

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

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

ALSO PRESENT: Associate members, Steve Geller and Bill Akins

Assistant Director Elijah, Romulus and Town Engineer, Azu Etoniru

Mr. Driscoll advised the audience that the meeting was audio and video recorded and explained the rules of procedure for the hearings.

SOUTH FARM ESTATES PUBLIC HEARING CONTINUATION

The public hearing reconvened at 6:31 pm.

Department comments read into the record:

- Elijah recommended continuing the hearing due to informational information only submitted last Friday, Oct 11th.
- Azu email-The requested information regarding existing conditions plan, approved plan overlay, and proposed subdivision plan modification has not been submitted; the Board should defer any approval consideration until it has received and vetted the relevant information.
- Supplemental waiver information received from Charles Macy-no date, but Mr. Romulus noted that it was received last Friday. Offers of mitigation and request for waiver of the roadway length.
- Waiver requests from Michael J. Koska & Associates:
 1. Tree cutting and Planting plan
 2. Waive requirement for municipal water lines, shutoffs and hydrants.
 3. Shade trees

Mr. Koska said there have been some revisions as a result of Conservation hearings and the watchful eye of the Town Engineer. One the prior plans, they had drainage to the north and south of the road and at the cul-de-sac with three drainage basins. Upon doing some test pits with the Town Engineer, they found that the basin to the north could not achieve the 2' separation to the groundwater table. They redesigned the drainage to be all on the south side and at the end of the cul-de-sac. When they went to the Conservation Commission, the applicant made a lengthy presentation on the areas that would be restricted. He received a letter from Azu stating four situations that he thought was important. He said that Mr. Macy's letter was written prior to learning that there is no 1,000-foot minimum for a dead end on a 4-lot subdivision. He then addressed Azu's comments:

1. On sheet 8 of 8 of the soil evaluations, and the water tables that they both witnessed, and test pits done in the field are shown.
2. On Sheet 1 of 8 the two radii at South Street are at least 20 feet. Mr. Driscoll questioned if he was still 16' short? Mr. Koska stated that it doesn't say you have to have any requisite amount on the road. Mr. Driscoll asked Mr. Romulus if that was correct and he said yes. When he arrived, Mr. Etoniru agreed that it meets the requirement of 20'radius.

3. No water main or fire hydrant shown-asking for a waiver. The applicant seeks to place on site potable water wells for each lot. Due to the length of the proposed roadway, placement of municipal water would be costly. He emphasized that this will always be a private road, never to be accepted by the town and to be maintained by the 4 lot owners. Mr. Ajemian questioned how would they provide fire protection? Mr. Koska said it was a good question then commented by a fire truck with water. Mr. Etoniru noted that they have to have a hydrant and the maximum distance would be 500'. He mentioned that he saw the Water Superintendent and he doesn't recall seeing these plans.

Mr. Geller arrived at 6:52.

4. Trees not shown on plan- Mr. Koska said the area was formerly a field and is presently re-foresting itself. They are asking for a waiver for the street trees because given time, the trees in the back are now about 15' tall and the ones in the front are providing a screen buffer and he doesn't think street trees will even be seen and would serve no purpose. Mr. Driscoll felt there should be a plan by a landscape architect showing what trees are there and what would be proposed; without a plan, how could we make a decision he asked. This is a requirement that we adopted in 2018 and should be done.

Mr. Koska said that the Conservation Commission would rather see a box culvert in place of the equalizer pipes which would provide a passageway for small amphibians, etc.

Mr. Ajemian asked Mr. Etoniru if he had seen Mr. Macy's letter that came in last Friday? Mr. Etoniru said no. Mr. Ajemian felt the board should have a site walk.

Mr. Etoniru felt the fire department should comment on the fire hydrant. It was noted that all the departments were sent plans on April 24th, but water and fire department should be contacted again due to additional information being received.

Sandra Burke-44 Douglas Drive questioned if this would ever be connected into Douglas Drive? Mr. Koska said no.

Two main issues to be addressed: location of fire hydrant and landscape plan.

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to conduct a site walk on November 1st at 4:00 pm. Mr. Koska will attend. Meet adjacent to 1915 South St.

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

1420 HIGH STREET-WATER TREATMENT BUILDING PUBLIC HEARING

The hearing convened at 7:11.

Mr. Geller, Associate, will be sitting on hearing with the absence of Ms. Sullivan.

Public hearing notice read into the record. It was discovered that the abutters were not notified.

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

Mr. Driscoll asked Mr. Romulus to send any department comments we have received to the applicant. Mr. Romulus said he would send comments received from Mr. Brennan as well. (consultant)

LOT 1 SCOTLAND BLVD PUBLIC HEARING

The public hearing convened at 7:22 pm.

The public hearing notice read into the record.

Department comments read. 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 area? Recommends with standard conditions of approval.

Azu Etoniru-comments of 10/15/19- The site plan and the stormwater management system design report appear to be generally well presented. However, the information submitted is voluminous and distributed randomly over various plan documents and need a more careful and detailed review and consideration. The hearing should be continued. I note, however, the proposed access driveway from the existing cul- de- sac to the new building is excessively long.

Dave Klenert from Collins Engineering introduced Jay Suzor and submitted the green cards of notification. He then presented the plans. He explained that in 2015 they extended Scotland Blvd across the power lines. In 2017, they did 75 Scotland Blvd which is the new building at the end of the road. He said they are in the last phase of Scotland Blvd Industrial park. This is the last remaining land and they would like to take it one step at a time because it is a large project, but no definite plans for the larger parcel out back. Ted Parker would like to do a 6,700 sq. ft building near the middle of the site. The frontage is on Scotland Blvd; there is an access drive to access the 8 acres of upland for this new building. Mr. Parker owns all the property around this-it is the hockomock swamp and flood zone AB. They have been in front of the Conservation Commission for this project. It has taken them awhile to get to this point because they had a prospective buyer back out. Because it has been in front of Conservation, there are two revision blocks on their plans already. He then went thru all the pages of the proposal briefly, one at a time. The existing conditions page shows all the test pit information which was witnessed by the town. The wetland line is in green, siltation fences in gray and property line in yellow. They are proposing to clear at the back of the property because Mr. Parker doesn't currently have a client to build out there yet, but the property is very large, and they need to bring it up 4-5 feet due to the water table. So, Mr. Parker would like to get the site ready for him to be able to present it to a client. They will clear up to 25' of the buffer and plant grass, have detention basins and swales which will all be part of the drainage system. They will have a hydrant in front of the proposed building and at the end of the driveway for the future building. Page 8 of 24 shows the building they want; will have two bays and 2 offices. the parking will all be out in front of the building. There will be an 18-wheeler dock bay. There will be fenced in concrete areas for dumpsters for both buildings. Snow storage in kick out. Even though it is just a driveway, it meets all state performance standards. He presented the drainage plan. (sheet 13 of 24) The drainage system for the rear of the property where they will be clearing the trees, will consist of grass swales which flow into the wetlands. It will go thru 4 separate detention basins that will hold the water for a certain amount of time and release it slowly thru a V notch structure.

Mr. Ajemian said this is a unique thing; asking us to approve with no building, simply just cleaning the site. He said he doesn't remember this happening before and had some concerns about it. Mr. Kleinert said he has never done it this way before, but he understands where Mr. Parker is coming from. You have an 8-acre site. This would be a phased project and right now they are just seeking approval for the first building. They would have to come back once the property is sold and they have a new building to bring forward. Mr. Driscoll asked Mr. Etoniru if the Town of Bridgewater had a land clearing bylaw? Mr. Etoniru said they have an earth removal but not a land clearing. Mr. Driscoll suggested just keeping the discussion to the building in front of us (66'X160') and let the professionals make suggestion on how to handle the land clearing.

Mr. Driscoll asked Mr. Etoniru if he had any recommendations? Azu said no, it would be a disservice to the Board to recommend in a hasty manner; he wants to look at it very carefully. He suggested that the driveway is very long and questioned if it is adequate for two buildings.

Mr. Driscoll commented that the driveway should be discussed; if it becomes two lots later on, it should be built to roadway standards. He commented that if there will be two buildings on the same lot, then they must be the same use and that should be a condition. Mr. Driscoll asked if there is a proposal to finish Scotland Blvd at some point? Mr. Sousa said that the road is private all the way from Pleasant Street and ends at the cul-de-sac; they own 5 buildings on the road; he said once these two buildings are done, they will repave Scotland Blvd and probably put in one sidewalk.

Mr. Etoniru noted that they have filed with Conservation and that has been continued to Oct. 24th.

Mr. Driscoll said he would like to evaluate the tree cutting plan. Mr. Romulus will reach out to the owner to discuss the project and future development prior to the next meeting.

Mr. Ajemian mentioned that the solar farm gave the town money to be able to replant trees elsewhere in town... Mr. Souza said that Mr. Parker does a lot for the Town and doesn't see why he wouldn't agree...can't really speak for him. Mr. Driscoll suggested that they discuss it with staff during the meeting to be set up.

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

OLDFIELD ESTATES MINOR MODIFICATION REQUEST

Mr. Romulus said he received the grading plan late this afternoon.

On a motion by Mr. MacDonald, seconded by Ms. Guarino, it was unanimously voted to continue the discussion to Nov. 6th

TRINITY CIRCLE BOND RELEASE REQUEST

There was a request for bond release in the amount of \$14,550.00 for work completed on the Handicap ramp and the planning of trees.

Email from Mr. Etoniru:

The street as-built plan shows conflicting datums (both an assumed datum and an NAVD-88 datum are shown); this needs clarification. The water main as shown does not appear to be

looped as approved by the Planning Board; this needs to be addressed/clarified by the applicant or his engineer.

On a motion by Ms. Guarino, seconded by Mr. Ajemian, it was unanimously voted to continue the discussion to November 6th.

Mr. Driscoll recused himself and left the room.

COLONIAL DRIVE ROAD ACCEPTANCE RECOMMENDATION

Email from Azu Etoniru dated 10/16 read into the record:

The staff conducted a follow-up inspection today regarding the petition for acceptance of the above subject roadway as a public way. During the inspection, we observed the following: two transverse cracks across the pavement, one approximately 200 feet east of the intersection of Colonial Drive and South Street, and the second one at the beginning of the cul de sac; 2, the northerly accessible ramp at the intersection of Colonial Drive and South Street has a crack that was previously identified has not been addressed; the water gate valve that is located in the pavement in front of the hydrant at the cul de sac has not been cleaned. These items should be addressed.

Mr. Etoniru said that last time they were there, they noted missing monuments which have since been set. Two of the gate valves were taken care of, however, the third one that is pertinent to the hydrant at the cul-de-sac, the gate valve stem is recessed and is under debris inside the stem...needs to be cleaned out. The cracks need to be filled; haven't reached the point where it has to be repaved. The ramp has not been fixed. Mr. Romulus suggested recommending the acceptance to the council based upon those items being corrected. Mr. Etoniru stated that they must be fixed prior to accepting the road. Mr. Romulus noted that the board must vote tonight because recommendation is due by October 20th. Members expressed concern that the items must be done prior to acceptance. Mr. Romulus said then the board should not recommend for those reasons.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted by members present to not recommend the acceptance of Colonial Drive to the council until the items listed in the Town Engineers memo have been addressed.

Mr. Driscoll returned at 8:05.

MINUTES

Ms. Guarino said she sent Ms. Dorr some minor corrections which were made.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted to approve the minutes of 10/2/19, as amended.

DEPARTMENT COMMENTS

Mr. Romulus commented that because the discussion and vote at the last meeting on the Broad Street situation was not actually on the agenda, technically motion couldn't be made due to no public notice.

He suggested that in the future, it would be better to request the attendance of the person you want a response to, to come to the next meeting to discuss. That way, it will be put on the agenda. He did speak with Ms. Burke and she has been in communication with the developer on several occasions. He did stop by the office yesterday and mentioned that he would be applying for a site plan/special permit on Friday or next Monday. He did give him a check list to make sure he was aware of what was needed for the application. He advised the members that the town council did discuss reaching out to the Town Manager and zoning officer to enforce the abandoned buildings ordinance that we do have in the Town Code.

Mr. Romulus said he has been working on a tree memo for the Board and he will be emailing that soon.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted to adjourn the meeting at 8:10 pm.

MINUTES APPROVED: _____