

REGULAR MEETING

BRIDGEWATER PLANNING BOARD

August 17, 2022

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

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Ajemian, Mrs. Rojas

ASSOCIATES PRESENT: Ms. Spagone

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

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

210 Broad St -- 210 Broad Street Realty LLC - Site Plan/Special Permit (continued from Aug 3, 2022 meeting) – Requesting a continuance to September 7, 2022

Board received a continuance letter to move this item to Sept. 7th, 2022.

Motion to continue to Sept. 7th at 6:30 pm made by Member Ajemian, second by Member MacDonald.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Rojas- yes

Member Ajemian- yes

ANR Plan – 130 Conant St & Nelson Drive

Rebecca, SEA, was present at the hearing. She shared the desired change for the ANR, to allow the combining of a lot, to allow for enough square footage to build a home on the lot.

Mr. O'Brien noted the language on the plans clarified the dashed and solid lines for the board.

Motion to Endorse made by Member MacDonald, Second Member Rojas.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Rojas- yes

Member Ajemian- yes

Informal Concept Plan Presentation by Edgewood Development Company to Planning Board for a potential project at 180 Broad St – Henry Perkins Foundry

Mr. O'Brien began discussion on this concept plan, noting there are not files or plans submitted and this is not a public hearing yet.

Steve Meltzer, on behalf of the concept project, presented a power point presentation to the board.

Some key items: 1-2 bedrooms, low impact on schools, increase in new tax income, removal of old buildings, clean up and improvements of industrial site abutting Town River. Would be happy to hear feedback on preferred amenities. Applicant provided information on concept building locations.

Board members shared some thoughts on the buildings and their uses regarding phasing, percentage of commercial space. Member Ajemian asked if the applicant would be willing to offer mitigation to the town. Mr. Meltzer stated it could be possible through streetscape improvements.

Though this was not a public hearing, public comment was permitted:

Mr. Carlton Hunt, spoke about traffic concerns and additionally would like to discuss small wind alternatives with the applicant.

Pat Neary, suggested the buildings have a New England look to them, asked about the increase in technologies in this area. She noted her desire for dark skies to be considered.

Donna Jewell, shared her concern with more residential development in town and how this would truly impact the schools.

Other Business

Community Preservation Committee Representative

Member Geller will no longer be able to be on the Committee, Chairman Driscoll noted he may be able to do it if no one else was available.

Minutes: 5/11-6/22

Motion to approve the 5/11/22 Minutes by Member Ajemian seconded by Member Rojas.

Roll call: Member MacDonald- yes

Member Driscoll- yes

Member Rojas- yes

Member Ajemian- yes

Member Ajemian gave a brief update on the Tree Board.

Board/Committee Liaison Reports

Adjournment

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