REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **August 16, 2023**

The regular meeting of the Planning Board convened at 6:00 p.m. via Zoom.

MEMBERS PRESENT: Mr. Patrick Driscoll, Mr. Raymond Ajemian, Mrs. Astrid Rojas, Mr. Steven Geller

ASSOCIATES PRESENT: Mr. Ted Haley

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

Motion to enter in executive session at 6 pm made by Member Geller and second by Member Ajemian

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

Chairman Driscoll reconvened the meeting at 6:30 pm and read the Governor Open Meeting Guidelines.

<u>Minor Modification of Site Plan Review Approval – 210 Broad St (curbing modification request)</u>

Eric Dias, Strong Point Engineering, on behalf of a client, addressed the difficulty in sourcing the natural granite and requested to change to precast concrete/vertical granite curbing.

Town Planner Mr. O'Brien described the history of the project and agreed to change to vertical curbing as it does the same work as granite. Town Engineer, Mr. Tansey agreed the concrete curbing would do the same job and durable as granite and threw some light logistical problems related to one supplier for granite.

Motion to accept the proposal as a minor modification was made by Member Ajemian and seconded by Member Rojas

Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member Rojas – Yes

Motion to approve 210 Broad St curbing modification request to change the proposed granite curbing to vertical curbing made by Member Ajemian second by Member Rojas

Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member Rojas – Yes

<u>385 North St (Old Stables Estates, Map 32 Lot 9) Proposed 3-lot subdivision – Definitive Subdivision</u>
<u>Last continued from August 2, 2023, meeting</u>

Motion to continue to Sep 6th at 6:30 pm made by Member Gellar, second by Member Ajemian

Roll call: Member Driscoll - yes
Member Ajemian - yes

Member Gellar – yes
Member Rojas – Yes

<u>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. (Last continued from July 19, 2023, meeting)</u>

Mr. Bill Lovett addressed the comments from the previous planning meeting, and public comments and presented the revised plans. They have added additional landscape plants on the north side of the axis drive, which was reflected in the landscape plan, significant documentation to support the stone cellar does not have historic significance, revised parking layout, changed grading according to stone chamber. Provided the letter to the town regarding the Mass Historic and MOU. Also addressed was the letter from the town engineer, who viewed the test pit. Mr. Lovette stated that they continued to compile our responses with our consultants to MEPA.

Director Mr. Bob Rulli acknowledged the intention to withdraw the special permit application.

Mr. Bill Lovett agreed to withdraw the special permit application and will provide correspondence.

Member Ajemian addressed some environmental issues, waiting for MEPA response, water, sewer, tree cutting of 6 acres, dead trees and if solar should be put on the site.

Director Mr. Bob Rulli asked it as not part of the site plan review, most of the concerns were part of conservation. Town Planner Mr. O'Brien clarified that the planned development district allows building hotel, hence no need for special permit to review it solely based on the Site plan review.

Chairman Driscoll addressed if we approve it, and asked if we need MEPA approval prior to approval. Chairman Driscoll additionally stated the initial special permit should be updated.

Town Planner Mr. O'Brien clarified will approve only based on the site plan checklist. Also, plans will change according to comments made by the Town engineer before the next meeting. Also need some updated information regarding the MEPA process. Director Mr. Bob Rulli addressed the water and sewer issue based on the 1988 special permit.

The Meeting opened for public comments. For more detailed public comments watch the video Planning Board 8/16/2023 - YouTube

Jean DiBattista, 260 Lakeside Dr. addressed the special permit expiration date, and impact on the environment, and neighborhood. Asked regarding the clearing of large 6 acre trees and how that justifies some trees in the driveway.

Director Mr. Bob Rulli explained we don't have the legal jurisdiction to change the special permit.

Bernice Morrisey, 150 Lakeside Dr. addressed the history of the lake and its protection it, noise concerns, etc.

Director Mr. Bob Rulli explained we are operating under an agreement set by the previous landowner. Environmental concerns will be addressed in conservation.

Melissa Ramondetta, addressed if 3rd hotel comes, is it permissible, as well as what's the future for the rest of the 20-acre land.

Director Mr. Bob Rulli explained the maximum amount of water withdrawal and wastewater discharge of the property.

Janet Hanson, 665 Pleasant St. addressed the environmental concerns on the proposed hotel of Claremont.

Pat Neary, 225 Lakeside Dr. addressed the special permit was made for an industrial park, also should wait for MEPA before making any decision.

Chairman Driscoll asked about concerns regarding the groundwater level. Member Ajemian addressed if the 1988 Special Permit could be circulated as well as asking if Attorney Rawlins could provide input.

Motion to continue to project to September 20th at 6:30pm, Member Geller, second by Member Rojas.
Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member Rojas – 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) (Last continued from August 2, 2023, meeting)</u>

Doug Troyer, Pierce Atwood LLP, addressed how the team has responded to comments and presented the most recent plan. The Town Engineer, Greg Tansey, provided the comments on the plans that had been highlighted at this meeting.

Mr. Josh White, JDE Civil addressed some comments regarding parking spaces, as there is no parking requirement for self-storage in current zoning, and provided information regarding the parking locations, updated drainage, and exterior elevation.

Chairman Driscoll explained mostly all items were addressed including backlight dark skies.

Town Engineer, Greg Tansey addressed the main concern about the invert confirmation from MBTA, also they are not extending the roof in the right of way. Town Planner Mr. O'Brien read the public comment.

Motion to close the public comment made by Member Rojas, second by Member Ajemian.

Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member Rojas – Yes

Motion to approve the project with the conditions discussed regarding signage, lighting, and MassDOT invert elevation was made by Member Ajemian, second by Member Geller, and it was unanimously voted.

Roll call: Member Driscoll - yes
Member Ajemian - yes

Member Gellar – yes
Member Rojas – Yes

<u>March 29, May 17, June 7, 2023, Meeting Minutes</u>

Motion to approve made by Member Ajemian, second by Member Geller

Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Gellar – yes
Member Rojas – Yes

Member Ajemian sent the current list of trees from the tree committee and its official tree list to see in the street. Town Planner Mr. O'Brien addressed that it will be placed on the September 6, 2023 Planning Board meeting.

<u>Adjournment</u>

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