REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **July 19, 2023**

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

STAFF PRESENT: Mr. Shane O'Brien, Town Planner, Bob Rulli, CED Director, Sristhi Jain, Assistant Planner, Greg Tansey, Town Engineer

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

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.

Bill Lovett addressed the comments from the previous planning meeting, public comments and presented the plans.

Some key items: The capacity of water and sewage usage, coverage, ongoing MEPA process, no historical or archaeological fact found, solar panel on roof, EV charging station, reduced parking space, Endangered species, traffic study, sidewalk along pleasant street, stormwater calculation, economic study report, and emergency fire exit.

Chairman Driscoll shared some thoughts on the need for a second entrance and the water and sewage capacity. Member Ajemian addressed the letter from the Narragansett Indian tribe regarding the historical path wells, fire hydrants, and zoning mitigation requirements. Member Rojas is concerned about letters and emails received in opposition to the project.

Town Planner Mr. O'Brien clarified the emergency entrance needed for firefighters and will eliminate the traffic on the road and an Economic benefit report was submitted. Director Mr. Bob Rulli acknowledged the state Historic Preservation found no significant historic assets on site. Also, the finding and facts are needed for approval and disapproval.

Larry Silva, SEA explained the water layout and hydrant position.

The public comments by Jean, 260 Lakeside Dr, Bernice, 150 Lakeside Dr, James, 50 Pleasant St, Pat, Lakeside Dr, Melissa, Lakeside Dr, Anthony, 35 Birch Hill Rd, Carlton, 80 Austin St, Elene, 316 Down St, Sam, 60 Short St, Fred.

There were various public comments made holistically. Some of them are as follows: Overall plan density, traffic congestion, water concerns, planning for future context, climate change, dead trees on swamp, flooding, no traces of water streams on map, aquifers, pavements and buffers for streams, issues with the approval of plans, significance of the site in respect to historical and environmental aspect, zoning, frequent calls to fire departments, increased domestic dispute, historic stone chamber, noise level, consideration of relocation, additional energy conservations for Buildings, Mitigation, cutting of trees, impervious footprint, stormwater management, Environmental report.

For detailed comments from the public, please watch the Video on YouTube.
https://www.youtube.com/watch?v=dfH0bXvxolI

Chairman Driscoll addressed the agreement between Claremont and HGS, fiscal impact, few months' reports needed to check for mitigation for public safety, and the MEPA process is it necessary for a further meeting? Clear cutting of trees, screening. Asked for a second technical report. Member Ajemian addressed the need for a sidewalk. Member Geller suggested keeping the stone chamber as a historic part of the property.

Town Planner Mr. O'Brien clarified the aspects of planning review and zoning ordinance. Director Mr. Bob Rulli explained the economic aspect of the project. Town Engineer, Mr. Tansey Clarified it's under pipeline.

Bill Lovett commented on the area of cutting trees, Ongoing MEPA process had taken into consideration traffic, buildout, and compliance with internal circulation.

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

Roll call: Member MacDonald - yes
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes

<u>31 Perkins St (Map 21, Lot 141) Proposed Sefl Storage Facility for Storage Cap Bridgewater LP - Site Plan Review approval pursuant to Section 10.6 (Site Plan Approval)</u>

Chairman Driscoll read the Ad preview published on 07/05/2023 and 07/12/2023.

Dan Baily, a Land use lawyer, gave a project brief of the proposed Self-storage facility. Granted a special permit from the zoning board of appeal to tear down the existing one and construction of a new building and explained the existing building is moderately contaminated. Reducing the impervious surface on site. Improved stormwater management system.

Sabrina, on behalf of the concept project, presented a PowerPoint presentation to the board.

Some key points: Four-story building, fully climate controlled, under surveillance, no hazardous substance, in process of site planning approval.

Greg, JDE civil, presented the proposed plans to the board consisting of exciting conditions, site plan, easement area, and landscape plan. Addressed the changes made by town engineer Tansey regarding drainage connections, and also by Town Planner Mr. O'Brien regarding the sidewalk continuing.

Chairman Driscoll addressed the contamination level in the area, easement, line of sight, signage, Dark skies regulation, street trees, and aesthetic of the building. Member Geller commented on the sensor light.

Sabrina agreed to comply with the dark skies regulation, an aesthetic of the building, street trees, and historic appreciation.

Carlton, 80 Austin St, is concerned with energy efficient building, and the color palate according to New England, also the chimney is still there or coming down.

Tina Carson commented on the aesthetic of the storage looking close to New England architecture.

Hudson commended the historic relevance of the area.

Town Planner Mr. O'Brien clarified the property has been inventoried on the Mass historic area.

Town Engineer, Mr. Tansey suggested the granite curbing and drainage structure easement.

Dan Baily clarified removing the building from the MBTA right of way and applying for two different licenses.

Motion to continue to Aug 2nd at 6:30 pm made by Member Gellar, second by Member MacDonald.

Roll call: Member MacDonald - yes
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes
Member Rojas - 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

Chairman Driscoll read the Ad preview published on 07/05/2023 and 07/12/2023.

Larry Silva, SEA, gave the project brief of the proposed project, 3-lot subdivision, the existing house and barn were removed from the site. The applicant provided why they are utilizing the existing drainage layout.

Chairman Driscoll discussed the proposed catch basin on the plan, swale location, street trees, and landscape plan. He stated the current drainage does not match the proposed layout for lots of 4 or less subdivision roadway layout and should reflect that unless requesting waivers.

Rebecca Baptista, SEA, explained the shallow condition of the groundwater, but stated they would go and perform test pits with the Town Engineer present.

Town Planner Mr. O'Brien addressed if there was potential for private wells, but the applicant stated that there is water access on North St and that they would utilized it.

Motion to continue to Aug 2nd at 6:30 pm made by Member Rojas, second by Member Gellar.

Roll call: Member MacDonald - yes `
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes
Member Rojas - yes

Cranmore Estates – Request for rescission of previously-approved subdivision at Cranmore Drive – pursuant to the provisions of MGL Ch 41, Section 81W

Chairman Driscoll read the Ad preview published on 07/05/2023 and 07/12/2023.

Larry Silva, SEA explained the concept of the plan with the existing conditions and vision to convert into one single parcel and agreed to come for foreseeable plans.

Town Planner Mr. O'Brien addressed the volunteered subdivision and asked for further plans.

Chairman Driscoll addressed the driveway to the site and request bond money.

Motion to close for a public hearing made by Member Ajemian, second by Member Gellar.

Roll call: Member MacDonald - yes `
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes
Member Rojas – yes

Motion to approve a request for rescission made by Member Ajemian, second by Member Gellar.

Roll call: Member MacDonald - yes `
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes
Member Rojas – yes

<u>95 Pleasant St – Map 33, Lot 80</u>

The Client requested to withdrawal the application.

Motion to approve withdrawal with prejudice made by Member Ajemian, second by Member Gellar.

Roll call: Member MacDonald - yes `
Member Driscoll - yes
Member Ajemian - yes
Member Gellar - yes
Member Rojas – yes

Other Business:

The Board discussed the roles of the Board and status of voting for Chair and Vice Chair positions. The Board decided that everyone's current roles are fine.

Adjournment.

Motion to adjourn was made and approved.