

REGULAR MEETING**BRIDGEWATER PLANNING BOARD****June 7, 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 Michael MacDonald

ASSOCIATES PRESENT: Member Ted Haley, Member MJ Spagone

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

Executive Session - 6:30pm

Attorney Jason Rawlins was unable to attend tonight's meeting and Executive Session agenda item will be placed on the June 21, 2023, meeting instead.

PUBLIC HEARINGS CONTINUED

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 (continued from May 3, 2023, Meeting)

Representative Mr. Eric Diaz of Strongpoint Engineering was at the meeting on behalf of the project application request. He spoke about the changes made to address the concerns noted by the board at their previous meeting regarding the retaining wall changes, landscaping, screening, and other architectural design features. He believes he has addressed all the issues from the Board, Town Planner, and Town Engineer.

Member Ajemian had concerns about the quality of the vinyl fence and stated many of the issues seem to be addressed.

Member Geller stated that a better quality of vinyl fence should last.

Chairman Driscoll commented on the landscape buffer along the residential properties and maintaining screening on Winter St. He wanted to maintain the landscape along Romney Rd and if those trees were to be removed that they be replaced with eighteen (18) pine trees of 8 feet in height. It was suggested that this could be a condition of approval.

Mr. Diaz, Town Planner O'Brien, and Chairman Driscoll discussed the logistics of placing pine trees along Romney Rd with the number of trees as well as the cost/caliper of the trees. Member Ajemian agreed with the Chair regarding the tree replacement.

Public Comment

Christine Hrenko - 7 Romney Rd – She wanted clarification on what would be built adjacent to her property, whether it was landscaping or fencing. Mr. Diaz stated there would be a tree line along the property as well as the location of the stormwater basement.

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

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

Applicant requested the following waivers pursuant to Section 6.3.5 of the Bridgewater Zoning Ordinance:

1. A waiver is sought from Section 6.3.3.D.5.(b); requirement for a traffic study for a development in excess of 25,000 gross square feet. The proposed development is a maximum of eight commercial units with access off of an existing side road. It is not anticipated to have any negative effect on existing traffic in the surrounding area.

2. A waiver is sought from Section 6.4.6; requirement that the maximum height of a retaining wall be six feet. The retaining wall at the northwest corner of the site reaches a maximum height of approximately seven feet. In order to provide a terraced wall, the buffer from the residential abutting property would be less than the allowed 10 feet. The retaining wall south of the parking lot has a maximum height of seven feet. Three feet of the wall is shielded from view by the berm of the infiltration basin. In both cases, reducing the size of the wall is a detriment to the project.

Motion to accept request for Waiver 1 by Member MacDonald, seconded by Member Ajemian. Roll Call:

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

Motion to accept request for Waiver 2 by Member Geller, seconded by Member Ajemian. Roll Call:

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

Motion to approve the Site Plan Review per the draft decision as provided by Town Planner with the addition of the 18 Pine Trees of 6-8 feet in height along Romney Rd was made by Member MacDonald seconded by Member Geller

Roll Call:

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

Planning Board Hearing Items:
Scotland Blvd Surety Bond Reduction Request

Parker Property Management requested for the remaining funds to be returned. Town Planner O'Brien shared a letter provided by Greg Tansey for a recent review of the work completed regarding Scotland Blvd. Town Planner and Town Engineer Greg Tansey has stated all remaining work has been completed. Chairman Driscoll asked about Mr. Tansey's comments regarding his remaining comments. Mr. O'Brien stated that he confirmed verbally with Mr. Tansey that those comments have been satisfied.

Jay Suzor of Parker Property Management provided an update of the additional work completed.

Motion to reduce the road bond from \$7,590.00 to \$0 and return funds back to the applicant made by Member Geller, seconded by Member Ajemian. Roll Call:

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

Sprague's Place/Pinnacle Point Extension Request

The Planning Board received a request for a two-year extension of the Subdivision that was to expire in July 2023 to July 2025. Larry Silva has stated that the subdivision has not gone as quickly as the client has wanted due to various obstacles.

Member Ajemian stated why two years instead of a one-year extension. Mr. Silva stated that he believes it can be done in one year, but two years makes it easier in case any more issues arise. Member Ajemian stated that one year makes more sense to him. Member Rojas asked how many houses are left to be built. Mr. Silva stated no houses have been built. Chairman Driscoll stated that the original approval was in 2018.

Motion to APPROVE (4-1) a two-year extension until July 10, 2025 made by Member Rojas, seconded by Member MacDonald. Roll Call:

**Member Geller, YES
Member Ajemian, NO
Member Rojas, YES
Member Driscoll, YES
Member MacDonald, YES**

Approval Not Required Plan – 95 Pleasant St (Map 33, Lot 80)

Representative Larry Silva of Silva Engineering was present at the meeting to discuss the ANR plan before the Planning Board. Mr. Silva stated there are two vacant parcels from the 1940's and is looking to take Parcel A that is not buildable and would be transferred to the adjacent vacant lot. Building Inspector Solari stated that the parcels have merged and provided correspondence to the Board regarding this which was provided to the Board from a proposed Variance plan that the applicant provided in an application. Mr. Silva disagrees that the lots were merged and argued that the Plan he has provided makes it clear that it complies with Chapter 40A, Section 6 of MGL. Chairman Driscoll stated that the Planning Board cannot overturn the Building Inspector's determination as that would be the responsibility of the Zoning Board of Appeals. Mr. O'Brien stated as presented with the fact that the lots were merged, the ANR Plan would create a parcel with a building on it that would lack the frontage of the underlying district.

Motion to DENY (4-0-1) endorsement 95 Pleasant St (Map 33, Lot 80) based on Frontage and the Building Inspector's Determination that the lots have been merged made by Member Ajemian, seconded by Member Geller. Roll Call:

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

Approval Not Required Plan – 38 Harvest Lane (Map 74, Lots 10 & 84)

Representative Larry Silva of Silva Engineering was present at the meeting to discuss the ANR plan before the Planning Board. Applicant is looking to adjust the property lines for the property at Harvest Lane and transfer Parcels to and from the adjacent property owner. Both properties owners signed off on the ANR Plan.

Motion to endorse 38 Harvest Lane (Map 74, Lots 10 & 84) made by Member MacDonald, seconded by Member Ajemian:

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

Other Business

Mr. O'Brien and Mr. Silva stated that Cranmore Estates (subdivision) was sold from Clive Gummow to Cranmore Estates LLC and the applicant will be filed for Rescission of a Subdivision in the near future. The Board received a Chairman Driscoll stated that a notarized letter would be needed in the future regarding the Road Bond transfer. Mr. Rulli stated we will have a discussion with Finance regarding the remaining funds.

Planning Board Minutes – February 15, 2023 & March 1

Motion to approve Feb 15 and March 1 minutes with revisions 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**

Planner's Report and Board Correspondence.

Mr. O'Brien stated that there will be an upcoming hearing of the Planning Board for Zoning Ordinance amendments and Street Acceptance and no meeting July 5.. Mr. Ajemian stated that Member Spagone provided an outstanding speech at the raising of the Pride flag. Member Spagone appreciated it.

Adjournment

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