



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

**Conservation Commission Minutes – March 13th, 2025
at 5:30 PM via Zoom**

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting of the Conservation Commission for the Town of Bridgewater will be hybrid and accessible to the public through remote participation to the greatest extent possible. There will be no public attendance permitted.

Citizens who wish to tune in to the meeting may do so via Zoom.

Virtual Zoom Meeting to Attend Via Video, Click on the Link Below:

<https://us06web.zoom.us/j/84097488539>

To Attend Via Phone Dial: +1 305 224 1968

Meeting ID: 840 9748 8539

****Meeting minutes are a summary of meeting discussions. For full detail, please visit the Bridgewater Conservation Commission Youtube page in the link provided below.****

<https://www.youtube.com/playlist?list=PL9sUW3YoZPBG-DhOVZY07MbwE0Odw-Axj>

Attendees:

Present: Marilyn MacDonald, Vice Chair, Eileen Prisco, Member, Harry Bailey, Member, Mark Peterson, Member, Katelyn Putt, Conservation Agent

Vice-Chair MacDonald reads the Governors Order and shares how the meetings proceed.

Vice-Chair MacDonald gives an introduction regarding what to expect during a Conservation Meeting and how decisions are made.

Public Hearings

Old Business

Notice of Intent – Forest Street – Map 99 Lot 24, 25, & 74

Applicant/Representative: David & Mary Webber/ MBL Land Development & Permitting, Corp.

DEP file #: SE116-1561

Brian Dunn from MBL Land Development and Permitting Corp. is present on behalf of the applicant. Mr. Dunn gives a summary of the site visit conducted on Monday March 10th. Stakes for the corners of the proposed house closest to the wetlands were marked, as well as the limit of work.



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

Mr. Dunn presents site plans that depict the limit of work. Mr. Dunn discusses how the project meets performance standards of the WPA and is asking for a waiver from the 25 foot no touch town bylaw and 50-foot building zone.

Conservation Agent Putt states concern regarding observation of the wetlands replication area made on March 13th. The area of proposed replication was very wet at the time of observation. This was not observed during the initial site visit, as snow was on the ground.

Vice-Chair MacDonald expresses concern with the wetlands line and discusses the 25 foot no touch issue. Vice-Chair feels the project will need to be adjusted.

Member Eileen Prisco discusses the increase in size of the dwelling from previous approval in 1993. A smaller house would have to be proposed.

Member Harry Bailey discusses the 25 foot no touch issue and 50-foot setback bylaw.

Member Peterson concurs with comments made by commission members.

Vice-Chair MacDonald does not think offering a third-party review is applicable at this time. Project should shrink in size to adhere to local bylaws. Concerned that the replication area is located in an already wet area. Recommendation to deny or have applicant withdraw and come back with a different plan.

Mr. Dunn states that the project meets performance standards of the Wetlands Protection Act. Acknowledges local bylaw and is requesting a waiver. Discusses the previous approval in 1993 and wetland line determination.

Vice-Chair reiterates she does not agree with line. What was approved in 1993 is irrelevant to what we have before us currently.

David Webber, the property owner, acknowledges bylaws. This property has always been considered a buildable lot, received approval before, not taking any wetlands away, the plan offers a better product. Requests to move forward with the project so they are able to build the house, they have owned the land for a very long time.

Attorney Briana Correra on behalf of the owner, understands the Commission does not want to take the previously approved plan into account for this approval, but thinks it is an error not to consider the precedence set by previous approval.



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

Vice-Chair reiterates we are not considering what was approved in the past. Will hear any information relevant to the current project.

David Webber, the owner, requests that his attorney be heard.

Attorney states the board has made comments that they have never allowed buildings within the 25 foot no touch, that is precedent, the same kind of precedence they are trying to enforce through previous approval.

Member Eileen Prisco comments that there has been no precedence set. Vice-Chair MacDonald concurs.

Mr. Dunn states the plan he is presenting that depicts the previously approved plan and current plan proves and shows precedence.

Member Eileen Prisco comments the previously approved plan is not the same size house, more was added to this project.

Mr. Dunn comments that they could remove the garage and slide the house over, but work will still occur in the 25 foot buffer zone and 50 foot buffer.

Vice-Chair MacDonald comments that the Commission does not do waivers and there is no public interest involved with this project.

Mr. Dunn, at the request of the owners, would like to close the hearing and issue an order of conditions.

Motion to close the hearing made by Member Prisco, Seconded by Member Peterson

Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Motion to deny based on local bylaws made by Member Bailey, Seconded by Member Prisco

Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

New Business

Notice of Intent – 1010 Elm Street – Map 30 Lot 20

Applicant/Representative: Ciaran Naughton, C Naughton Group/ Edward Jacobs, PMP Consulting
DEP File #: SE116-1562

Vice-Chair reads the legal ad into the record.

Ed Jacobs, Mark Dipp, P.E., and Samantha Cripps, Site Designer from PMP Consulting Inc. are present on behalf of the applicant.

Mr. Jacobs presents site plans and gives project overview for a proposed 27,000 square foot commercial building, associated drainage, and wetlands restoration.

Vice-Chair comments that a DEP filing number has not been issued, which allows for discussion, but not voting.

Conservation Agent Putt gives a brief overview of the site visit conducted on Monday March 10th. Walked the wetland line and had no issue. Agent Putt also looked at the proposed area of wetland disturbance and proposed area of restoration.

Vice-Chair would like to go out to the site.

Greg Tansey, Town Engineer, is present to discuss his stormwater review for this project. Mr. Tansey talks about erosion concern regarding protection of the pipes that discharge into the basin, minor discrepancies on the riprap apron, watershed that wasn't delineated along the top of the berm on the detention basin, top of berm on the basin should be 8 foot wide for slope stability per stormwater handbook. Mr. Tansey would like to see a sedimentation barrier instead of the proposed waddle. Mr. Tansey makes note that they will have to prepare a SWPP plan and file for a NPDES permit with the EPA before they break ground. Regarding the O & M Plan, Mr. Tansey wants to see water quality swale with pea stone diaphragm wrapped in filter fabric.

The Engineer will be in contact with Mr. Tansey to address necessary changes to the plan.

Motion to continue the hearing to March 27th made by Member Prisco, Seconded by Member Bailey
Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

Request for Determination of Applicability – 680 Vernon Street – Map 109 Lot 38
Applicant/Representative: Ronald McMasters/ George Collins, Collins Civil Engineering Group
DEP File #: SE116-

Vice-Chair reads the legal ad into the record.

Mr. Peter Lyons with Collins Civil Engineering Group is present on behalf of the applicant. Mr. Lyons presents site plans and gives a project overview of proposed repair of a failed septic system.

Vice-Chair has no questions and mentions that the agent checked the line with no issues.

Motion to close the hearing made by Member Prisco, Seconded by Member Bailey

Roll call:

Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES
Member Bailey: YES

Motion to issue a negative determination made by Member Prisco, Seconded by Member Bailey

Roll call:

Member MacDonald: YES
Member Peterson: YES
Member Prisco: YES
Member Bailey: YES

Request for Determination of Applicability – MBTA Right-of-Way Work – **Map Lot**
Applicant/Representative: Ana Rita Pascoal, Keolis Commuter Services/ Matt Donovan, Benesch
DEP File #: SE116-

Representative requested continuance to March 27th Meeting

Administrative Items

1453 Plymouth Street (BRS) – Update

Conservation Agent Putt states that a site visit has been scheduled with the property owner for March 26th regarding the Enforcement Order issued for filing of wetlands and storage of materials within the 100-foot buffer of a resource area.



Community & Economic Development Division
Conservation/Zoning Board of Appeals

Municipal Office Building
66 Central Square
Bridgewater, MA 02324
508-697-0907

Minutes

01.09.25

01.23.25

Minutes were added to agenda in error. Both sets of minutes were approved during the February 27th meeting.

Adjournment

Motion to adjourn made by Member Prisco, seconded by Member Bailey.