

REGULAR MEETING**BRIDGEWATER PLANNING BOARD****July 6, 2022**

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

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Ajemian, Mr. Geller.

ASSOCIATES PRESENT:

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Azu Etoniru, DPW Director and Greg Tansey, Town Engineer.

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

ANR Plan for 609 Bedford St.

Mr. Larry Silva, SEA, was at the meeting and pointed out the request of the plan. The request was to divide the land into two parcels, meeting frontage and size requirements.

Motion to endorse made by Member Ajemian second Member MacDonald.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Geller- yes

Member Ajemian- yes

ANR Plan for 45 Scotland Blvd

Mr. Bodah was at the meeting to talk about the plan to combine 2 Parcels.

Mr. Etoniru made a comment on the line descriptions on the plan and suggested a change to mark the lot lines.

Town Planner O'Brien noted the change can be a condition of approval.

Motion to endorse made by Member Geller second Member Ajemian.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Geller- yes

Member Ajemian- yes

Subdivision - Green Place Discussion – Silva Engineering Associates continued from June 1, 2022

Town Planner O'Brien began discussion with a summary of the response from the Town Attorney. The larger issues were that the subdivision expired, no building permit was requested, and a road bond would be necessary so the DPW can review the status of the road.

The board asked how they move forward if the subdivision is expired. Member Ajemian asked how it was expired if work had begun. It was noted that there is an expected completion date with subdivisions approvals.

Mr. Larry Silva, SEA, made his case about the road bond, and his feeling that no subdivision in this town has ever been completed in two years. He also believed that the two-year expiration of the subdivision did not occur.

Mr. Etoniru spoke on the matter and provided context about previous projects that had to re-submit in similar cases, for a subdivision.

There was ample discussion about where the status of the project landed and what was next. It appeared that no final decisions were made and further discussion will occur with the Town Planner.

Subdivision - Discussion of South Farm Estates on Condition 27 of December 2019 Decision

Mr. Manuel Bugginga, was at the meeting and updated the board on the status of Condition 27 and asked if the hold could be put on another parcel of the project as Wildlands trust will require more time than he had thought. A letter was also provided that showed interest in this property.

An application was set to be submitted along with the fee for the minor modification of the 3 lot subdivision.

Motion to approve minor modification as presented and with information provided to allow the sign off for Lot 3, but any further certificate of occupancy shall Condition 27 prior to the issuance.

Roll call: Member MacDonald - yes

Member Driscoll- yes

Member Geller- yes

Member Ajemian- yes

Subdivision - Discussion of Firefly Lane (Bond Amount from 2020 and Lot Releases)

Town Planner O'Brien, noted there is currently not a road bond and lot 1 has been released, recorded and received a building permit. An amount had been given previously but it was discussed that a new number could be necessary. The new amount discussed was \$99,610, cash. Lots were set to be released per a road bond being received. The board reviewed the bond calculation.

Motion to set the cash road bond at \$99,610 made by Member Ajemian, seconded by Member Geller.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Geller- yes

Member Ajemian- yes

Motion to release lots 2,3 & 4 once cash bond is received made by Member MacDonald Second by Member Geller.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Geller- yes

Member Ajemian- yes

Board/Committee Liaison Reports

Town Planner O'Brien gave a brief update on the status of the review for the updated plans submitted for Medeiros Estates.

Adjournment

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