

The regular meeting of the Planning Board convened at 6:30 pm via Zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Ajemian, Mrs. Rojas, Mr. Geller

ASSOCIATES PRESENT: Ms. Spagone, Mr. Haley

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Bob Rulli, CED Director, Sristhi Jain, Assistant Planner, Steven Solari, Building Commissioner.

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

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. Continued from May 17, 2023, Meeting

Steve Meltzer, Vice President of Project Development, addressed the feedback from the previous planning meeting, public comments and presented the revised plans.

Some key items: The front two building shifted closer to the road to comply with the town center design, Parking behind, more outdoor spaces with walkability, the back building remain same, Front south building comprises of Mixed use (commercial, residential, drive-thru, outdoor patio seating), Front North building comprises of Mixed use (residential. Commercial, double drive through, outdoor seating), pitched building roof.

Shared possible options of community enhancement packages like Senior housing, Workforce housing, Funding contribution for new MBTA station, Site work and paving for new MBTA station, Sidewalk and crosswalk improvement on board street, offsite mitigation, and public Canoe landing.

Also, through some insights on community benefits of the project for all three aspects environmental, economic, and social.

Member Ajemian addressed why going to ZBA for height dimensional variance. The proportion of the back building was big and needed to be more village-style. Issues related to water and sewer, traffic study, crosswalk, affordable housing, and no problem changing the residential and commercial ratio with other benefits.

Member Spagone addressed limiting the driveway, and fire lanes for the vehicles in the plan, also how this project will positively impact the project going on across the street. Member Harley addressed the width of the building and the snow removal location. Member MacDonald addressed the ratio for the commercial and residential.

Town Planner Mr. O'Brien clarified the need for the ZBA for height dimensional variance. Based on the changes it should comply with design guidelines and site plan review.

Director Mr. Bob Rulli explained that MBTA guidelines concerning housing and as far as the campus plaza is concerned the vision is towards town common or downtown environment with more density according to Form base code.

Mr. Meltzer explained fire safety and snow removal will be addressed in the future.

Carlton Hunt, 80 Austin, addressed the green community, specialized code, energy efficiency of a building, EV charging, and solarization of parking lot.

For detailed comments from the public, please watch the Video on YouTube.

[\(608\) Planning Board Meeting - Aug 2, 2023 - YouTube](#)

Motion to continue to September 6th at 6:30 pm made by Member Ajemian, second by Member Rojas.

Roll call: Member MacDonald - yes

Member Haley - yes

Member Ajemian - yes

Member Gellar – yes

Member Rohas – Yes

31 Perkins St (Map 21, Lot 141) Proposed Self Storage Facility for Storage Cap Bridgewater LP- Site Plan Review approval pursuant to Section 10.6 (Site Plan Approval) Continued from May July 19, 2023, Meeting

Mr. Driscoll, Project Engineer, addressed the comment made by the town engineer and the changes made after that. Such as loading zone, ADA parking regulations, stormwater, hydrant, access easement sidewalk, roof drains, grading, light fixtures, landscape plans, etc.

Chairman Driscoll addressed the discussion from the previous meeting regarding the architecture style, easement, backlighting of the signage, historical changes in the lobby, fire truck exit plan, and rendering of the street plan.

Mr. Troyer, Explained the history of the access easement and amendment.

Motion to continue to Aug 16th at 6:30 pm made by Member Ajemian, second by Member MacDonald.

Roll call: Member MacDonald - yes

Member Ajemian - yes

Member Gellar – yes

Member Rohas – Yes

Member Driscoll - yes

385 North St (Old Stables Estates, Map 32 Lot 9) Proposed 3-lot subdivision – Definitive Subdivision pursuant to the Planning Board Subdivision Rules and Regulations Continued from July 19, 2023, Meeting

Larry Silva, SEA, addressed the suggestion from the town engineer about the test pits and a revision made on plans, updated the tree buffer, and cannot plant trees on the driveway due to the drainage, looping the water lines.

Member Ajemian suggested waiting for Mr. Tansey to review.

Motion to continue to Aug 16th at 6.30 Member Ajemian, second by Member MacDonald.

Roll call: Member MacDonald - yes

Member Driscoll - yes

Member Ajemian - yes

Member Gellar - yes

Member Rojas – yes

Other business

May 3, 2023, Meeting Minutes

Motion to approve made by Member Rojas, second by Member MacDonald.

Roll call: Member MacDonald - yes

Member Driscoll - yes

Member Ajemian - yes

Member Gellar - yes

Member Rojas - yes

Adjournment

Motion to adjourn was made by Member Ajemian, second by Member Gellar, and it was unanimously voted.