

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

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

ASSOCIATES PRESENT: Ms. Spagone

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

0 Corporate Drive (Map 83, Lot 85) – Proposed Hotel for Claremont Bridgewater Hotel II LLC - Site Plan Review and Special Permit approval under 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 August 16, 2023, meeting)

Director Mr. Bob Rulli stated that the Special Permit for the Planned Development District, is still valid and was confirmed by Town Attorney Jason Rawlins. It should look solely based on the site plan review and request the applicant to withdraw the special permit as Hotels are by-right use within the Planned Development District. Also, any written requirement for legal advice needs to go through the Town Manager, not through the staff.

Motion to accept the withdrawal of special permit made by Member Ajemian and second by Member Geller

**Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Geller – yes
Member Rojas – Yes
Member MacDonald – Yes**

Mr. Bill Lovett of Claremont addressed the comments from the Town Engineer's technical review, updated test pit data, watershed delineation data, revised drainage plan, parking lot as per the chamber, and street trees along the driveway of the hotel.

Chairman Driscoll addressed Board comments some of them were being in the aquifer protection district does drainage meets the stormwater and APD requirements. Do we know how much the site needs to cut and fill, in terms of grading? In the 1988 Special Permit that was used for the water calculation and potential usage in the wall bill. If the applicant can you provide a summary of the water and sewer calculations. Some Residents have raised some concerns of public safety and mitigation for public safety.

Town Engineer Mr. Greg Tansey responded to the applicant and discussed him comments.

Mr. Bill Lovett addressed we are balancing the site to avoid the importing and exporting of earth material at the site. They provided twelve months period of water bills to show water usage. The mitigation is linked to the proposed hotel and new site.

Director Mr. Bob Rulli addressed the number of calls depending on the density of the location.

Town Planner Mr. O'Brien responded the appropriate security cameras could decrease the perception of crime.

Member Ajemian addressed the mitigation to the town for tree maintenances. He has read the comments from the public. He would prefer Solar on the roof and EV chargers Different techniques of stormwater management strategies (Low impact development) like porous pavement and discussed what the clearing of trees means a future for the lot.

Mr. Bill Lovett addressed this for grading, utilities, and a clear view of the hotel.

The Meeting opened for public comments. For more detailed public comments watch the video [\(53\) Planning Board Meeting - Sep 20, 2023 - YouTube](#)

Janet Hanson Pleasant St. addressed the location of the proposed hotel too far back from route 108. If you could move forward, it would save many trees.

Mark Peterson, 43 Church St. addressed invasive plants on the site and wants to see future maintenance plans.

Jean Dibattista, 260 Lakeside Dr. addressed special permit doesn't allow us to speak, No Perennial stream is shown in the site plans and stated the Board should wait for the MEPA review.

Bernice Morrissey 150 Lakeside Dr, stated that she provided a letter to the Board and that she upsets that the trees on 104 would be removed.

Julia Blanchard echoes the comments and talked about Bridgewater being a farming town that is being overdeveloped.

Melissa Ramondetta discussed her letter and her concerns regarding the proposal and Special Permit.

Pat Neary, stated the new zoning should be helpful with larger projects for the Board to consider.

David Morrissey had concerns about Wildlife.

Sam Baumgarten, 640 Short St had concerns about the environmental quality impact.

Comments addressed increased Noise pollution, the effect on quality of life, irrigation from wells, questioned mitigation strategies, and dead trees on the other side of the site.

Motion to request the written opinion of the special permit is still applied or valid from the Town manager to the Town Attorney made by Member MacDonald, second by Member Ajemian

Roll call: Member Driscoll - yes

Member Ajemian - yes

Member Geller – yes

Member Rojas – Yes

Member MacDonald – Yes

Motion to continue to Oct 18th at 6:30 pm made by Member MacDonald, second by Member Ajemian

Roll call: Member Driscoll - yes

Member Ajemian - yes

Member Geller – yes

Member Rojas – Yes
Member MacDonald – Yes

456 Bedford St (Map 62, Lot 34 and 8) – Proposed expansion of parking spaces under Section 10.6 (Site Plan Approval)

Chairman Driscoll read the legal advertisement published on Sep 6th & Sep 13th, 2023.

Mr. Israyil Ismayilli, the applicant, explained the history of the site & project overview, expanding the car park from 50 to 71 without increasing the impervious surface.

Chairman Driscoll addressed that the north side of the property wetland is not marked. We could ask the Town Engineer, Greg Tansey, for a site visit regarding stormwater, curbing, and environmental concerns as well as Bob Rulli, CED Director to check out the issues regarding wetlands.

Public Comments.

Staff received a letter from an abutter for Kevil Kerlihy regarding concerns of the project that was provided to the Board.

Mark Peterson 43 Church St. addressed concerns regarding the project and its affect on the Aquifer protection overlay district.

Motion to continue to Oct 18th at 6:30 pm made by Member Ajemian, second by Member MacDonald

Roll call: Member Driscoll - yes
Member Ajemian - yes
Member Geller – yes
Member Rohas – Yes
Member MacDonald – Yes

Minor Modification of 31 Perkins St – Site Plan Review. Approved August 16, 2023

Mr. Doug Troyer on behalf of the applicant described the need to add a firewall to the South and North sides, discussed EIFS for the elevation based on firewall materials, and changed the height for the center part.

Member Geller addressed roof details, panel groves, parapets, and elevation details and had questions regarding the material to be used. Mr. Troyer stated that he could come back and address these issues at a future meeting.

Motion to continue to Oct 4th at 6:30 pm was made by Member Ajemian, second by Member Geller and it was unanimously voted.

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Motion to continue to Oct 4th at 6:30 pm Member Ajemian, second by Member Geller, and it was unanimously voted.

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