bridgewater. The department also recommends installing a fire hydrant with a looped water line as opposed to the fire suppression system. *This does not include any developments per the site walk on 11/1/19.

A site walk was conducted on November 1, 2019. Members discussed.

Mr. Ajemian commented that the road is extremely long; had concern with the fire suppression system instead of hydrants. Ms. Sullivan commented that it was a beautiful piece of property and hoped it was preserved as much as possible. Mr. MacDonald liked the idea of the large lots and property held as conservation areas; great way to preserve the area. Mr. Driscoll said that the site plan was helpful in realizing they don't need extra trees everywhere and he would like them to preserve as much as they can of the natural vegetation. He would like to see a plan showing what will be retained in its' natural state and what will be planted. If they Town want's a hydrant, then we will have to determine its location. Mr. Etoniru noted that it can not be more that 500' from the last dwelling; he commented that he thought the town would be setting a precedence if they allowed the suppression system. He understood wells for private water, but, not for fire protection. He said that the drainage was ok. He suggested having a mechanism for controlling the open space. The took care of the layout of the road, so now they have the proper radius at the intersection. Elijah said that the landscaping plan would be needed to make sure that the layout and greenery is kept. Will need to make the proper conditions to Preserve the conservation areas as denoted by the applicant and decrease the amount of development in the future.

Mr. Morris said there is now legal access from the street for the open space. They have added 14 street trees at each side for the first 700 feet of roadway as suggested by Capeway Nurseries. (shown on sheet 5 of 8) Left the wetlands crossing untouched to allow the plants to flourish. They recommended two street trees per lot. They recommended Pear trees and October Glory Red maple trees. Landscape Architect agreed with Capeway Nurseries. He contacted the Tree Warden and received an email back from him. They have withdrawn their request for waiver of street trees. He said he had spoken with the Fire Chief and the Water Dept. and they will put in a hydrant solely for fire protection and private wells for the homes. He suggested that he had taken care of the outstanding issues and suggested that a condition be that before endorsement of the plans, the location of the hydrant will be shown.

Mr. Romulus indicated he needs time to review the changes he suggested continuing the meeting.

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to continue the hearing to December 4, 2019 at 6:30.

LOT 1 SCOTLAND BLVD PUBLIC HEARING CONTINUATION

The public hearing reconvened at 7:48 pm.

There was no additional information received, however, Mr. Romulus had a meeting with the applicant and discussed the roadway layout as well as the tree clearing issue. He advised the board that this is just a site plan review, so there isn't as much flexibility in requiring tree mitigation as in a special permit. He did mention previous decisions concerning tree mitigation to Mr. Parker and asked him if he might be willing to participate.

Mr. Parker was present and explained why they will be doing the clearing of the back lot at the same time as the building in the site plan before the board this evening. Both buildings will be on the same lot and due to the cost of contractors putting in the driveway to the new building, they will continue on to the second phase to clear and put in drainage structures to get it done. He gave a letter to Mr. Romulus which indicated that he will be submitting a cash gift to the Town of Bridgewater for the newly formed tree mitigation fund, to be kept by the town of Bridgewater to be used exclusively for tree plantings and maintenance of said tree plantings in and throughout the town. He said the rear building will be the last phase of the whole industrial park; the remaining land is all wetlands and unusable.

Department comment read into the record:

"The Department finds that the site meets all zoning requirements. The Department would like to know if the applicant is interested solar energy for their buildings. Also the applicant will be clearing 385,202 sf or 8.84 acres of trees for the project. The Planning Board would be interested in paying into a tree planting and maintenance fund for the town to mitigate the loss of trees and plant in another section of Town? Or perhaps the owner would be open to designating a certain portion of the land as conservation areas."

Other department comments read:

Water and Sewer-Needs to see detail of water and sewer connection. First impression, they will need a fire line, domestic line and a sewer connection.

No comments from Police Dept. or Fire Dept. Fire Dept. will do a plan review with regards to construction when the contractor is ready.

Mr. Ajemian questioned the proposed timeline for the second phase? Mr. Parker said the goal is to start construction after the first building is done. He said he is trying to work with Johnson and Johnson who are basically out of room and the timing would work for them. Mr. Parker said he is open to solar; the roofs are perfect on a couple of buildings that need new roofs.

Mr. Driscoll questioned if there was a bond on the road? There is currently \$32, 378.57 in a bond, which includes principle and interest. He asked Mr. Parker if he will be reconstructing Scotland Blvd once these buildings are completed? Mr. Parker stated that is the plan; they own most of the buildings on the road and it needs to be done.

There were two additional conditions added to the draft conditions by Mr. Romulus;

18. Any future development of the Site must come before the board for Site Plan approval.
19. Prior to the issuance of a building permit the applicant must provide a road layout and maintenance plan for review and approval of the Town Engineer and Community & Economic Development Department.

On a motion by Mr. Ajemian, seconded by Ms. Sullivan, it was unanimously voted to close the public hearing.

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to approve the site plan for Lot 1 Scotland Blvd with the conditions as drafted by the Town Planner.

OLDFIELD ESTATES MODIFICATION REQUEST

Members discussed the site walk at Oldfield and the regrading of several lots. Mr. Ajemian said he was stunned by how the lots were built up to the open space area and the steepness of it. He was upset to see that and questioned why they did that and to him it was irresponsible.

Mr. Etoniru said that what he has asked previously, which he still doesn't have, is a plan that shows the actual grading of what was there, what the board approved, and what is there now, to be property coded so we can identify the limit of clearing and what they have done. He said he needs to compare it with the plan that was endorsed before he can make any recommendation. He needs to see what was approved; what exists now and what do they want to do.

Mr. Driscoll asked Mr. Castignetti if the grading stops where it is, or is it supposed to continue further into the open space? Mr. Castignetti said he really didn't know.

Mr. Romulus said if the applicant can provide the information needed, the board could possible discuss this on Nov. 20th.

Ms. Sullivan noted that it can't stay the way it is now; something has to be done. As a potential homeowner, she can't imagine that anyone would want that in their back yard. She would like to see the information that Mr. Etoniru has requested.

On a motion by Ms. Guarino, seconded by Ms. Sullivan it was unanimously voted to further discuss on 11/20/19.

No action taken on minutes of 10/16/19 as they were not sent out to the members.

Mr. Ajemian said he went to the open Meeting Law informational meeting in Hanover.

Mr. Romulus said he followed up with Mr. Ajemian's request on tree planting information which he provided to the board with recommendations. He asked the members to review for discussions at a later time.

Mr. Romulus explained that the next meeting is a joint meeting with the Zoning Board of Appeals and the Town Councils Economic and Community Development sub committee to review updates and changes of the Zoning Bylaws. Mr. Driscoll requested that the information be sent to the board members prior to the meeting.

Mr. Etoniru had reviewed the site plans for 1030 Elm Street and 865 R Bedford Street for completeness. 20-day appeal has expired with no appeal. It was recommended that the final plans be endorsed.

On a motion by Mr. MacDonald, seconded by Ms. Sullivan, it was unanimously voted to adjourn at 8:19 pm.

MINUTES APPROVED: _____