

REGULAR MEETING**BRIDGEWATER PLANNING BOARD****November 16, 2022**

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

MEMBERS PRESENT: Member Driscoll, Member Geller, Member Rojas, Member Ajemian

ASSOCIATES PRESENT: Member Haley, Member 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 & 17, Sept 7 & 19, Oct. 19, Nov. 2, 2022, meetings

Applicant is requesting a continuance to the next meeting date. Members discussed the request and what was on the next agenda.

Motion to continue to December 2022, at 6:30pm made by Member Geller, second by Member Rojas.

Roll Call:

Member Geller, YES

Member Rojas, YES

Member Driscoll, YES

Board Business

54 Grange Park/Norlen Park - Lot Release Request (continued from Nov 2, 2022 meeting)

Mr. O'Brien discussed that the Chair and himself met with the town attorney and discussed the matter.

Att. Kathleen Hefferman, representing the owner, spoke about the restrictions on the purchased property and the desire for release off all restrictive covenants on the lot.

Mr. O'Brien's report noted that this land was obtained by the property owner through plans designed around an ANR plan approved by the Planning Board.

Chairman Driscoll noted that only the rear of the lot, obtained by 54 Grange, is covered by these restrictions. Rather than the entire lot being under restriction. Chairman Driscoll stood strongly by the fact that the subdivision was approved based on this land being under conservation restriction, it was sold incorrectly, and he would not have agreed to release it.

Motion not to release the covenants on the property made by Member Geller, Seconded by Member Rojas.

Roll Call:

Member Geller, YES

Member Rojas, YES

Member Driscoll, YES

Cranmore Estates Bond Release Request

Moved to next meeting (12/6/22)

Old North Estates – Discussion on Subdivision Modification Request

Mr. O'Brien read letter from applicant Mr. Costa. Mr. O'Brien asked the board to take no action at this time.

Mr. Ajemian arrived at this time.

Planning Board Minutes (9/7/2022 & 9/21/22)

Motion to approve the minutes made by Member Ajemian, seconded by Member Geller.

Roll Call:

Member Geller, YES

Member Rojas, YES

Member Driscoll, YES

Board/Committee Liaison Report

Tree Committee Representative from Planning Board – Member Ajemian spoke about the board and how it was all moving along. He also asked to be re-appointed to the Board.

Motion to re-appoint Raymond Ajemian to the Tree Committee made by Member Geller, Seconded by Member Rojas.

Roll Call:

Member Geller, YES

Member Rojas, YES

Member Driscoll, YES

Planner's Report

2023 meeting schedule was submitted to the Board and will be on agenda to accept at December 7, 2022.

Redlined version of subdivision rules and regulations will be provided to the Board at the next meeting and via email.

Announcement about Director Jennifer DeBoisbriand leaving the Town of Bridgewater.

The Board discussed cancelling the second meeting in December, due to potential of lack of quorum.

Adjournment

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