REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **June 26th, 2024**

The regular meeting of the Planning Board convened at 6:00 p.m. via Zoom.

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

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

Concept Plan Presentation by Centerline Development to Planning Board for a potential project at 96 Main St

Adam Jaspon and his team, including architect Eric Zachrison, provided a Powerpoint presentation providing an introduction, economics, financials, and a concept plan of the project. The applicant provided a financial breakdown of the issues that come with a redevelopment of the existing building. Pat Driscoll asked question regarding parking and making sure that the project complies with the new Form Based Code ordinance.

884 South St (Map 75, Lot 1) – Preliminary Subdivision for 3 lot subdivision with waivers. *(Continued from June 5, 2024, Meeting)*

Eric Dias from Strong Point Engineering Solutions, Inc., representing the applicant, provided updates on the various concept plans and the revised waivers requested. Chairman Driscoll discussed possible conditions on the approval of the preliminary subdivision, but felt that when a public hearing commences that the Board should be able to take in public comments as a means for reasoning for requested waivers.

Motion to approve the preliminary subdivision with conditions noted and no commitment of waivers requested until the public hearing made by Member Macdonald and seconded Member Geller

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

0 Plymouth St (Map 24, Lot 52) – Site Plan Review (Section 10.6) for new office /warehouse building with parking, drainage, and utilities. *(Continued from June 5, 2024, Meeting)*

The applicant requested to continue to the next planning board meeting.

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

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

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 *(Continued from June 5, 2024, Meeting)*

Larry Silva of Silva Engineering Associates, representing the applicant, provided new updates on the revised plans. Key changes included adding a 20-foot buffer strip around the site, altering the layout of the self-storage building from multiple buildings to one self-storage building, removing access from Romney Road (other than for emergency purposes), adding another access drive on Bedford Street (one-way), and increasing the size of the detention basin. Chairman Driscoll questioned whether the two different uses on the lot comply with the town Zoning Ordinances. The Board overall was pleased with the updated changes. Larry Silva stated that the final engineered plans will be provided prior to the next meeting for Town Engineer, Town Planner, and Planning Board Review.

The meeting to public comments:

Christin Hrenko, a resident of 7 Romney Road, commented on the changes. She had a question about the height of the wall along Romney Road at the back of the property and what the visibility of the new building would be from her house.

Steve Prisco of 8 Romney Road appreciated the applicant for the changes made and expressed if more plantings could be placed on the site.

Motion to continue to August 7th, 2024, 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

0 Broad St (Map 4, Lot 22) – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone. *(Continued from June 5, 2024, Meeting)*

Donald Ellis, representing Elko Construction Corp., presented the project with the new changes. Chairman Driscoll inquired about the site wall question to Building inspector. Steve Solari, Building Inspector, stated it wouldn't be an issue.

The Chair opened up to public comment. None was made.

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

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

Motion to approve the Special Permit with the conditions provided by Town Planner made by Member Geller and seconded by Member Rojas.

Roll call: Member Rojas– Yes
Member Haley – Yes

Member Driscoll – yes
Member Geller – yes

Motion to move the item 5th after item 6th 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

Lot Division Plan, East Street, West Bridgewater, MA by KLIM Land Surveying, Inc., and dated March 7, 2017. The determination by the Board is that the subdivision does not require approval under the Subdivision Control Law as it affects Parcel 1-7 located at 0 Oak Street, Bridgewater.

Shane O'Brien, the Town Planner, provided an overview of the project, as there had been an oversight with a subdivision approved in West Bridgewater with a small portion of the site located in Bridgewater without notification of the Bridgewater Planning Board. This request comes from Chief Surveyor of the Land Court Department, Stephen LaMonica. Mr. O'Brien stated he had no issue with the language and Plan and drafted a letter from the board to the Land Court stating that:

"The Bridgewater Planning Board has considered the subdivision plan entitled "Lot Division Plan,East Street, West Bridgewater, MA" by KUM Land Surveying, Inc., and dated March 7, 2017.

Given that:

1. the subdivision is primarily in West Bridgewater and has been endorsed by that Planning Board

2. and that the portion in Bridgewater is minimal at approximately 200 square feet.

The determination by this Board is that the subdivision does not require any additional action from the Bridgewater Planning Board."

Motion to endorse the letter 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

Chairman Driscoll left the meeting due to conflict of interest.

0 Winter St (Map 75, Lots 21 & 93) – Definitive Subdivision - Approval of a 4-lot subdivision with a previously approved preliminary subdivision proposed by Oliari, LLC located within Residential C and Business B district.

Vice-Chair Michael MacDonald read the legal notice into the record and opened up the public hearing.

Larry Silva of Silva Engineering Associates, representing the applicant, presented the proposed project of a four-lot subdivision located off of Winter St. The applicant had previously come before the Planning Board for a Preliminary Subdivision and received approval. A key update in this submittal includes that the lot previously showing a house in the Business B district has now been relocated to the Residential C district portion of the property as requested through the Preliminary Subdivision process.

Shane O'Brien, the Town Planner, updated that the project must comply with the Aquifer protection area requirements, emphasizing this in the Staff memo and has asked the applicant to provide information regarding the project's compliance in the district.

Town Engineer Greg Tansey provided a review letter to the Planning Board noting some items that should be updated to comply to Town Standards.

The meeting was open to the public.

Janet Hanson questioned the discussion regarding changes to the zoning boundary and if an applicant can do that.

Town Planner O'Brien expressed that Zoning map changes can be presented by residents or developers and sponsored by a Town Councilor, as long as it does not get into a category of spot-zoning.

Board determined that Town Staff comments need to be addressed and asked the applicant if they wish to make those changes and continue to a future meeting.

Motion to continue to August 7th, 2024, made by Member Geller, seconded by Member Rojas.

Roll call: Member Macdonald – Yes
Member Geller – Yes
Member Rojas– Yes
Member Haley – Yes

<u>Board Meeting Minutes for March 6, 2024 & April 17, 2024</u>

Motion to approve the March 6th minutes made by Member Geller and seconded by Member Haley

Roll call: Member Macdonald – Yes
Member Geller – Yes
Member Rojas– Yes
Member Haley – Yes

Planner's Report – Nothing to report.

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