

***Zoning Board of Appeals Minutes
February 22, 2017***

Attendees:

Present: Andre Bissonnette, Chairman; Anthony Aveni, Member; and Brian Heath, Associate Member

Absent: Lucas Klim, Member

Duxburrow Estates 40B Project

Mr. Andre Bissonnette opened continued hearing.

Mr. Lawrence Silva, from Silva Engineering, along with the applicant, Rami Itani; Paul Cusson, 40B Consultant from Delphic Associates, William Scully, Traffic Consultant from Green International Affiliates, Inc., and Anthony Esposito, Construction Manager were present to represent the project.

Mr. Lawrence Silva gave a presentation of the new project design that took into consideration all the comments that were discussed at the initial meeting. The new plans showed 148 units with a focus on open space, noting in particular that the area that abuts the Curve Street homes were eliminated, so that the wooded area can remain. In addition, every home abuts open space, whether or not it is a narrow strip, or on the outside or inside; which provides a nice feature for each home. Mr. Silva stated that the open space consists of 88.5 acres, of which 70.5 is open space, and 41.2 of which is common open space and will be owned and controlled by the Homeowners Association. In addition, Mr. Silva noted that there is an easement through Solar Way, which will serve as a pathway down to the Taunton River. The project has a proposed pump station, and sidewalks between the two entrances. Additionally, at the entrance, there will be sidewalks on side, as well as a parking and a bus stop area, and a central mailbox area.

Mr. William Scully, Traffic Consultant from Green International Affiliates, Inc., discussed the traffic study in detail and addressed abutter and Board questions and concerns.

Mr. Andre Bissonnette, Chairman, informed the applicant that a letter from the Water and Sewer Department stating that the project has approval to tie in to the system will be required prior to any approvals. Mr. Bissonnette also stated that the single biggest obstacle for the project is drainage.

Mr. Ed Marchant, 40B Consultant, informed the applicant that additional information would be required for further review of the application. The information requests, thus far, included:

- Site plans that include the footprint of any buildings or lots that are adjacent to the subject site, so they know where the houses are. It makes some difference if the house is close to the lot, or closer to the street. Not detailed surveys, can use the assessor's maps and transfer the information to the plans.
- Details of the estimated costs of sales prices for the market and affordable units. Mr. Paul Cusson mentioned \$200,000. Would like to see the actual numbers on which the Proforma was based. Provide the assumptions that Paul used to come up with the affordable units.
- Because the site plans have changed, if you can do an updated plan, showing which units is being proposed as the affordable units. Separate into the individual phases, so you can see how close you can come to having 25% of the units for each phase is affordable.

- Building Specifications – part of that is what exterior materials are proposed, and if you expect there to be any difference between the market units and affordable units, in terms of interior finishes.
- The Board wants to have an understanding – are there any models that do not fit on the lots, and try to have some guidelines in terms of minimum side, rear, front setbacks. Take a look at some of the other comprehensive permits – provide an outline within each lot, so that the Board understands that.
- How do you plan to do the affordable units, are you going to specify certain units types – the Board wants a mixed/variety of that. And the variety of different types of houses that will be built ... noting a minimum of X units of X models. If any are going to be walk outs or daylight basements.
- Materials document for the homeowners association, in particular, any rules and regulations, and a budget.
- Landscape plans for any common areas, and typical landscape plans for a couple of the models. Those plans should include species, quantities and planting details.
- A specific detailed list of every single waiver requested. Including size requirements of any sheds and pools that may be allowed. Do not use blanket terms such as 'any and all'.

Mr. Andre Bissonnette reviewed the municipal comments as outlined in the project eligibility / site approval in the August 12, 2016 letter from Mass Housing.

Mr. Andre Bissonnette reviewed and discussed the peer review proposals received by Amory Engineers, P.C., Stantec, and CEC with the Board, Ed Marchant, and the applicant. Mr. Paul Cusson agreed that applicant would prefer the peer review firm have a staff of all the necessary technical consultants needed to expedite the process. Mr. Anthony Aveni, Member, made a motion to have Stantec represent the Town of Bridgewater in the peer review process of the Duxburrow Estates 40B project. Mr. Brian Heath, Associate Member, seconded the motion. VOTE: All in favor, none opposed.

Mr. Michael Mainvielle, abutter residing at 25 Curve Street, inquired about the time table for addressing concerns brought up at the initial hearing, and expressed his concern regarding the traffic flow.

Ms. Diane Dobson, abutter residing at 30 Curve Street, expressed her concerns regarding the traffic study, as well as the safety of school age children waiting for the school bus.

Mr. Thomas Hennessey, abutter residing at 143 Curve Street, expressed his concerns regarding the traffic study.

Ms. Karen Peabody, abutter residing at 5 Curve Street, expressed her concerns regarding the density.

Mr. William Harding, abutter residing at 250 Curve Street, expressed his concern regarding the drainage on the site.

Ms. Kim Chermesino, abutter residing at 45 Curve Street, expressed her concerns regarding the traffic study, and asked if it were possible to create a road, if one does not exist, so that all the traffic from the development doesn't pour out onto Curve Street.

Zoning Board of Appeals Business

The Zoning Board of Appeals reviewed a request by Mr. Robert Kraus, Attorney to sign the Acknowledgement of the Regulatory Agreement for the Apiary Estates 40B project. The Board requested that Mr. Kraus ask Mass Housing to provide a detail of any potential conflicts between the regulatory agreement and the Apiary Estates 40B decision letter for further review, prior to the Zoning Board of Appeals signing the acknowledgement.

Anthony Aveni, Member, made a motion to adjourn the regular meeting at 9:45pm. Mr. Brian Health, Member, seconded the motion. VOTE: All in favor, none opposed. Chairman Andre Bissonnette closed the meeting. Next Zoning Board of Appeals meeting will be held on March 22, 2017 at 7:30pm in the Council Chambers located on the second floor of the Municipal Office Building, 66 Central Square, Bridgewater.

Respectfully submitted,



Jane K. Brown
Administrative Clerk