

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=JM_ba77UA1g

MEMBERS PRESENT: Michael MacDonald, Steve Geller, Ted Haley, Patrick Driscoll

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

Vice Chair Michael MacDonald opened up the meeting and read the Governor's order for remote meetings.

0 Bedford St – (Map 75, Lot 57) – Site Plan Review (Section 10.6) from 2024 Bedford Street Condo Trust) to construct two commercial (contractor bay) buildings on 1.67 acres with associated parking & drainage

Vice Chair Michael MacDonald read the legal notice into the record.

Chris Lyons is a part owner of the property and was waiting on his representative.

Motion to take the second item out of order. Motion by Member Geller, seconded by Member Haley.

Roll Call:

Geller – Yes, Haley – Yes, MacDonald - Yes

Accessory Dwelling Unit Discussion - Discussion of changes to Section 1A & Section 3 of MGL, Chapter 40A regarding "Accessory Dwelling Units" and what currently is allowed within our Zoning Ordinance for "Expanded Living Area"

The Board decided to take 0 Bedford St out of order as the applicant's representative arrived.

Motion to take 0 Bedford St item out of order. Motion by Member Geller, seconded by Member Haley.

Roll Call:

Geller – Yes, Haley – Yes, MacDonald – Yes

0 Bedford St – (Map 75, Lot 57) – Site Plan Review (Section 10.6) from 2024 Bedford Street Condo Trust) to construct two commercial (contractor bay) buildings on 1.67 acres with associated parking & drainage

Vice Chair Michael MacDonald chaired the hearing with Member Driscoll arriving as the presentation started.

Kevin Grady, Grady Consulting, representing the applicant for the Site Plan Approval. He provided a presentation of the proposal of contractor bays showing the existing conditions on the site. He provided an overview of the site plan improvements at the site and provided information regarding how the project conforms to Town zoning code. Previously at the site was loam and other materials. He provided information on turning radius for trucks, landscaping plan, and renderings of the buildings.

Chairman Driscoll had a question regarding the breakdown of uses within the building and wanted to make sure the parking properly reflects that.

Chris Lyons stated that he would be utilizing the left building for himself as a showroom/gym/office and then the other building would be used by his partner for his HVAC business.

Town Planner O'Brien stated that the applicant may want to provide a breakdown of the uses proposed on the site as part of their parking calculation as to better determine what parking codes are applicable to each use.

Member MacDonald had a question regarding the proposed use and the uses described by the applicant are allowed and applicable to the parking requirements.

Kevin Grady stated that he would look into it, as well as stated that if there was any change in uses on the site that doesn't reflect on the plans or uses proposed, it would be indicated by the Building Department and Zoning.

Town Planner O'Brien stated that the northside of the building could utilize additional parking. Chairman Driscoll stated that parking be limited to the areas designated and not be lax on landscaping and other gravel areas and that less pavement is better.

Ken Bernhard, the other building owner, gave some ideas on how he was looking to utilize the building with consideration of baseball clinic operation, but it depends on the parking that he needs.

Chris Lyons wanted to try to limit the parking on the site as to utilize the site with less pavement as indicated by the Chair.

Chairman Driscoll asked if there would be Exclusive Areas for each building and parking or if the buildings would become condos.

Member Geller provided some comments regarding landscaping aesthetics and making sure there was sufficient ADA Parking for each building. He also asked if the entrance curbing should be granite rather than cape cod berm.

Shane O'Brien stated that the project will require a MassDOT permit regardless.

Greg Tansey said that cape cod berm will probably be appropriate for MassDOT but it will be up to MassDOT. He provided comments regarding water service and DPW's expectations of service.

Kevin Grady provided comments regarding the water service that the expectations of the water infrastructure are out of line. Bob Rulli stated that the Planning Board may not be the ideal place for discussion of water line service size.

Vice Chair MacDonald opened the meeting up to Public Comment.

John Higgins – 27 Beninati Farm Rd - work with Bridgewater Fitness – Had concerns about overparking onto the fitness property, proposed gym, and the off-site drainage issues for the proposal.

Brian Conroy – 620 Bedford St – Shared similar concerns about the detention pond on his site and the drainage issues that currently exist. He had concerns regarding storage of landscaping vehicles as well.

Kevin Grady provided information regarding stormwater drainage on the site and how the proposal is not increasing runoff to abutting properties. He described the existing conditions of the topography of the site and how the changes proposed may benefit the abutting properties. He also stated that there should not be storage of equipment outside.

Greg Tansey provided his interpretation of the stormwater that exists and proposed. The Board discussed existing grades as well as the proposed finished grades of the site. Kevin Grady said he can look into making adjustments and work with the Town and Board..

Motion to continue the public hearing to the November 20, 2024 Planning Board meeting made Member Driscoll, seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Left prior roll call vote

Accessory Dwelling Unit Discussion - Discussion of changes to Section 1A & Section 3 of MGL, Chapter 40A regarding “Accessory Dwelling Units” and what currently is allowed within our Zoning Ordinance for “Expanded Living Area”

Chairman Driscoll discussed the requirements of the State for Accessory Dwelling Units.

Town Planner O’Brien provided a draft of a Zoning Ordinance that may be considered to meet these new requirements. He provided a presentation of the proposed language to be provided to Council from the Planning Board and stated that he discussed these changes with the Building Inspector Steve Solari.

Mr. O’Brien stated that he wanted to follow a similar process as we currently allow which is that Accessory Dwelling units would be allowed without a special permit in single family residential zones, and by special permits with the Zoning Board in all other zones for single family residential uses similar to the Expanded Living Area ordinance. There was a discussion of corner lot setbacks as well that should be adjusted as part of this amendment. Mr. O’Brien stated that Building Code and Title 5 is still applicable for Accessory Dwelling Units.

Chairman Driscoll had some concerns regarding drainage for these Accessory Dwelling Units and believes they could be Special Permits before the Planning Board.

Member MacDonald asked if there was a drainage review for these building permits. Inspector Solari stated that there would not be any review but its not dissimilar to the review process for single family houses. Town Planner O’Brien stated that we still have the ability to control drainage through lot coverage. The Table of Uses would not change other than changing the term Expanded Living Area to Accessory Dwelling Units.

Chairman Driscoll stated that he would like to have one more meeting to workshop the Zoning amendment.

Meeting Minutes – August 21, 2024

Minutes were not completed in time and will be placed on an upcoming meeting.

Board Items for Next Meeting – November 20, 2024

Mr. O'Brien stated Board items that would be coming at the upcoming meeting which includes a new Site Plan Review at 43R Central Square and a minor modification for Bridgewater Preserve.

Planner's Report

Town Planner Shane O'Brien will be attending the SNEAPA conference.

Town Planner provided a link to the OCPC Regional Water Plan survey.

Chairman Driscoll had a question regarding the Water Department's comments regarding projects in Town and on-going water issues in Town. He also asked regarding changes to a recent subdivision for water lines and water line size.

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

Roll Call Vote:

MacDonald –Yes, Geller – Yes, Driscoll - Yes