REGULAR MEETING BRIDGEWATER PLANNING BOARD March 20, 2024

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

MEMBERS PRESENT: Mr. Driscoll, Mr. Geller, Mr. Haley, Ms. Rojas

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

1185 Pleasant St (Map 72, Lot 1) - Site Plan Review – Town of Bridgewater - Proposed New Fire Department Headquarters with Request of Waivers (Fees, etc.) (Continued from March 6, 2024, Meeting)

Brian Humes, from Jacunski Humes Architect LLC, who represents the applicant, introduced the other consultants engaged in the project. Eric Dias, P.E, of Strong Point Engineering Solution, Inc., provided updates on four key modifications: increasing the width of the entrance, redesigning it to remove two parking spaces for improved circulation, widening the exit circulation by eliminating parallel parking, and relocating the outbuilding to widen the circulation further.

Chairman Driscoll suggested to pull back the island 10 feet for better circulation.

The meeting open to public comments:

Mark Peterson, 43 Church Street, raised a question regarding the width of the driveway concerning the maintenance of the vernal pool.

Matthew Rushton, 9 Colonial Drive and serving as the Chair of the Fire Building Department, requested that if approval is granted tonight, work commence immediately to address the traffic issues.

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

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

The committee deliberated on the approval terms outlined by Town Planner Shane O'Brien and introduced additional conditions which discussed reducing the landscape island width. They also reviewed and discussed requests for waivers.

Motion to accept the seven waivers requested made by Member Geller and second by Member Haley

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

Motion to waive the filling fees for the town was made by Member Geller and second by Member Haley and it was unanimously voted.

Motion to approve the project as presented with draft condition and additional condition to reduce the width of the landscape island near the entrance. made by Member Geller and second Rojas.

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

<u>56 Bedford St (Map 62, Lots 34 and 8) – Proposed expansion of parking count pursuant to Section 10.6 (Site Plan Approval) (Continued from March 6, 2024, Meeting)</u>

Shane O'Brien, the Town Planner, provided an update on the project, noting that the applicant has requested a continuance to allow for more time to clear the site.

Motion to continue to April 17, 2024, made by Member Rojas and seconded by Member Haley

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

<u>0 Plymouth St (Map 24, Lot 52) – Site Plan Review (Section 10.6) for new office /warehouse building with parking, drainage, and utilities.</u>

Michael Koska, the applicant, presented plans that include the current site conditions as well as the proposed warehouse building, parking, and utilities.

Chairman Driscoll asked about the presence of the 20-foot-wide landscape strip and green area on the site.

The meeting open to public comments:

No public comments were made to the meeting.

Shane O'Brien, Town Planner, raised concerns regarding the sizing of water and sewer systems as depicted on the utility sheet. He also stressed the importance of including a legend specifying the types of shrubs and trees and recommended the addition of shade trees to the planting plan. Additionally, he noted the necessity of a lighting plan under dark skies regulation, suggesting it could potentially include the loading zone at the rear of the property.

Motion to continue to April 17, 2024, made by Member Geller and seconded by Member Rojas

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

<u>815 Bedford St (Map 88, Lot 23) – Site Plan Review (Section 10.6) for new commercial/retail building as well as self-storage facilities and other site improvements</u>

Lary Silva, from Silva Engineering Associates representing the applicant, provided an update on the project and presented their proposal, which includes two businesses on the site: an Ace Hardware store and a self-storage facility. Notably, the site features varied topography on all four sides. Lary introduced the various consultants involved in the project, such as architects, traffic study experts, and landscape architects. Additionally, he highlighted the presence of two entry/exit points, one from Bedford Street and another from Romney Road. He elaborated on the site's circulation, parking layout, and infrastructure, including utilities and drainage systems. Furthermore, site elevations along with 3D views during the update presentation.

Chairman Driscoll raised questions about the 20-foot landscape/buffer strip from Bedford Street, inquiring about the amount of material to be excavated, cut, and filled on the site. He also asked if it's feasible to minimize site clearing to preserve the existing barn. Additionally, there was a discussion regarding the purpose of the retaining wall at Romney.

Member Haley questioned the Romney Road as a private way.

The meeting open to public comments:

Carlton Hunt, Austin Street, inquired about the possibility of installing solar panels on the roof.

Ray Ajemian, Aldrich Road, raised concerns regarding the extent of tree clearing planned for the site.

David Gabriel, Elmwood Crescent, expressed concern about whether the trees in the northern part of the site would remain intact. Also raised question about whether the propane tank is intended for commercial use.

Elias, Caswell Way, are worried about increased traffic on Romney Road and hence children’s safety.

Christin Hrenko, 7 Romney Road, has raised concerns regarding visibility and the clearing of trees that currently act as a screen for their property.

Steven Prisco, 8 Romney Road, has expressed concerns about the scale of the project and the potential removal of a retaining wall that contains essential utilities.

Chairman Driscoll has expressed concerns the town has adopted performance standards for larger projects and emphasized that the project is being diligently followed to adhere to these standards.

Shane O'Brien, the Town Planner, proposed conducting a site visit to gain a better understanding of the site.

The Board Members discussed the site visit and marking of the building and the entrance from the Bedford Street.

Motion to continue to April 17, 2024, made by Member Geller and seconded by Member Rojas

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

Approval Not Required – 173 Center St (Map 20, Lots 81 & 82

Lary Silva, from Silva Engineering Associates representing the applicant, provided update on the project.

Motion to endorse made by Member Geller and seconded by Member Rojas

Roll call: Member Haley – Yes
Member Driscoll - yes
Member Geller – yes
Member Rojas– Yes

Planning Board Minutes – January 3, 2024

Chairman Driscoll requested to continue to April 3rd, 2024.

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