

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

MEMBERS PRESENT: Member Patrick Driscoll, Member Michael MacDonald, 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.

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 and February 15, 2023 meetings)

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

Josh White, JDE Civil, presented the changes that were submitted to the board. Some of the items discussed were parking in the rear, doors in the rear, sewer design updates, Landscaping updates, snow storage, color scheme and a few other items.

Members took some time asking questions and providing about the dumpsters, planting area, truck turning radius, and information about the roadway, ownership, and completion responsibilities.

Town Engineer, Tansey, noted small drafting changes that needed to be fixed on the plans.

Additional trees and shrubs were agreed to be added to the landscape and curbing changes based on recommendations from the Board. Town Planner Shane O'Brien would start drafting a decision for the Board to consider for an upcoming meeting.

No public comments.

Motion to continue to March 29, 2023 meeting made by Member Ajemian, seconded by Member MacDonald. Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES

Member Driscoll, YES

Approval Not Required Plan – 360 Pleasant St

Town Planner Mr. O'Brien spoke about the application, an existing house on one parcel, and to combine the two remaining lots. Mr. O'Brien provided a memo noting minor additions to be made to the ANR Plan.

Motion to endorse made by Member Ajemian, seconded by Member Rojas.

Roll Call:

Member MacDonald, YES

Member Ajemian, YES

Member Rojas, YES
Member Driscoll, YES

Chairman Driscoll asks to take the items out of order to take on item 5 of the agenda.

Request for Bond Release for Walnut Hill (Winterberry Lane) – Quail Hollow LLC

Town Engineer Tansey spoke about his review of the submitted as-builts and other materials, he had no major issues. Town Planner Mr. O'Brien also shared that there didn't appear to be any outstanding conditions and he felt this was ready for release. The amount of money in the account was roughly \$40,000.

Motion to release \$40,550 plus any interest made by Member Ajemian, seconded by Member MacDonald.

Roll Call:
Member MacDonald, YES
Member Ajemian, YES
Member Rojas, YES
Member Driscoll, YES

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

Town Planner Mr. O'Brien spoke about his recent meetings about the updates, future meetings and specifics for review regarding street Trees, fee schedule, and other items ,

Board Business

Planning Board Minutes (January 4, 2023) **Motion to approve made by member Ajemian, seconded member MacDonald. All in favor.**

Mr. O'Brien stated the Citizen Planning Training Collaborative Conference will be held on March 18, 2023, if any Board members were once again interested.

Next Meeting will be a Special Meeting for Subdivision Rules and Regulations Amendments and Fee Schedule Changes on March 29, 2023, as well finalizing Jasmine Way decision.

Adjournment

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