

REGULAR MEETING**BRIDGEWATER PLANNING BOARD****January 18, 2023**

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

MEMBERS PRESENT: Member Patrick Driscoll, Member Michael MacDonald, Member Steve Geller, Member Astrid Rojas, Member Ray Ajemian

ASSOCIATES PRESENT: Member MJ Spagone

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Mr. Steve Solari, Building Commissioner

The Planning Board voted to enter Executive Session by roll call vote

Executive Session - 6:30pm – 7:00pm

This meeting will commence in open session. The Chair will announce the Executive Session and its purpose. The Board will vote to enter Executive Session. The Board will return to open session after the Executive Session.

The Planning Board will enter into Executive Session pursuant to Pursuant to G.L. c. 30A, §21 and Suffolk Construction v. DCAM, 449 Mass. 444 (2007) to discuss strategy with respect to pending litigation in the case of John P. Weldon, as Trustee of the Weldon Properties Realty Trust v. Patrick Driscoll et al, (54 Grange Park) where an Open Meeting may have a detrimental effect on the litigation position of the Planning Board and the Chair so declares and to seek the advice of legal counsel. Executive Session Minutes will be available once litigation has ended and the Board approved the Executive Session minutes.

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

Motion to take item 4 on the agenda out of order, made by Member Geller, Second by Member MacDonald.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Rojas, YES

Member Driscoll, YES

0 Jasmine Way (Map 72, Lot 105) – MSF Property Holdings LLC - Site Plan Review under Section 10.6 of the Bridgewater Zoning Ordinance

Applicant requested a continuance to the February 1st meeting.

Motion to continue to February 1, 2023 at 6:30pm made by Member Rojas, seconded by Member MacDonald.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Rojas, YES

Member Driscoll, YES

210 Broad St - 210 Broad Street Realty LLC - Site Plan/Special Permit - continued from Aug. 3 & 17, Sept 7 & 19, Oct. 19, Nov. 2 & 16, Dec. 6, 2022 & Jan. 4, 2023 meetings

Representative Eric Dias, PE, Strongpoint Engineering, was present at the hearing as well as Jenish Patel.

Mr. Dias shared the updated plans and drawings. Some items noted were: colors, signage on building, exterior doors, sign location by street, screening by dumpster & curbing.

Member Geller asked a few questions about exterior, doors, materials. Mr. Patel spoke about the potential building colors and the roof design.

Chairman Driscoll asked for public comment. There was none.

Mr. O'Brien shared the applicants request for a formal withdrawal of the Special permit, without prejudice as the Special Permit was no longer necessitated due to there no longer being the need for off-site parking.

Motion to close the public hearing made by Member MacDonald, seconded by Member Ajemian.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Rojas, YES

Member Driscoll, YES

Motion to accept the withdrawal of the Special permit without prejudice made by Member Geller, seconded by Member Ajemian.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Rojas, YES

Member Driscoll: YES

Discussed proposed conditions from the draft decision of the Town Planner Shane O'Brien which included conditions of Dumpster screening and curb stop at last spot.

Motion to approve the project based on the decision drafted by the Town Planner, to include conditions noted above, made by Member Geller, seconded by Member MacDonald.

Mr. O'Brien read through the decision.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Rojas, YES

Member Driscoll

Planning Board Subdivision Rules and Regulations Amendments (2023)

Mr. O'Brien began discussion regarding the recommended changes he proposed. Some of the items spoke about were Application fee's, Depth requirements, definitions, curbs, DPW Comments and more. For more specifics on the items discussed in this document, please refer to the recording.

The board asked Mr. O'Brien to move this to a public meeting.

Board Business

Planning Board Minutes (12/6/2022)

Motion to approve the minutes with scriveners' edits made by Member Ajemian, seconded by Member Geller.

Roll Call:

Member Geller, YES

Member Ajemian, YES

Member MacDonald, YES

Member Driscoll, YES

Adjournment

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