REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **September 4, 2024**

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

Video version of meeting available at: https://www.youtube.com/watch?v=BSW_-U0WXr4&t=3547s

MEMBERS PRESENT: Michael MacDonald, Steve Geller, Astrid Rojas, & Pat Driscoll

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner, Steve Solari, Building Inspector, Greg Tansey, Town Engineer & Jason Rawlins, Town Council

Chair Patrick Driscoll opened up the meeting and read the Governor orders.

Open Session - Town Attorney Jason Rawlins discussion on John P. Weldon, as Trustee of the Weldon Properties Realty Trust v. Patrick Driscoll et al, (54 Grange Park)

Town Attorney Jason Rawlins stated that the matter has been resolved with all the languages that the Planning Board included as part of their request and the case has been dismissed. The conservation restrictions have been formalized and recorded at the Registry of Deeds.

Town Planner Shane O'Brien asked now that the case has been resolved, the Board can proceed with production of the Executive Session minutes.

Attorney Rawlins stated that is correct.

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 August 21, 2024 Meeting)*

Larry Silva and Rebecca Baptista of Silva Engineering Associates were present for the applicant. Mr. Silva provided a recap of the changes made to the drainage based on his visit to the site with Town Engineer last Thursday. They completed five deep test pits and Mr. Silva provided a response letter to Mr. Tansey's comments. Mr. Silva stated that they will be placing wicks into the basins as to resolve the issues and explained how the wicks would be utilized. Ms. Baptista shared the screen and provided reference to the newly located wicks and stone within the basins.

Chairman Driscoll asked regarding the elevations of Bedford St compared to the basin and Romney Rd and that they stay outside the 20 foot landscape buffer.

Greg Tansey mentioned that what was provided is probably the best method to control the groundwater with the wick system, whereas he did have concerns that the Plan in its entirety wasn't fully reviewed. Silva Engineering stated that the hope was that the decision can be conditioned with the stipulation that Mr. Tansey review the completed Plan set prior to endorsement.

Member MacDonald asked if the stormwater and drainage system would be viable in the future.

Greg Tansey stated as long as the basin is maintained it should function as intended, which is why we require a maintenance schedule for most projects. Mr. Tansey explained the purpose of the wicks, infiltration systems, and underground storage of stormwater.

Mr. Silva identified the layout design and spot elevations of the wicks on the Plan. He additionally mentioned the quality of soils

Chairman Driscoll asked about how the basin would function in the 100-year storm conditions.

Member MacDonald wanted to make sure that maintenance of the wicks be part of the conditions of approval.

Member Geller stated that would be part of the maintenance agreement and asked if the wicks were the same size.

Ms. Baptista shared the Operation and Maintenance Plan with the Board.

Chairman Driscoll asked about the changes in the Plan from using roof drains to the sheet flow of water to catch basins. Ms. Baptista explained why those changes were made. Greg Tansey stated the stormwater should still function as normal in the area of Lot B.

Chairman Driscoll opened up the meeting for public comment.

There was no public comment.

Chairman Driscoll asked staff regarding their opinions on the project and possible conditions to be included as part of a decision. He additionally wanted to consider a condition with possible infill of landscaping within the 20ft buffer strip and to preserve the 20ft buffer as much as possible.

Motion to close the public hearing made by Member Geller and seconded by Member Macdonald
Roll Call Vote:

Geller – Yes, Driscoll – Yes, Rojas – Yes, MacDonald – Yes

The Board deliberated on possible conditions based on the Town Planner's draft conditions provided as well as additional items discussed at the meeting.

Member Geller motioned to approve the Site Plan Review application of 815 Bedford St, seconded by Member MacDonald with the draft conditions provided by Staff and the added conditions including: Applicant shall maintain compliance with the requirements of Section 6.4 Landscaping and Screening of the Zoning Ordinance. Priority should be given to preservation of existing trees and vegetation within the 20ft buffer strip as shown on the Plan. If there are any issues with the current trees, that additional pine trees or of similar type shall be provided for infill as per the Landscaping Plan. Applicant shall complete an ANR Plan, per the Planning Board request, showing the buildings on separate lots, as well provide information about any cross-easements to be recorded and the applicant shall provide updated plans showing the updated drainage basin design as presented for review with an O&M Plan and Hours of Operation shall be:

- a. **Retail/commercial building**
  - i. **7:30 am–6:00 pm - Monday-Saturday,**
  - ii. **9:00 am–5:00pm - Sunday**
- b. **Self-storage building (office hours)**
  - i. **9:30am to 6:00pm, Monday – Saturday, Closed Sunday for Office Hours**

    c. **Self-storage building (access hours)**
        i. **6:00am to 10:00pm Sunday-Saturday**

Roll Call Vote:

Geller – Yes, Driscoll – Yes, Rojas – Yes, MacDonald – Yes

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 Distric*t. (Continued from August 21, 2024 meeting)*

Larry Silva and Rebecca Baptista of Silva Engineering Associates were present for the applicant. Ms. Baptista stated they had made additional adjustments to the Plan based on the comments received from the last meeting and Mr. Silva went through Town Engineer's comments.

Chairman Driscoll asked about the issues regarding the lack of test pits in the drainage basin and if that should be made prior to a decision or could be a condition of approval.

Mr. Tansey stated that he would leave that up to the Board to provide that as a condition.

Ms. Baptista provided a description of the waiver requests from: SECTION V.C.4 RIGHT OF WAY WIDTHS AND GRADES: A waiver is requested from the requirement that a maximum grade not exceeding two percent (2%) for the first 100 feet. The proposed (3%) slope will allow a culvert to pass under the road at an elevation located outside the 100-foot inner riparian to Snows Brook and SECTION V.C.4 RIGHT OF WAY WIDTHS AND GRADES: A waiver is requested from the requirement of a minimum grade of one percent (1 %). The pavement crown is still proposed at two percent (2%) allowing water to flow off the pavement appropriately. The longitudinal slope of less than 1 % will help reduce the velocity of runoff and minimize erosion.

Mr. O'Brien stated that the project would be following the requirements of a four-lot subdivision street standards.

Mr. Tansey stated he didn't see the waiver requests as an issue. Chairman Driscoll discussed concerns of future subdivision on Lot 23A.

Ms. Baptista provided information regarding the drainage based on Member MacDonald's concerns of riprap.

Chairman Driscoll opened up the meeting to public comment.

There was no public comment.

Member Driscoll asked about the driveway on Lot 23A and where it was within the street layout.

Motion to close the Public Hearing made by Member Geller and Member MacDonald seconded.

Roll Call Vote: Geller – Yes, Driscoll – Yes, Rojas – Yes, MacDonald – Yes

The Board discussed the waivers

Member Geller motioned to approve the waivers seconded by Member Rojas

Roll Call Vote: Geller – Yes, Driscoll – Yes, Rojas – Yes, MacDonald – Yes

Member MacDonald motioned and seconded by Member Rojas to approve the Subdivision at 350 Cross St with the draft conditions provided and with the added conditions of making sure that applicant satisfying the remaining items from the Town Engineer including witnessing test pits Parcel "A" as shown on the plan shall remain in perpetuity for conservation/open space and the ownership of the parcel shall remain with the HOA. Proof of conformance to this requirement in the form of a recorded document shall be submitted to the Planning Board before the release of the first buildable lot. Parcel A will be maintained and managed by the Homeowners' Association and shall only be utilized for passive recreation and conservation of those with rights to the property.

Roll Call Vote:

Geller – Yes, Driscoll – Yes, Rojas – Yes, MacDonald – Yes

Public Hearings (continued):

The Board discussed other business items.

Planning Board Meeting Minutes – August 7, 2024 Minutes

Motion to Approve Minutes by Geller, seconded by MacDonald

Roll Call Vote:

Driscoll – Yes, Geller – Yes, Rojas – Yes, MacDonald – Yes

900 Elm St- Mr. O'Brien provided information to the Board regarding the progress being made with the violations at the site.

Board Items for Next Meeting – Mr. O'Brien stated the next meeting would have a joint hearing with the CED committee.

Planner's Report – Mr. O'Brien provided a violation letter over to the occupants of 434 Elm St regarding hours of operation.

The Board discussed the possibility of talking with Town Council on reapproving the Mullin Rule.

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