

REGULAR MEETING

BRIDGEWATER PLANNING BOARD

January 17, 2024

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: Mr. Haley

STAFF PRESENT: Bob Rulli, CED Director, Srithi Jain, Assistant Planner, Steve Solari, Building Commissioner, Greg Tansey, Town Engineer

**Zoning Amendment - Zoning Ordinance D-FY24-004 - Central Business District and Form-Based Code
(continued from January 10, 2024, meeting)**

Motion to take out of order and put that after item VI made by Member Ajemian and seconded by Member Geller.

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

**0 Auburn St (Map 79, Lot 1 and portions of Lots 2, 4, 18) – 4-lot subdivision – Definitive Subdivision
pursuant to the Planning Board Subdivision Rules and Regulations. (Continued from December 6,
2023, Meeting)**

The applicant requested an extension to the next meeting.

Motion to continue to February 7, 2023, made by Member MacDonald and seconded by Member Rojas

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

**456 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section
10.6 (Site Plan Approval) (Continued from December 20, 2023, Meeting)**

The applicant was not present at the meeting.

Motion to continue to February 7, 2023, 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**

1185 Pleasant St (Map 72, Lot 1) - Site Plan Review – Town of Bridgewater - Proposed New Fire Department Headquarters with Request of Waivers (Fees, etc.)

Motion to continue to February 7, 2023, made by Member Ajemian and seconded by Member Geller

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

350 Cross St (Map 118, Lots 23 & 89) – Proposed New Subdivision (Chestnut Mare Path) - 4 New Dwelling Units, 5 Lots and 1 Parcel

Larry Silva, Silva Engineering, explained the project.

The discussion continued between Larry Silva and Chairman Driscoll.

Member Ajemian questioned the driveway distance of the existing house from Cross Street.

Motion to approve Preliminary Subdivision Plan with the condition that all remaining land be subjected to a Conservation Easement and that the adjacent lot driveway is permitted to connect to the new proposed driveway, furthermore this matter should come before us for Definitive Subdivision approval made by Member MacDonald and seconded by Member Ajemian

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

Bond Release/Completion of Subdivision – Firefly Lane

Greg Tansey, Town Engineer, updated the project.

Motion to continue to February 7, 2023, made by Member Ajemian and seconded by Member MacDonald

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

ANR Plan – 91 Colonial Post Drive

Larry Silva, Silva Engineering, summarized the project.

Motion to endorse the ANR plan made by Member Ajemian and seconded by Member Geller

Roll call: Member Rojas – Yes

Member Ajemian - yes

Member Geller – yes

Member Driscoll – Yes

Member MacDonald – Yes

Zoning Amendment - Zoning Ordinance D-FY24-004 - Central Business District and Form-Based Code
(continued from January 10, 2024, meeting)

Director Bob Rulli has revised the form-based code and expressed appreciation to the CED Broad Community and Planning Board members for their valuable feedback.

Member Ajemian and Member MacDonald expressed appreciation for the Form-Based Code while raising concerns about the height and scale of the building.

Member Geller endorsed the six-story height of the building, while Member Rohas suggested a reduction to four stories instead of six.

Chairman Driscoll raised a question regarding the deferral of the Residential D sub-district for the time being. Additionally, there is a proposal to incorporate a minimum lot size for CBD – R and the addition of a 40-B requirement, including 10 percent affordable housing, for Large Projects. The proposal also suggests allowing for townhouses in the CBB-R behind the street, with some commercial space on the site. Further recommendations involve scrutiny of the document, encompassing considerations such as frontages and lot size in flex and transitional frontage.

For more detailed discussion watch [Planning Board - Jan 17, 2024 \(youtube.com\)](https://www.youtube.com/watch?v=...)

Motion to recommend from the Chairman Driscoll discussion listed above made by Ajemian and seconded by Member Rojas.

Roll call: Member Rojas – Yes

Member Ajemian - yes

Member Geller – yes

Member Driscoll – Yes

Member MacDonald – No

900 Elm St – Possible Violation

Director Bob Rulli addressed the violation on the site.

Chairman Driscoll requested to continue to the February 7, 2023, Planning Board Meeting.

December 6 & December 20, 2023, Planning Board Minutes

Director Bob Rulli requested to continue to the February 7, 2023, Planning Board Meeting.

Tree Committee

Motion to appoint now Resident no longer Planning Board Member Mr. Ajemian as the Planning Board Member to the tree committee made by Member MacDonald and, seconded by Member Rojas.

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 Ajemian, second by Member Geller, and it was unanimously voted.