REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **November 1, 2023**

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, Mr. Haley

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

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 October 4, 2023)

Mr. Steve Meltzer, the applicant, shared the PowerPoint presentation with all updates to the plans.

Some of the key points: Summary of Design Improvements (Walking trails and Parks, On-Site Community Graden, Green Space and Path to Broad Street, Architectural Redesign of the Residential Building, New and Improved Crosswalk), Review of Standards and Criteria for Approval, most of the standards are met and Mitigation are offered which are left out. Some examples of the Mitigation offered were Sidewalk Improvement on Broad Street to Stiles and Hart, Over-abundance of Onsite Parking, Walking trails on Site, Public Canoe Landing and parking, and workforce housing. Also, touched base with the Community Benefits of the project which were consistent with the Comprehensive Master plan.

Member Ajemian addressed his agreement with the scale of the back building, how many entry/exits to the site, bike racks, EV charging station, and shared parking. Member Geller addressed the proposed island in between the parking places, the location of the charging station, and the RRFB for the crosswalk.

The Meeting opened for public comments. For more detailed public comments watch the [(577) Planning Board Meeting - Nov 1, 2023 - YouTube]

Janet, Pleasant St. addressed the Taco building will be there in the future and was concerned about RRFB blindsided the driver.

Mark Peterson, 43 Church St. addressed the invasive species management plan.

Donna, 50 Keith Pl. addressed the concerns the regarding reduction of the commercial/ retail space.

Marilee, 80 Austin St. addressed the RRFB being audible and accessible to blind people.

Brian, 40 Corinn Tr. addressed the need for two drive-throughs and was concerned about how the parking space would be shared between residential and commercial.

Kaelyn, Main St. addressed the residential type and user of it and commented on traffic conditions on the broad street.

Brian addressed the question about affordable housing percentage in the proposal.

Carlton Hunt, 80 Austin St. addressed the energy efficiency of the building that needs to consider.

Motion to establish 53G account, as not to exceed 10,000$ with an intent of the account be used to evaluate stormwater for this project made by Member Ajemian second by Member Geller

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

Motion to continue December 6, 2023, made by Member Geller and second by Member Ajemian

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

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. (Continued from October 18, 2023, meeting)

Chairman Driscoll addressed the special permit of 1988 was still valid and went through the history of the project regarding the environment. The special permit requires the 200-foot buffer strip in between route 104 and the constructive building. The planned development district required a 50-foot buffer strip. Also, request to relocate the front car park to another side to make it a 200-foot buffer strip and some reduction of some parking spots. The Master Plan needs to be updated.

Member Ajemian agreed with special permit validation along with the 200-foot buffer strip need to change.

Mr. Bill Lovett, the applicant, addressed the porous pavement for the parking lot not suitable for discharges in the critical area, especially in zone 2. Discussed the potential proposal to eliminate the stormwater runoff on the site which includes eliminating 14 parking spaces along route 104, which will also bring room for the buffer. In the site plan, we have proposed four charging stations for the cars. Looking for funding options for solar on the roof. Discussed the water calculation of the building. Addressed all the previous meeting comments made by Town Engineer, Greg Tansey along with the preservation of the matured trees on the site.

Ed Brennan, attorney, questioned whether parking within the 200-foot buffer an amendment to the ordinance after the 1988 special permit was.

The conversation between chairman Driscoll and Ed Brennan continued to discuss the special permit of 1988 and Site Standards.

Larry Silva, Silva Engineering addressed some references from the special permit of 1988 regarding the buffer zones.

The applicant requested to continue the public comments to further meetings with revised plans.

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

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

<u>210 Broad St - Façade Material Modification -Site Plan Approved January 18, 2023 (Continued from October 4, 2023)</u>

Jemin Patel, the applicant proposed the different elevation material to the building.

Member Geller recommends some changes to the elevation materials.

Motion to accept option 1 with Synthetic slate roofing finish and stone at the bottom and EFIS in the middle and as the minor modification made by Member MacDonald, second by Member Ajemian

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

<u>145 Winter St – Minor Modification Request – Site Plan Approved June 7, 2023</u>

Eric Dias, Strong Point Engineering Solutions, Inc., explained the minor modifications which include a method of curbing, retaining wall type, and relocating landscape.

Chairman Driscoll addressed the minor modification materials and method. Greg Tansey, Town Engineer addressed that if they were designed properly, they are structurally sound.

The conversation continued between Chairman Driscoll and Eric Dias discussing the impact of the minor modification within and around the site.

Motion to accept as minor modification made by Member Ajemian, second by Member MacDonald

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

Motion to approve the minor modification as presented on the plans made by Member MacDonald, second by Member Rohas

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

Member Rojas – Yes
Member MacDonald – Yes

<u>September 6, 2023, Meeting Minutes</u>

Motion to hold off the next minutes.

<u>Adjournment</u>: The Motion to adjourn was made by Member Ajemian, second by Member Geller, and it was unanimously voted.