

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

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

ASSOCIATES PRESENT: Ms. Spagone, Mr. Haley

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

The meeting is available here on Youtube: [\(352\) Planning Board Meeting - Oct 18, 2023 - YouTube](#)

0 Corporate Drive (Map 83, Lot 85) – Proposed Hotel for Claremont Bridgewater Hotel II LLC - Site Plan Review approval pursuant to Section 10.6 (Site Plan Approval), Section 6.0 (General Regulations), Section 9.4 (Planned Development District), & Appendix B Table of Dimensional Requirement. (Last continued from September 20, 2023, meeting)

Ms. Spagone recused herself due to a potential conflict of interest.

Representative, Mr. Bill Lovett, addressed comments from the last meeting and the Staff Memorandum. Mr. Lovett went through the performance standard for larger projects and how the project complies to the Town's Standards and Zoning Ordinance. Also, he stated that Claremont is looking to preserve some of the trees and will grade around those that will remain.

Chairman Driscoll asked to have a detailed tree preservation plan as to specify which trees need to be protected and which ones will be removed. He also raised a question of if the applicant is seeking a height variance, and asked if the water bills were verified. He also asked about where the applicant was in the MEPA process.

Member Ajemian asked for the preservation of trees, proper maintenance of the site landscape, solar on the roof, EV charging stations, and less runoff to preserve the lake which could come in the form of pervious pavement.

Mr. Bill Lovett explained no need for the height variance and provided an update on the MEPA process.

Mr. Greg Tansey, the Town Engineer, addressed the change in the drainage plan concerning tree preservation and tree cutting.

Public comments:

Janet Hanson, 665 Pleasant Street – had concerns about the environment and location of hotel.

Jean Dibattista, 260 Lakeside Drive – provided email comments and had concerns about the 1988 Special Permit and future of the lot.

Mark Peterson, 43 Church Street – had concerns about the dead trees and plant species at the site

Pat Neary, 225 Lakeside Drive – had concerns regarding the MEPA review, that the special permit has lapsed, and other environmental issues that would pertain to the Conservation Commission.

Melissa Ramondetta, 317 Lakeside Drive – provided email comments and had reiterated comments regarding the Special Permit from 1988 and MEPA.

Motion to continue to Nov 1st meeting at 6:30 pm made by Member Ajemian, second by Member Rojas

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

456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval)

Director Mr. Bob Rulli explained during the site visit that the owner of the site was violating the Bridgewater Wetland Bylaws and State Wetland Regulations. Discarding the motorcycle parts to the riverbanks for the stream that runs adjacent to the property needs to be addressed with the Conservation Commission before we begin to consider any activity. The Department is looking to provide a violation letter regarding the site for cleanup.

Motion to continue to Nov 15th at 6:30 pm made by Member Ajemian, second by Member Rojas

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

288 Broad St (Map 11, Lots 135 and 136) – Proposed building addition of an existing restaurant pursuant to Section 10.6 (Site Plan Approval)

Representative, Micheal Koska, from Michael Koska Civil Engineering, explained the project that it would be a storage space connected to the kitchen, without taking any parking spaces or increasing the occupancy. The materials used will match the current building, thus no additional lighting.

Town Planner Mr. O'Brien addressed the site plan, provided the Board a staff memorandum, and had no issue with this proposal. There were no public comments and no staff comments.

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

**Roll call: Member Spagone- yes
Member Ajemian - yes
Member Haley – yes
Member Rojas – Yes
Member Driscoll - yes**

Motion to approve the project on the condition provided by Town Planner Mr. O'Brien made by Member Spogone, second by Haley and it was unanimously voted.

Request Release of Funds – South Farm Estates – MJM Construction Corp Inc (continued from September 6, 2023, meeting)

Representative, Manny Buginga, MJM construction, requested to release the remaining funds.

Town Planner Mr. O'Brien explained that based on the information we have, the MJM construction corporation has completed the work regarding the roadwork at South Farm Estates and was signed off by Town Engineer.

Motion to release all remaining funds along with interest made by Member Spagone, second by Ajemian.

**Roll call: Member Spagone- yes
Member Ajemian - yes
Member Haley – yes
Member Rojas – Yes
Member Driscoll - yes**

ANR Plan – 0 Oldfield Rd (Assessors Map 52, Lot 55)

Representative, Lee Castignetti from Long Built Homes, explained the purpose of the ANR Plan as to allow for Wildlands Trust to take the remaining property in the Open Space Development with the removal of the drainage basins.

Motion to endorse made by Member Ajemian, second by Member Rojas.

**Roll call: Member Spagone- yes
Member Ajemian - yes
Member Haley – yes
Member Rojas – Yes
Member Driscoll - yes**

Discussion with Oldfield Estates LLC regarding Open Space Progress

Lee Castignetti of Long Built Homes provided an update on the progress of transferring the larger parcels of the Open Space Development to Wildlands Trust and the Town of Bridgewater. He is trying to work with the Town in order to transfer the property adjacent to Jenny Leonard Park and for the parcel to be transferred to Wildlands Trust, he needed to remove all drainage basins as Wildlands Trust will not take care of drainage from the subdivision.

ANR Plan – 0 South St (Assessors Map 74 Lot 98)

Representative, Rebecca Baptiste of Silva Engineering provided a presentation of the ANR Plan. Town Planner had no issue with the proposed ANR.

Motion to endorse made by Member Ajemian, second by Member Rojas.

**Roll call: Member Spagone- yes
Member Ajemian - yes
Member Haley – yes
Member Rojas – Yes
Member Driscoll - yes**

September 6, 2023, Meeting Minutes

Motion to continue the review of the minutes to November 1, 2023

Adjournment

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