

SPECIAL MEETING**BRIDGEWATER PLANNING BOARD****March 29, 2023**

The special meeting of the Planning Board convened at 6:30 pm via zoom. Video recording of the meeting is available on the Town of Bridgewater, MA – Youtube Page.

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

ASSOCIATES PRESENT: Member Ted Haley, Member MJ Spagone

STAFF PRESENT: Mr. Bob Rulli, Director of CED, Mr. Shane O'Brien, Town Planner, Mr. Steve Solari, Building Commissioner

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

PUBLIC HEARINGS CONTINUED

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 Jan 18, February 15, and March 1, 2023 meetings)

Representative Josh White was at the meeting on behalf of PMP Associates. He provided a response to the Town Engineer's comments provided to them. He presented the updated plans before the Board based on prior comments.

Member Ajemian asked a question regarding the design of the buildings and if they would all be similar. Mr. White responded that was correct. Member Ajemian asked if all of the Town Engineer's comments have been addressed. Mr. O'Brien stated that it looks like most of Greg's comments have been addressed.

Member Geller stated that he was satisfied with the landscaping changes. Town Planner confirmed Member Geller had filed a Mullin Rule for the project.

No public comment. The Planning Board voted to close the public hearing. The Planning Board reviewed Town Planner's draft decision letter for the Board's consideration and felt no changes were necessary.

Motion to continue to close the Public Hearing made by Member Geller, seconded by Member Ajemian. Roll Call:

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

Motion to approve the Site Plan for 0 Jasmine Way pursuant to the drafted decision with conditions made by Member Ajemian, seconded by Member Rojas. Roll Call:

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

Item 4 was taken out of order.

Scotland Blvd Surety Bond Reduction Request

Town Planner O'Brien shared a letter provided by Greg Tansey for a recent review of the work completed regarding Scotland Blvd. Town Engineer is suggesting that the Board hold \$7,590.00 of the \$454,551.66 Broad bond. The remaining work included CC berm, cleanup, police detail, as-built plan, and additional contingency as noted in Town Planner's March 23, 2023 Memo.

Jay Suzor of Parker Property Management provided an update of the work completed as well as some pictures of the work.

Motion to reduce the road bond to \$7,590.00 and return funds back to the applicant made by Member Geller, seconded by Member MacDonald. Roll Call:

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

Planning Board Subdivision Rules and Regulations Amendments and Fee Schedule Changes - Public Meeting (2023) Redline Version of Amendments

Town Planner O'Brien provided a presentation of proposed Rules and Regulations and Fee Schedule changes to the Planning Board and Public.

The Board discussed the changes to potential streets trees as the Board is looking to eliminate Pear trees from the list of Street Trees.

Public Comment:

Pat Neary of the Tree Committee – talked about the trend of planting native and keystone species within the Town.

Chairman Driscoll stated in the future that we would have a meeting to update the Rules and Regulations for a tree list consistent with the Tree Committee's developing list.

Mr. O'Brien continued his presentation of the updated Regulations.

Motion to accept the request to accept the changes to the Subdivision Rules and Regulations and Fee Schedule made by Member Geller and seconded by Member Ajemian conditioned on the following changes:

Remove term "active recreation" from definition of Open Space. Eliminate Grey birch from the list.

Roll Call:

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

Board/Committee Liaison Report

Mr. Ajemian provided an update to the status of draft Tree Ordinance from the Tree Committee

Mr. Driscoll provided an update from the last Community Preservation Committee meeting regarding the potential purchase of properties adjacent to Stiles and Hart for parking lot.

Planner's Report, if needed

Town Planner provided an update regarding the status of minutes.

Adjournment

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