

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, Steve Solari, Building Inspector

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 December 6, 2023)

Mr. Steve Meltzer of Edgewood Development, the applicant, stated that they have provided updated plans addressing Howard Stein Hudson's stormwater peer review comments. Bohler provided a response letter to the Board and peer reviewer.

Member Ajemian questioned whether roads going in/out to the site have been addressed. Member Geller recommended revisiting the traffic study after one year of occupancy.

Mr. Rick Latini, Howard Stein Hudson, explained a couple of comments related to the Stormwater review.

Member Ajemian addressed his concerns of not understanding the peer Stormwater review and hence requested to postpone to the next planning board meeting.

Mr. Steve Meltzer suggested these changes are small technical queries and could be easily provided in an endorsed set of plans

Mr. John Kucich, Bohler Civil Engineering, explained all the technical questions from the consultants and can be easily addressed and fixed without changing the Site Plan.

The draft decision and potential conditions was being discussed between the Planning Board Members and the applicant.

The Meeting opened for public comments. For more detailed public comments watch the [Planning Board Meeting - Jan 3rd, 2024 \(youtube.com\)](https://www.youtube.com/watch?v=...)

Janet Hanson, Pleasant St. addressed the public comments and should be open for more than 2 weeks or to the next meeting.

Carlton Hunt, 80 Austin St. questioned about the traffic study duration/time.

Donna Jewell questioned whether 30% of commercial is still in place or waived.

Motion to close the public hearing made by Member Geller and seconded by Member Rojas.

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

**Member Geller – yes
Member Spagone– Yes
Member MacDonald – Yes**

Motion to approve the Special Permit and Site Plan Review based on the Conditions provided by Town Planner Mr. O'Brien and evaluating whether the traffic study is required or not within three months after reaching 85 percent occupancy on the site and along with all conditions provided as part of the Draft decision along with waivers requested made by Member Geller and seconded by Member Rojas.

**Roll call: Member Rojas – Yes
Member Ajemian - yes
Member Geller – yes
Member Spagone– Yes
Member MacDonald – No**

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 December 20, 2023) – PUBLIC HEARING CLOSED

Member MacDonald questioned the town staff's opinion on the 50-foot vs. 200-Foot buffer.

Town Planner Mr. O'Brien explained the Zoning Ordinance changed in 2014, specific to Planned Development District required a minimum of 50-foot landscape buffer within Route 104 and there is still a 200-foot buffer between the building and Route 104. The discussion continued between Mr. O'Brien and Member MacDonald regarding this.

Chairman Driscoll addressed the intent of substantial landscape screening requirements in the 1988 Special Permit and Zoning Ordinance of 2014 in the PDD along with the Ed Brennan letter.

Director Bob Rulli requested a more detailed 50-foot revised landscape plan.

The Conditions was being discussed with the Planning Board Members

- Provide the revised Landscape Plan by a certified Landscape Architect whether the 80-foot buffer is substantially screening the project from Route 104 before to endorsement.
- Eliminating 14 parking spaces.
- Tree protection plan made by licensed Arborists.
- Relocation and installation of 4 EV charging stations before occupancy.
- \$25,000 deposit for the tree clearing particularly for this site before the applicant cut-out one tree (before to construction)
- Erosion/Sedimentation Control Plan.
- Gravel/ Materials kept on the site during the construction.
- Recommend Modification in the Special Permit of 1988 before any future development.

Motion to disapprove the project made by Member MacDonald. Motion failed.

Motion to approve the Site Plan Review based on the draft conditions and special conditions discussed above made by Member Ajemian and seconded by Member Rojas

Roll call: Member Rojas – Yes
Member Ajemian - yes
Member Geller – yes
Member Driscoll – Yes
Member MacDonald – No

November 1, 2023, & November 15, 2023, Meeting Minutes & Site Visit Minutes August 4, 2023

Motion to approve was made by Member MacDonald and seconded by Member Geller

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

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