

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, Mr. MacDonald

ASSOCIATES PRESENT: Ms. Spagone

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

Executive Session

Motion to enter the executive session made by Member Geller and Seconded by Rojas

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Chairman Driscoll opened the meeting.

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 February 7, 2024, Meeting)

Brian Humes, from Jacunski Humes Architect LLC, representing the applicant, introduced the other consultants involved in the project and presented the project along with seven requested waivers. Eric Dias, P.E., of Strong Point Engineering Solutions, Inc., provided an update on the existing conditions of the site and presented the proposed site improvements and developments. Key points discussed included the entry and exit of the site, circulation, parking, wetlands, open space and landscaping, lighting, drainage, and utilities.

Chairman Driscoll commented on the site circulation and questioned whether the width of the road complies with the requirements for the largest truck used in Bridgewater. He requested a redesign of the entry/exit to make it wider for better truck circulation and inquired about the emergency signalization on Pleasant Street.

The discussion went back and forth between Bob Rulli, CED Director, Chairman Driscoll, and Eric Dias.

Brian Humes presented the architectural plans, which included the elevations and 3D views of the proposed project. Some of the key elements were the training tower, apparatus bay, community room, main building materials, and pitched roof.

The meeting open to public comments:

Carlton Hunt, of 80 Austin Street, suggested moving the building back by 2 feet to improve circulation and provide a better area for snow removal.

Motion to continue to March 20th, 2024, made by Member Geller and seconded Macdonald.

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– 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 February 7, 2024, Meeting)

Frank Gallagher, from Frank J. Gallagher Engineering Inc. and representing the applicant, updated the meeting, stating that most of the comments from Greg Tansey had been addressed. These comments primarily focused on technical aspects. He then proceeded to present the updated plans. Some of the key points were waivers requested.

The discussion went back and forth between Chairman Driscoll, and the applicant regarding the utilities around the site.

Greg Tansey commented that the project complies with stormwater rules and regulations.

The meeting open to public comments:

Daniel Zani, residing at 20 Old Farm Road, questioned the placement of the driveway and the type of material it will be constructed with.

Motion to close the public hearing made By Member Macdonald and seconded by Member Rojas

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Motion to accept the two waivers along with a Fee Waiver requested by the applicant made by Member Geller and seconded By Member Rojas

The applicant requested the following waivers from the Rules & Regulations Governing the Subdivision of Land in the Town of Bridgewater:

- *Waive the requirements for catch basins to be installed at street intersections under Sections IV.B.3.A under its Rules and Regulations on the basis that the proposed roadway slopes down gradient from Auburn St into the Subdivision and the Site's stormwater runoff will be contained on-site.*
- *Waive the requirement for a Landscape Plan by a Landscape Architect given the fact that a vast area of the existing vegetation as shown on the Plan will not be disturbed and street trees, consistent with the Board's regulations will be planted.*

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

Motion to approve the project as discussed draft conditions as provided by the Town Planner made by Member Macdonald and seconded by Member Geller

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – 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) (Continued from February 7, 2024, Meeting)

Motion to continue to March 20th, 2024, made by Member Rojas and seconded by Member MacDonald

Roll call: Member MacDonald– Yes

Member Haley – Yes

Member Driscoll – yes

Member Geller – yes

Member Rojas– Yes

0 Winter St (Map 75, Lots 21 & 93)– 4-lot subdivision with easements – Preliminary Subdivision pursuant to the Planning Board Subdivision Rules and Regulations.

Chairman Driscoll left the meeting due to conflict of interest.

Shane O’Brien, the Town Planner, suggested that residential buildings cannot be constructed in Business B zone. It was recommended to rezone the property if residential construction is planned in Business B zone.

Larry Silva, from Silva Engineering Associates representing the applicant, updated on the intension on building a residential on Business B Zone.

The applicant and Shane O’Brien continued to discuss the possibilities for the site. The conditions for consideration stated were to include

- Applicant shall relocate proposed house at Lot 1 in Business B district shown on “Roadway Layout & Grading Plan” to within the building box provided solely in the Resident C district as Single-Family Houses are to be located only within Residential Districts

or

- Applicant may propose a small-scale Zoning Map change from Business (B) to Residential (RA-RD) as to allow for a single-family house to be built by-right in accordance to the Table of Uses within the Bridgewater Zoning Ordinance, as use variances are not allowed in Town.

- Applicant will provide information in future Definitive Subdivision regarding the Drainage Easement proposed or if it is currently existing.

Motion to approve the project based on the two conditions discussed made by Member Geller and seconded by Member Haley

**Roll call: Member MacDonald– Yes
Member Haley – Yes
Member Spagone – yes
Member Geller – yes
Member Rojas– Yes**

Chairman Driscoll arrived back at the meeting.

Planning Board Minutes – December 6 & December 20, 2023

Motion to approve minutes made by Member Geller and seconded by Member Rojas

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

Board/Committee Liaison Reports

Ray Ajemian, representing the tree committee, updated the group that Bridgewater has been approved by the state as a Tree City. They are currently working on tree ordinances, tree planting at various locations in Bridgewater, and tree mitigation efforts. Additionally, there will be a meeting next Tuesday at 6:30 PM at the library.

Planner's Report

Chairman Driscoll discussed 900 and 1010 Elm Street for work that was done without Site Plan Review of the Planning Board and a letter of violation should be sent to them.

Motion to send enforce letters to Zoning Officer

Made by member MacDonald and seconded by Member Haley

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

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