

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, Member Rojas

ASSOCIATES PRESENT: Member Ted Haley, Member MJ Spagone

STAFF PRESENT: Mr. Bob Rulli, Director of CED, 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.

145 Winter St (Map 88, Lot 21) – 1635 Broadway Realty Trust - Site Plan Review under Section 10.6 of the Bridgewater Zoning Ordinance with Waiver Requests pursuant to Section 6.3.5 of the Bridgewater Zoning Ordinance

Representative Eric Dias was present at the meeting.

He begins to discuss the project, 2 buildings, with 4 bays each, waivers, compliance with by-laws, vehicle circulation on site and more.

Mr. O'Brien asked that the applicant note materials being used on the outside of the building in architectural plans. He noted that he had a concern about a do not enter area, and sign recommendations. There was also mention of the fence material, and tree screening questions regarding the chain link fence and which existing trees will be kept.

Director Rulli asked if the applicant had rights to Romney Rd, suggested that the applicant demonstrate to the board that they do have rights.

Member MacDonald shared that he would not want access on Romney Rd, he wanted to see new plans with access off Winter Street.

Member Geller stated he was not thrilled with the design of the exterior of the building and made some recommendations.

Public Comment:

Joe Nichols, 130 Winter St- understood they live in a business district and development would be an improvement, but they would appreciate a buffer zone or retaining wall.

Tom O'Keefe, 140 Winter St- biggest concern was the buffer and some visual blockage that was visually appealing and asked about lighting

Ileana Castillo, 125 Winter St – concerned with the parking proximity to her back yard, drainage is near her lot, traffic concerns. Asked where the waste disposal will be on the property.

Eric Diaz shared that the high side of the retaining wall is on Winter street, and he appreciated the public comments.

Tom Holmes, 144 Winter St- asked if this was a 1 story building or 2 story, do they know about businesses that will be going in there as there are a lot of un-leased building in the town.

Nancy Prisco, 8 Romney Rd - noted the road is private, who would take care of the road if his renters use it a lot and it needs maintenance.

Steve Prisco, 8 Romney Rd – when they developed Romney rd. years ago a concern was trucks entering and exiting, the road is in need of change and upgrades.

Motion to continue to April 19th made by Member Ajemian, seconded by Member MacDonald.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Geller, YES

Member Driscoll, YES

Presentation from Community and Economic Development Director Bob Rulli Regarding Form-Based Code Zoning

Presentation made by Director Robert Rulli. He spoke to the board about how Form-Base code will allow for the vision of the town to come to life in the future. This strategy will allow for the development goals of the town, and the community to come to life as meetings are set and open forums for input are held.

There was discussion amongst members on what this means and some of their opinions.

More details and the full presentation can be viewed on the YouTube recording.

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.

Mr. O'Brien brought up the topic of curbing to be discussed with the board. Along with that they visited the discussion on fee schedule updates to be approved.

Proposed meeting was March 29, 2023.

Board Business

CPTC Conference Information – March 2023

Scheduling of Special Meeting – Planning Board Rules and Regulations (March 29?)

Board/Committee Liaison Reports - CPC Committee update – lots near Stiles & Hart
Planner's Report

Adjournment

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