REGULAR MEETING BRIDGEWATER PLANNING BOARD JANUARY 15, 2025

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=fMtV4rFLqo4

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, MJ Spagone (associate), Eric Costa (associate)

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.

Approval Not Required Plans

0 Hillside Drive (Map 64, Lot 42 and 84)

Rebecca Baptista, Silva Engineering, presented the ANR Plan to the Planning Board. She explained the ANR Plan for Perk Realty Trust and Parcel A was labeled "not a buildable lot under current zoning bylaws.. Chairman Driscoll asked if the adjacent property owner's had signed the ANR Plan and fee had been paid. Mr. O'Brien stated that is correct.

Motion to endorse made by Member Geller and seconded by Member MacDonald

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes,

Eric Costa joined the meeting after the vote.

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. (Continued from December 18, 2024 meeting)

Chairman Driscoll stated that Mr. Costa can participate in 43R Central Square as long as he files a Mullin Rule form as well as Member Spagone will participating in the hearing with Member Rojas and Member Haley's absence.

Larry Silva, Silva Engineering, representing Balsamo Realty LLC, presented a background of changes made, address board comments and updates to the site plan for 43R Central Square. He discussed the site visit on January 6th held that did not have a quorum of the Planning Board. He discussed the issues of the adjacent property owner had a dumpster within the passageway and how it would be utilized for the Site as well as the allowance of the owner and other parties to utilize the passageway. Mr. Silva provided stated information of the passageway and additional parking will be provided to the Board.

Chairman Driscoll had concern about parking and the amount of units and bedrooms requested on site. He stated that additional parking would be required for the commercial spaces. He has concerns on the request of the bonus density unit as the site is already limiting whereas the Special Permit request for the bonus unit should be for projects that can handle the additional unit. He provided additional comments pertaining to the passageway as well as what he saw in the site visit. He wants the applicant to provide a legal opinion on the rights of applicant to the passageway.

Steven Geller stated he did not attend the site walk but walked the site and asked if the applicant was able to cut the first floor out twenty feet and place parking underneath the building to gain 5 or 6 parking spaces.

Matthew Holmes, of MJH Architects, stated that it could be explored as well as needs to be discussed with a structural engineer and the owner of the property.

Jim Balsamo stated that he has crunched the numbers and he stated that it would not be financially feasible to do so. He additionally stated that he has secured a lease for additional parking spaces.

Member Costa had concerns about the opportunity of commercial parking at Central Square with this project and request. He wants to make sure that additional issues do not arise because the Board approves this project.

Chairman Driscoll additionally had concerns about parking management as well as stated that any lease agreement for parking should be provided to the Board. He reiterated the requirements for the Special Permit parking request for parking to be located up to 500 ft away.

Town Planner O'Brien stated to the Board that residential parking should not be located within Central Square as there had been concerns raised about residents parking there, and would want only residential parking to remain on the site.

Larry Silva stated that he was okay with limiting to residential parking on the site and requesting the commercial parking be waived through the Special Permit request.

There was a discussion on the language of "indefinite use" of parking as well as parking off-site. Additional discussion was made on the limitations of meeting the 20% open space requirement with the parking on site without requesting a Variance.

MJ Spagone had concerns about the size of the projects and the maneuverability of larger vehicles on and off the site. She has concerns about parking and proposal for mixed-use in the location.

Jim Balsamo stated that he has a good relationship with his tenants and that the intent of the property is that we would manage it with the intent of looking for quality tenants.

Chairman Driscoll stated he had concerns of the access width and asked about the travel width for a vehicle throughout the site. He additionally wanted more information about the parking lease.

Mr. Silva stated the site plans presented to the Board should function as the site had previously functioned as a commercial use.

Steven Solari stated that open space would not qualify to be driven on and included as part of the drive isle width.

Matthew Holmes stated that pervious pavement could be an option.

The Chairman open up the meeting to public comments.

Public Comments:

Kelly McMorrow, 33 Central Square, lives in DeMilia building and utilizes the passageway for traveling to parking at her property. She had concerns about where residents for the development would park and the overall development impact on the neighboring areas.

Ashley Mallard, 270 Grange Park, teacher in Town and had concern about apartment size and overall safety impact of the project.

Adam Hanson, 25 Swift Ave, he said he appreciates the investment into the downtown and supports the initiative

Donna Jewell, 50 Keith Place, attended the site walk and maintains her concerns about the site and that the project is oversized. She has concerns about safety in the right-of-way and the burden it would be placed on other businesses in the area.

Janet Hanson, 665 Pleasant St, had concerns about parking and safety of pedestrians coming on and off the site.

Mark Peterson, 43 Church St, has concerns about off-site stormwater from the proposal and where drainage would go.

Mark Linde, District 2 Councilor, would like to see the project scaled-back and concerns addressed.

Director Bob Rulli asked if there was a written agreement for access the property that DeMelia owns as Ms. McMorrow indicated that she used the passageway to park for her apartment.

Chairman Driscoll wanted to make sure that this project does not affect the rights of other persons with rights in the passageway.

Jim Balsamo indicated that he will get the information about the deeds and passageway.

Chairman Driscoll stated that the bonus density would not be feasible for this project, in which Member MacDonald agreed.

There was a discussion of a date for the meeting to be continued to.

Motion to continue to the February 5th meeting made by Member Geller and seconded by Member Spagone.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Costa – Yes, Spagone - 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 (Continued from December 18, 2025 meeting)

The markings have been placed on the subdivision since the last meeting. Town Planner O'Brien had provided photographs of the markings as well as Chairman Driscoll visited the site the day of the meeting.

Lee Castignetti provided information on why one of the locations was not marked as that is because the curbing would need to be repositioned to achieve the four feet.

Chairman Driscoll asked about the corner of Hickory where Mr. Castignetti explained the reasonings for each marking mentioned on the plan and located on the site.

Christine Behnke, 36 Magnolia Way, representing the HOA and stated that the goal is for the street is to be a public way and there is a plan moving forward to correct these issues.

Member Geller asked if there would be a warranty extended because of the repairs to be made.

Chairman Driscoll stated that we are still holding a substantial amount of money in the bond.

Town Engineer Greg Tansey stated he had no objections to the changes to the road

Motion to accept the plan changes pursuant to Minor Changes of Subdivision Pursuant to Bridgewater Subdivision Rules and Regulations B.7 made by Member MacDonald and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes

Motion made to approve the changes and 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 made by Member MacDonald and seconded by Member Spagone

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes

Meeting Minutes – September 18, 2025

Town Planner O'Brien did not have the minutes completed and the minutes will be placed on the February 5th meeting.

Board Items for Next Meeting – February 5, 2025

Mr. O'Brien stated that there are no additional public hearings at this time expected for the February 5th meeting.

Planner's Report

Mr. O'Brien stated the next Pathways to Central Square Improvements meeting will being held tomorrow at the Moakley Center, 100 Burrill Ave at BSU at 7:00pm.

Mr. O'Brien stated that he needed an additional signature for the Lot release for Wampanoag Estates.

Mr. O'Brien talked about the ADU zoning ordinance amendment that is before Town Council and would be referred to Planning Board for the February 19th meeting.

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

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Spagone – Yes