

**Zoning Board of Appeals Minutes
July 11, 2018**

Attendees:

Present: Gerald Chipman, Acting Chairman and Member; Brian Heath, Member;
Anna Klimas, Associate Member, and Michael Mainvielle, Member

Staff Present: Steve Solari, Building Inspector/Zoning Enforcement Officer

Absent: none

Burrill Place Apartments 40B

Mr. Anthony Aveni, Chairman, opened the continued public hearing from June 13, 2018 and reviewed an email dated July 1, 2018 from Jason Brogan to the Zoning Board of Appeals, and read it into the record, it stated the following:

"I have a couple questions ... 1. What is the date of the next meeting for the Burrill Ave apartments, and 2. I'm trying to better understand how college students, the vast majority of whom are not emancipated and are claimed as dependents by their parents would qualify for affordable housing? Is this a question you can get an answer to from the Town's 40B adviser or other resource?"

Mr. Aveni stated that Mr. Brogan was informed of the meeting date, but asked Mr. Engler to address the second question, which was answered in an email dated July 10, 2018 by Mr. Brian Engler, and he reiterated the same. The email stated the following:

"For Mass Housing projects, full time students do qualify for affordable units. But no co-signers or guarantors are allowed in any program, so typically the only college students who qualify also have jobs or have a lot of assets as they still need to meet the leasing offices standards on rent/income ratio on their own."

Mr. Ed Marchant, 40B Technical Consultant representing the Town of Bridgewater, stated that he spoke with Margaux LeClair, Counsel/Fair Housing Specialist, at MA Department of Housing & Community Development who also confirmed that students are eligible to rent and buy 40B affordable units if they meet the eligibility requirements.

The Zoning Board of Appeals, Mr. Geoff Engler, SEB, LLC, Mr. Jack O'Leary from Sitec Engineering (the applicant's engineer), and Steve Ventresca from Nitsch Engineering (the Town of Bridgewater Peer Review Firm for the project) reviewed and discussed in detail the first peer review letter from Nitsch Engineering, as outlined in a letter dated July 9, 2018, as well as the following:

- Plan entitled, "Burrill Place Apartments, Site Plan," dated November 16, 2017, Revised June 19, 2018, prepared for Scollay Development, LLC by Sitec Environmental, Marshfield, Massachusetts (11 sheets);
- Report entitled, "Stormwater Management Report, Burrill Place Apartments, Bridgewater, MA," dated June 2018, prepared for Scollay Development, LLC by Sitec Environmental, Marshfield, Massachusetts.

Mr. Jack O'Leary asked to arrange a technical meeting with Nitsch Engineering to go over some of the technical civil engineering aspects of the project, as well as possibly arranging a site walk visit. Mr. Anthony Aveni asked Jane Brown, Administrative Assistant to arrange the meeting. Mr. O'Leary also noted that the applicant will be filing with the Conservation Commission.

Mr. Ed Marchant asked for additional information and detail on the bus shelter. Mr. Marchant also asked if there were any plans for a tot lot. The applicant stated that they would take a look at possibly creating a tot lot – but space is limited to a sensible location for it, and they will also provide additional information on the bus shelter/stop.

Approved: September 26, 2018

Mr. Nelson Hammer, Architect from Hammer and Walsh, Design Inc., Landscape Architecture Master Planning, 281 Summer Street, Boston, MA reviewed the “*Landscape Plan, Burrill Place Apartments 85 Plymouth Street, MA*” dated June 25, 2018 in detail. Mr. Hammer noted that the plan is a mixture of four-season interest plants that are drought tolerant and a vast majority of the plants are native species. There is no plan for an irrigation well to be installed.

The applicant stated that they still working with the Water and Sewer department to work out fees, etc.

Ed Marchant asked the applicant what the parking plan was, and Mr. Engler stated that the management office will monitor the parking use through a pass program, and

Mr. Gerald Chipman, Member, made a motion to accept the applicant's request and to continue the hearing to August 22, 2018 at 7:00pm on the second floor of the Municipal Office Building located at 66 Central Square, Bridgewater, MA. Mr. Brian Heath, Member, seconded the motion. VOTE: All in favor, none opposed

Curve Street – Duxburrow Estates 40B

Mr. Anthony Aveni, Chairman, opened the continued public hearing, and reviewed a letter dated July 9, 2018 from Derek Swenson, Superintendent of Schools to the Zoning Board of Appeals, and read it into the record, it stated the following:

“This letter is in response to the ZBA Meeting I attended on Thursday, June 21, 2018 regarding the tentative Duxburrow Estates Project. Mr. Lucini and I have taken the Duxburrow Estates transportation situation under advisement and will reach out by your next meeting with some final determinations. If you have any further questions, please feel free to contact me at (508) – 279-2140 ext. 113 or (774)-930-9470.”

The Board along with the applicant, and Lawrence Silva, PE, from Silva Engineering Associates reviewed and discussed a letter dated June 22, 2018 to the Town of Bridgewater Water/Sewer Department in response to their letter dated May 22, 2018.

Mr. Anthony Aveni, Chairman, reviewed and discussed an email from Jonas Kazlauskas dated July 11, 2018 to the Town of Bridgewater Zoning Board of Appeals that included the Water Department letter dated May 22, 2018, and the Silva response letter dated June 22, 2018. The email stated the following:

“I just got off the phone with Larry Silva of Silva Eng. The letter that was written about what needs to be done for water and sewer stands. I have seen the response from Silva engineering. Reasoning why this needs to be done:

WATER COMMENT # 1 If the water line is not looped and a issue arises on Curve St over 150 homes will be affected.

SEWER COMMENT #1 Sewer line laterals need to be placed on the property line of home owners. The road will be dug up Every time a homeowner wants to connect. Also, we have not granted a sewer extension for this project

SEWER COMMENT #5 The pump station ownership and maintenance must belong to the private community”

Mr. Aveni recapped the letters and responses, saying that Mr. Silva's letter basically said that you agreed with everything, for the most part. Mr. Silva stated that the applicant is willing to do some of the changes, in lieu of the fees.

The Board, applicant and the engineer, along with the peer review engineer, Mark Bartlett, discussed the landscape plan, and a summary of all activity regarding the project to date; noting that the drainage design and other engineering details are still being worked through.

Mr. Gerald Chipman, Member, made a motion to accept the applicant's request and to continue the hearing to August September 12, 2018 at 7:00pm on the second floor of the Municipal Office Building located at 66 Central Square, Bridgewater, MA. Mr. Brian Heath, Member, seconded the motion. VOTE: All in favor, none opposed

Approved: September 26, 2018

Zoning Board of Appeals Business

NO Board Business was discussed

Mr. Michael Mainvielle, Member, made a motion to adjourn the regular meeting at 7:30pm. Mr. Brian Heath, Member, seconded the motion. VOTE: All in favor, none opposed. Acting Chairman Gerald Chipman closed the meeting. Next Zoning Board of Appeals meeting will be held on August 8, 2018 at 7:00pm in the Council Chambers located on the second floor of the Municipal Office Building, 66 Central Square, Bridgewater.

Respectfully submitted,

Jane K. Brown
Administrative Assistant