

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

MEMBERS PRESENT: Mr. Geller, Mr. Macdonald

ASSOCIATES PRESENT: Ms. Spagone

STAFF PRESENT: Shane O'Brien, Town Planner, Steve Solari, Building Inspector, Greg Tansey, Town Engineer.

Vice Chair, Michael MacDonald opened up the meeting. Town Planner, Shane O'Brien announced that there are only three Planning Board members present and the Town does not utilize the Mullin Rule. All Special Permits would be continued to the next meeting (August 21, 2024), as four (4) votes are required for approval.

Public Hearings (new)

259 Summer St – Lot 2 (Map 48, Lot 164) – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone.

259 Summer St – Lot 2 is for a Special Permit and therefore the item prior to the Public Hearing being opened will be continued to the next regularly scheduled Planning Board meeting on August 21, 2024

259 Summer St – Lot 2 (Map 48, Lot 164) – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone.

259 Summer St – Lot 3 is for a Special Permit and therefore the item prior to the Public Hearing being opened will be continued to the next regularly scheduled Planning Board meeting on August 21, 2024

152 South St (Map 48, Lot 91) – Special Permit (Section 10.5 of the Bridgewater Zoning Ordinance and Table of Uses E.11) to convert a dentist office to a Veterinary establishment, or similar establishment provided that animals are kept wholly indoors in a Residential D District.

152 South St is for a Special Permit and therefore the item prior to the Public Hearing being opened will be continued to the next regularly scheduled Planning Board meeting on August 21, 2024.

350 Cross St (Map 118, Lots 23, 24, 25 & 89) – Definitive Subdivision - Approval of a 6-lot subdivision (4 proposed houses) with a previously approved preliminary subdivision proposed by Robert Vazza located within Residential A/B District.

Rebecca Baptista of Silva Engineering, prior to the public hearing being opened, requested a continuance to the August 21, 2024. Motion made by Member Geller, seconded by Member Spagone. Roll Call, 3-0 in favor, continuance granted.

Public Hearings (continued):

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 26, 2024 Meeting)

Rebecca Baptista of Silva Engineering on behalf of the applicant requested a continuance to the August 21, 2024. Motion made by Member Geller, seconded by Member Spagone. Roll Call, 3-0 in favor, continuance granted.

Roll call: Member MacDonald– Yes

Member Geller – Yes

Member Spagone – Yes

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. (Continued from June 26, 2024 Meeting)

Rebecca Baptista of Silva Engineering on behalf of the applicant requested a continuance to the August 21, 2024. Motion made by Member Geller, seconded by Member Spagone. Roll Call, 3-0 in favor, continuance granted.

Roll call: Member MacDonald– Yes

Member Geller – Yes

Member Spagone – Yes

Town Planner, Shane O’Brien stated that he is pushing all Other Business Items to the next meeting in August.

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