

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=9Jr0Zi_FZjk&t=1169s

MEMBERS PRESENT: Patrick Driscoll, Michael MacDonald, & Steve Geller

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

Chair Patrick Driscoll opened up the meeting and read the Governor's order for remote meetings.

43 Rear Central Square - (Map 34, Lot 66) – Site Plan Review (Section 10.6) and Special Permits (Sections 6.1.4 and 9.6) to convert an existing manufacturing building into a mixed-use building with six (6) units .

Patrick Driscoll opened up the hearing and read the legal advertisement into the record.

Mr. O'Brien stated that there is a lack of voting members (4) to hold a hearing for a Special Permit

Motion to table item made by Member Macdonald and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

Request for Minor Changes of Subdivision Pursuant to Bridgewater Subdivision Rules and Regulations B.7

Bridgewater Preserve (Childs Bridgewater Farm II Subdivision) – Request for changes to waivers to sidewalk width to no less than four (4) feet on constructed subdivision pursuant to Section V. Required Improvements, B. Improvement Specifications, 2. Minimum Width Requirements (in feet) of the Rules and Regulations Governing the Subdivision of Land in the Town of Bridgewater, that the width of the sidewalks is to be five (5) feet.

Lee Castignetti presented the changes to be made at Bridgewater Preserve due to errors that were made through the roadway development of the property and surveying during construction of the project. Patrick Driscoll asked if abutters were noticed. Mr. Castignetti stated Christine Benneke as part of the Homeowners Association, made homeowners aware.

Christine Benneke stated the homeowners were made aware of the changes and a concern from one resident regarding the changes proposed,

Chairman Driscoll asked if this would be considered an amendment to the Special Permit. Town Planner O'Brien stated it is more specific to the subdivision regulations and the request through B.7 of the subdivision regulations.

Member Macdonald asked staff's opinion on the matter.

Town Planner O'Brien stated that he always advises applicants to meet the requirements of Subdivision Regulations, but stated that the waiver request still meets ADA requirements, but the process is ultimately up to the Board and doesn't have an issue with it being requested.

Town Engineer Tansey stated that the encroachments varied up to six inches and that the least intrusive way to make the road into compliances would reduction of the sidewalk length.

Member Geller asked how areas of five feet would transition to areas of four feet.

Mr. Castignetti that he could highlight the encroachments along the roadway for the Board to review and he agreed to do so pending weather. He also stated that the transitions would look smooth and not look off.

Christine Benneke, 36 Magnolia Way asked if this was the only solution to correct this matter in order to make this a public road and that she is favor of the encroachments to be highlighted at the locations on the Plan.

Greg Tansey stated it's the most reasonable option without digging up the road and it's the least intrusive.

Motion to continue this to the December 18, 2024 meeting made Member Geller and seconded by Member Macdonald.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

Approval Not Required Plans

0 South St (Map 74, Lot 98) & 722 South St (Map 74, Lot 4 & 102)

Mr. O'Brien stated the application is not complete and will need to be pushed to the December 18th meeting.

43 Rear Central Square - (Map 34, Lot 66) – Site Plan Review (Section 10.6) and Special Permits (Sections 6.1.4 and 9.6) to convert an existing manufacturing building into a mixed-use building with six (6) units .

There was only three members of the Board still, so a motion made to continue to the December 18th meeting was made by Member MacDonald and seconded by Member Geller

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

Meeting Minutes – August 21, 2024 & September 4, 2024

Minutes will be pushed to the next meeting due to lack of Board Members input.

Board Items for Next Meeting – December 18, 2024

Mr. O'Brien discussed items to be placed on the next agenda.

2025 Planning Board Meeting Schedule

Mr. O'Brien provided a draft schedule for the 2025 Planning Board meetings with noted holidays and removed dates as well as provided information regarding deadlines for Planning Board items.

Motion to approve was made by Member Geller and seconded by Member Macdonald.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

Planner's Report

Mr. O'Brien discussed information regarding a new Permit Extension Act and how it would affect some Board decisions in the past. The Town is looking to add an Associate Member to the Board hopefully by December.

Patrick Driscoll asked Michael MacDonald and Steve Geller if they would be open to meeting back in person as soon as they can and that he would be sending an email over to the Town Manager's office requesting to do so.

Town Planner O'Brien suggested that should occur post March 31st and discussed the logistics and issues of doing hybrid meetings from a Town technological level.

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

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller - Yes