

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

MEMBERS PRESENT: Member Patrick Driscoll, Member Michael MacDonald, Member Steven Geller, Member Raymond Ajemian

ASSOCIATES PRESENT: Member Ted Haley, Member MJ Spagone

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

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

0 Jasmine Way (Map 72, Lot 105) – MSF Property Holdings LLC - Site Plan Review under Section 10.6 of the Bridgewater Zoning Ordinance (continued from January 18, 2023 meeting)

Representatives present were Edward Jacobs, PMP; Josh White, and Greg Driscoll

A presentation of the changes made to accommodate the Town Engineer's recommendations was made. The items discussed were sewerage, drainage, the roadway, ramps, screening, parking and more and how the plans have changed since they were last before the Board. The Town Engineer also spoke about status on his end of review. Town Planner O'Brien also made some comments about parking and items relative to such for the Site as per the Zoning Ordinance

Member Ajemian asked about turning radiuses for large trucks and emergency vehicles.

There was a group discussion about the completion of the road and where the adjacent property responsibility lies and how it can be completed.

Chairman Driscoll asked about loading areas, and the parking spaces count, if there were offices inside or not.

Representatives said they will have updated plans for the next meeting to show the discussed items.

Public comment: There were none.

Chairman Driscoll noted he wanted islands created in the parking lots to help with screening. Further review planned to be completed by the next hearing for this item. Members recommended moving out a month.

Motion to continue the public hearing to March 15, 2023 at 6:30pm made by Member MacDonald, second by Member Ajemian.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Geller, YES

Member Driscoll, YES

Old North Estates Lot Release and Surety Request (final lot)

Town Planner O'Brien provided an overview of the request, the status of items in the project to be completed and production of the following number for release.

Town Engineer Tansey also spoke about the credits provided for work completed. Members asked the Town Engineer questions about the work done and to be done. According to the work completed by the Applicant and the work remaining the Town Engineer recommended the bond amount of \$93,598.50.

Motion to accept the bond amount of 93,598.50 in exchange for the lot release noted, made by Member Ajemian, seconded by Member Rojas. Roll Call:

**Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Geller, YES
Member Driscoll, YES**

Planning Board Subdivision Rules and Regulations Amendments Public Meeting (2023)

Shared materials can be found online and can also contact Mr. O'Brien with any questions. Comments from other depts have been added and edits have been made to the document. Member Ajemian asked if they can vote on certain items at each meeting rather than all at once. This was discussed. A special meeting may be needed to focus on this document.

Board Business

Discussion about when Director Rulli can be placed on the agenda for presentation.

Adjournment

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