REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **August 3, 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, Mrs. Rojas

ASSOCIATES PRESENT: Ms. Spagone, Mr. Haley

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Mr. Greg Tansey, Town Engineer

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

210 Broad St –- 210 Broad Street Realty LLC - Site Plan/Special Permit

The project proposed was to change the use of building, add landscaping and reduce impervious coverage.

Representative, Eric Dias, whom was a registered engineer, was present to discuss the project. He spoke about the current site being an eye sore, that they plan to upgrade the site to bring in more business and appeal to the area. Mr. Dias shared his screen, showing existing conditions and the proposed plans. The discussion then led to parking requirements / waiver, offsite parking and what the site could fit.

Town Planner O'Brien noted a few of his comments involving landscaping schedule, ADA accessibility, snow storage and more.

Tow Engineer Tansey reviewed his comments and concerns such as ADA accessibility, the narrow 2-way access, the septic system, and more.

Member Ajemian made several comments.

Member MacDonald made several comments pertaining to parking.

Member Geller asked about curb stops, to keep traffic in the lot and off the road, or some alternative curbing. He also asked about signage as the concern were the sightlines beyond the signage. He went on to mention having two means of egress out the building as well as discussion on the lighting on the outside of the building.

It was agreed upon to re-stripe the cross walk across from the gas station.

Chairman Driscoll suggested signage at the gas station to dedicate parking spaces for this business only. Also, questioned getting a title 5, as this sight may need an upgrade to the system weather it be connecting to sewer etc. He mentioned he would also like to see colors from the Benjamin Moore historic pallet.

The board and applicant discussed if this item would be acceptable to continue to the August 17th meeting to address some of the concerns mentioned at the meeting.

Motion to continue to the August 17th meeting made by Member Ajemian, seconded by Member MacDonald, Discussion: Member Geller will not be at the next meeting, so member Spagone was appointed to vote.

Roll call: Member MacDonald- yes
Member Geller- yes
Member Ajemian- yes
Member Rojas – yes
Member Driscoll- yes

Scotland Industrial Park – Release from Covenant Request

Mr. O'Brien introduced the applicants.

Dave Klenert, from Collins Engineering, began discussion on the release, to allow for the sale of the property. The items that were not yet completed, were discussed, and brought to the attention of the members. This would remain as a private road. Members questioned how the road would be fully completed if they release this and hold a bond for another section. It's desired the entire road be completed correctly. There is money being held from a previous bond calculation. A new bond will be set based on new calculations to ensure the road is completed, rt 104 to the cul-de-sac.
Town Engineer, Mr. Tansey, was agreeable to having more time to review the numbers and set an amount.

The previous amount was to cover 750ft of the road, but the road is currently 1000+ ft. There was ample discussion on the creation of the bond to move the release forward while ensuring the road completion.

Motion to continue to the August 10th special meeting made by Member MacDonald, Seconded by Member Ajemian. Roll call: Member MacDonald- yes
Member Geller- yes
Member Ajemian- yes
Member Rojas – yes

Member Driscoll- yes

Old North Estates – New Bond Estimate

Town Engineer, Mr. Tansey, shared that update had been made to the site, therefore the new bond amount will be $160,797.00.
Mr. Decosta asked where this number came from as his numbers for what he has left do not match what is being asked for. He asks if he could get an occupancy hold up in place of this bond, as he can not put up this amount of money. He also noted items he felt were inaccurate numbers.
The board then discussed the electrical wiring being under ground or above ground. National grid had expressed needing 2 pols to cross the road and from there it would go underground.
Chairman Driscoll asked the Town Planner if they should accept this amount, so they applicant can work with Town Engineer, Mr. Tansey, to get it lowered based on work done and such.

Motion to approve the proposed bond of $160,797 to be posted to release the lot, made by Mr. Ajemian, seconded by Member MacDonald. Roll call: Member MacDonald- yes
Member Geller- yes
Member Ajemian- yes
Member Rojas – yes
Member Driscoll- yes

Board/Committee Liaison Reports

Community Preservation Committee Representative Discussion – currently the board lacks representation. Member MacDonald showed interest and will let the board know at the next meeting.

Planning Board Minutes (5/18/22, 5/25/22, 6/1/22. & 6/15/22)

Motion to approve made by Member MacDonald, seconded by Member Geller.
Roll call: Member MacDonald- yes
Member Geller- yes
Member Ajemian- yes
Member Rojas – yes

Member Driscoll- yes

Planner's Report:

Town Planner O'Brien debriefed the board about Plymouth St, getting the Engineering fees from them. Also, at the August 17th meeting, a preliminary design / comment time may be held for the board regarding a site for a potential project. This would be put on the agenda if the board deemed it appropriate. Members seemed a bit skeptical of this suggestion, but were okay to have it placed on the upcoming August agenda.

Adjournment

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