REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **May 17, 2023**

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

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

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 and updated guidelines regarding time limits and public comments for the public hearing items before the Board. The Chair encouraged members of the public to continue to send comments to Staff to provide to the Board Members.

PUBLIC HEARINGS (new)

168, 180, 232, and 240 Broad St (Map 21, Lots 143, 144, 149, & 150) – Proposed Mixed-use development for Edgewood Development Company LLC - Site Plan Review and Special Permit approval pursuant to Section 10.6 (Site Plan Approval), Section 10.5 (Special Permits), Section 6.0 (General Regulations), Section 9.6 Mixed Use in the CBD), Appendix B Table of Dimensional Requirements with waivers requests

The Chair read the legal ad into to the record. Representative Steve Meltzer from Edgewood Development provided a presentation regarding the proposal at the Broad St property. Joe Bartucca and Gerry Lorusso from Edgewood Development are also in attendance along with other consultants who have worked on the site plans. The applicant is proposing a mixed-use development (consisting of three buildings) totaling 148 residential units with approximately 50,500 sq. ft of commercial space on 13.19 acres located in the Central Business District (CBD).

Mr. Meltzer provided background information of the current site as well as the other times the applicant has been before the Board with zoning amendment changes, public presentations, and other concept plans from 2019 to present. The current site is the Perkins Foundry and Mr. Meltzer discussed the site limitations due to the current use, environmental and soil issues, easements, and additionally the Town River. He discussed community benefits and impacts for the site proposal. Mr. Meltzer provided information on how this project relates to the Bridgewater Master Plan and the need for housing in the Downtown. The applicant provided renderings of the project in their presentation showing the scale of the project compared to the surrounding area.

Mr. Meltzer discussed each of the buildings proposed and the uses within each building as well as potential canoe landing at Town River. The applicant will need to go before the Conservation Commission in the future as well due to the proximity to the river for this project and location to wetlands. The applicant will additionally need to appear before the Zoning Board for a height variance. Mr. Meltzer discussed how the proposal complies to the Bridgewater Zoning Ordinance, as well discusses subsequent waivers requested including 30% of the building area containing commercial uses due to the market studies they have completed. Mr. Meltzer invited the Board to visit one of their other development projects as well as provided examples of other multifamily projects Edgewood Development has worked on/completed.

Director Rulli talked about the work completed in the past for Planning and how the Town is working on its vision of downtown revitalization. Town Council recently supported a resolution for the vision of Downtown and greater Downtown on creating town squares and village center design through form-based code. The location at Perkins Foundry is one of five locations that the Town has focused on as important development locations. The Town is looking to relocate the location of the train platform. The Town is an MBTA community and has certain responsibilities to meet regarding that. Director Rulli talked about the importance of design and density for projects as well as how developments assist the tax base. He also discussed utilizing existing infrastructure with downtown development. Director Rulli stated that the current proposal doesn't meet the current design requirements of the district and provided a memorandum of that information. He also stated he needs additional information regarding the environmental issues and fiscal impact at the site. Mr. Rulli had concerns that the proposed design does not mimic a village center style and align with that vision. Mr. Rulli stated that Staff is willing to work with the applicant on an updated design.

Chairman Driscoll opened it up for Board comments.

Member Ajemian stated he was in favor of a project at the site. He stated that 30% commercial was a sticking point as part of previous discussions, but he is open to waivers of that percent based on what the applicant proposes. Mr. Ajemian has major concerns about the size of the buildings.

Member Geller stated that he has concerns regarding the water issues and infrastructure impact of the site. He additionally has concerns regarding traffic and entrance/exit locations of the site along Route 18. Mr. Geller stated that with any work on Broad St should be repaved rather than patched.

Member MacDonald stated the proposal is too dense, too large, too tall, and doesn't meet the requirements of the district.

Member Rojas stated she is in favor of these types of projects, but that the buildings are currently too large as proposed. She has concerns of vehicle and pedestrian traffic impacts at the Site. She asked why there weren't any three-bedroom apartments at the location.

Member Spagone stated she appreciated the applicant's presentation. She has concerns about the environmental issues along with potential flooding issues of the Town River. Additionally, Ms. Spagone had issues regarding the amount of commercial office space at the site due to vacancy rates.

Member Haley stated he is in favor of the site being developed and had concerns about the size and vacant commercial bank space.

Chairman Driscoll stated that he had concerns about the height of the residential building and roof design. He had different numbers for total commercial space at the site than the applicant. He stated the project should mimic a village center as per the Zoning Ordinance as well as regarding walkability of the site. The Chairman recommended the applicant work with CED Staff on a redesign of the Site as to meet the zoning requirements of Mixed Use in the CBD.

Steve Meltzer stated they have been working with MassDEP on the project over the course of three years.

The Board stated they would not be voting on to authorize 53G peer review as if there may be major changes to the Site Plan.

Motion to continue the public hearing to June 21, 2023 made by Member Ajemian, seconded by Member MacDonald. Roll Call:

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

0 Corporate Drive (Map 83, Lot 85) – Proposed Hotel for Claremont Bridgewater Hotel II LLC - Site Plan Review and Special Permit approval pursuant to Section 10.6 (Site Plan Approval), Section 10.5 (Special Permits), Section 6.0 (General Regulations), Section 9.4 (Planned Development District), & Appendix B Table of Dimensional Requirement.

Attorney Ed Brennan represents Claremont with Edward Carney (Claremont), Bill Lovett (Claremont), and Larry Silva of Silva Engineering. Attorney Brennan provided a history of the Planned Development District and how the site has developed over time with the construction of the office development and other hotel in the Planned Development district. The applicant is proposing a five-story, 110-room hotel which would be a Hilton Garden Inn. The use is allowed by-right for Site Plan Review.

Bill Lovett provided a presentation to the Planning Board of the proposed site. He talked about the differences between this proposed hotel with the Marriott located nearby. The Site would be accessed on Old Pleasant St and Lakeshore Center. Mr. Lovett provided an interior floor plan layout of the first floor of the hotel as well as a layout of the other floors. Mr. Lovett stated additional plans such as landscape and lighting plans are forthcoming, as well as a traffic study. Mr. Lovett stated that Town Staff memorandum comments will be addressed in future correspondence.

Director Rulli stated he would prefer access off Lakeshore Center and access off of Old Pleasant St be for only emergency purposes with an accessible gate. He has requested the original Master Plan be provided to the Board. He understands that there are other environmental issues that need to be addressed as well through MassDEP.

Town Planner O'Brien recommended that the applicant file for a Notice of Intent sooner than later as the site is located close to the 25-foot no touch area. He has received several public comments for the project already and forwarded them along to the Board. Mr. O'Brien provided recommendations regarding the site plans for sidewalks and additional information of the locus of the site and adjacent vacant site.

Chairman Driscoll asked about Gross Floor Area limitations of hotel use within the Planned Development District as each use within that district has a limitation of GFA percentages. The Board will need information regarding the initial Master Plan and Special Permit from 1988.

Member Ajemian states that there was insufficient information on the applicant and questioned why staff placed this on the agenda. Member Ajemian stated the Board should consult with Town Counsel as well as not to be in violation of the bylaw.

Member Rojas asked and requested if the public comments have been available to the applicant. Mr. O'Brien stated that he can create a public comment folder on the Planning Board Application page on the Town's website

Member MacDonald and Member Geller did not have any substantial comments at this time and would have additional comments when updated plans are presented.

Member Spagone disclosed that she is a tenant of the location and had concerns about the site proposal due to the amount of tree clearing.

Director Rulli (directing to comment about application completeness) stated the application was substantially complete as to appear before the Board.

Attorney Brennan provided compliments to Staff and additionally stated that he will be providing information regarding the Master Plan and well as historic information of other approvals at the Site.

Representative Larry Silva stating that we will be providing updated plans and that the developer provided infrastructure improvements of water and sewer along Pleasant St.

The Board, Staff, and the applicant discussed when this item could be continued to and whether or not a Special Meeting was necessitated. The Chairman encouraged the public to continue to provided comments to Staff to forward to the Board. Mr. O'Brien provided a link to the location of said plans on the Town's website.

Motion to continue the public hearing to July 19, 2023 made by Member Ajemian, seconded by Member MacDonald. Roll Call:

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

<u>Approval Not Required Plan – 0 South St (Map 74, Lot 39)</u>
Representative Larry Silva provided a plan showing that his client is looking to take a parcel off a larger piece of land to allow for a buffer for the remaining land. Mr. Silva stated that the parcel is labeled "Not A Buildable Lot" on the Plan. Mr. O'Brien has no issue with the Plan.

Motion to endorse 0 South St (Map 74, Lot 39) made by Member Ajemian, seconded by Member Geller. Roll Call:

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

Planning Board Minutes –February 15, 2023.
Minutes will be continued to the next meeting.

Planner's Report:
Mr. O'Brien provided an update regarding future items that will be on for the next meeting.

Board Correspondence:
Member Ajemian stated that the Tree Committee is working with the Town Manager's office for a Forestry Division in Town.

Chairman Driscoll stated that he appreciates the public's patience with the meeting process regarding public comments. Member Ajemian commended the Chair on running the meeting.

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

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

Adjournment – 8:30pm