



Community & Economic Development Division
Conservation/Zoning Board of Appeals

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

**Conservation Commission Minutes – May 22nd, 2025- Revised
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: Wendy Smith, Chair, Marilyn MacDonald, Vice Chair, Eileen Prisco, Member, Harry Bailey, Member, Mark Peterson, Member, Katelyn Putt, Conservation Agent

Chair Smith reads the Governors Order and shares how the meetings proceed.

Chair Smith announces that the Commission will be entering executive session.

Motion to enter executive session made by Vice-Chair MacDonald, Seconded by Member Bailey

Role Call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Member Smith: YES

Motion to enter regular session made by Vice-Chair MacDonald, Seconded by Member Bailey

Role Call:

Member MacDonald: YES

Member Peterson: YES



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Member Prisco: YES
Member Bailey: YES
Member Smith: YES

Public Hearings
Old Business

Notice of Intent – 70, 76-78, & 86 Broad Street – Map 21 Lots 95, 96, & 97
Applicant/Representative: Churchill James, LLC/ Crocker Design Group, LLC
DEP File #: SE116-1565

Mr. Todd MacDonald from Crocker Design is present on behalf of the application. Mr. MacDonald states that they reviewed Mr. Tansey's comments for stormwater and sent back revised plans and a letter for the Commission to review.

Mr. MacDonald presents the updated site plan. Mr. MacDonald states that the project not only is reducing discharge into the wetlands, but for all areas of the project due to the infiltration and detention stormwater systems.

Chair Smith asks what changed from the revised stormwater plans from the last one.

Mr. MacDonald states that the majority of the changes were stormwater report related, and calculations based. On the plans, some of the sizes of the systems changed. Plans are dated 5/20 and the stormwater report is dated 5/2.

Agent Putt explains that Mr. Tansey was not able to attend the meeting, but she reviewed his second set of comments and touched base with him before he left for vacation. It sounds like everything was addressed based on Mr. Tansey's review. However, Agent Putt makes note of Mr. Tansey's comment that states on-site soil evaluations were not witnessed by an agent of the town. Crocker Design commented that they had their MA DEP licensed soil evaluator witness the soil evaluation. Agent Putt asks the Commission if they are comfortable with just their licensed soil evaluator that witnessed the soil evaluation, or would you like to have Mr. Tansey go out and witness the soil evaluations.

Mr. Bob Cormier from Crocker Design comments that both DPW and Engineering were notified a week in advance of the test pits. No one showed up and thought it would be okay to move forward given that they had licensed professionals.

Vice-Chair MacDonald asks Agent Putt Mr. Tansey's take on this situation.



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Agent Putt explains that Mr. Taney has made this comment on a few other stormwater reviews, so he does look for this in stormwater reviews.

Mr. Cormier explains that similar to a ZBA ruling, this would not set a legal precedent. Mr. Cormier reiterates that they went through all the proper procedures, and this would be an added expense. The calculations are conservative numbers. Every procedure was followed as written in the bylaws, there is nothing in the bylaw stating that a town agent must witness the soil evaluations. Mr. Cormier does not think it is lawful to require this after the fact.

Agent Putt reads a comment from Silva Engineering that states that other engineers in town will use this as precedence.

Tom Keane from Churchill James suggests this be made into a condition. They are fine with doing the test pits being witnessed by the town agent and commission conditions that with their approval.

Motion to close made by Member MacDonald, Seconded by Member Prisco

Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Member Smith: YES

Motion to approve with special condition that test pits are witnessed by the Town Engineer made by Member MacDonald, Seconded by Member Bailey

Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Member Smith: YES

List of Documents:

- Notice of Intent Application – 4/09/2025
- Site Plan: Proposed Site Development Plans for Mixed-Use Development- revised 5/02/2025
- Stormwater Management Report- revised 5/02/2025
- Town Engineer 1st Technical Review- Stormwater Report- 4/22/2025
- Crocker Design Group Request for Continuance – 5/08/2025
- Town Engineer 2nd Technical Review- Stormwater Report- 5/13/2025



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- Crocker Desing Group Response to 2nd Technical Review – 5/20/2025

Notice of Intent – 350 Spruce Street – Map 116 Lot 44
Applicant/Representative: Raymond Lofstrom/ Padula Remodeling
DEP File #: SE116-1567

Chair Smith reads legal ad.

Ms. Rebecca Baptista is present on behalf of the application. Ms. Baptista shares the site plan. Ms. Baptista reiterates from last meeting that herself and Agent Putt went to look at the site and had no issues.

Member Peterson went out to the site. He comments that everything seems further from the wetlands than the old green pipes. Nothing jumped out at him.

Agent Putt explains the reason for continuance was the fact that DEP did not receive the NOI application for this project, so there was no DEP filing number, but the hearing was opened. Agent Putt states she did not have any concerns with the project.

Members agree that they have no concerns.

Motion to close made by Member MacDonald, Seconded by Member Prisco

Roll call:

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

Motion to approve with standard conditions made by Member MacDonald, Seconded by Member Prisco

Roll call:

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

List of Documents:

- Notice of Intent Application- 4/15/2025
- Site Plan: Proposed ADU Accessory Dwelling Unit- 3/19/2025



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New Business

Notice of Intent – 15 Greenbrier Lane – Map 36 Lot 85
Applicant/Representative: Nathan & Danielle Coolidge/ Michele Grenier
DEP File #: SE116-1568

Request for continuance was made for the June 12th meeting. Agent Putt explains the reason they requested continuance was that the legal ad was not posted in time for the meeting.

List of Documents:

- Notice of Intent Application – 5/12/2025
- Site Plan: Plot Plan – 4/08/2025
- Request for Continuance to June 12th meeting- 5/19/2025

Notice of Intent – 44 Water Street – Map 36 Lot 12
Applicant/Representative: David Wagman, Bridgewater Recycling, Inc./ River Hawk Environmental
DEP File #: SE116-

Mass DEP has requested an additional form for this project, so a request for continuance was made to the next meeting on June 12th.

Vice-Chair MacDonald asks if we have the legal ad and abutter notices to open the hearing.

Agent Putt states that the applicant is not present. Agent Putt asked the applicant if they wanted to open the hearing since they have the legal ad and abutter notices, but they decided they wanted to continue the matter.

List of Documents:

- Notice of Intent Application- 4/17/2025
- Site Plan: Plan of Wetland Restoration- 4/17/2025
- Request for Continuance – 5/13/2025

Administrative Items

Certificate of Compliance- 55 Sherwood Ln – Map 65-55 Lot 6
Applicant/Representative: Kevin Sousa/ Michael J. Koska & Associates
DEP file #: SE116- 0370



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Agent Putt explains that Michael Koska submitted his engineer letter stating that the work was done in compliance. Vice-Chair MacDonald went out to the site to confirm and had no issues.

Vice-Chair MacDonald concurs, no issues.

Motion to issue made by Member MacDonald, Seconded by Member Prisco

Roll call:

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

List of Documents:

- Request for Certificate of Compliance Application & Signed Engineer Letter – 5/16/2025
- Site Plan: As-Built – 12/23/1993

Certificate of Compliance- 1090 Vernon St– Map 124 Lot 35

Applicant/Representative: Adrienne Kravitz/ Michael J. Koska & Associates

DEP file #: SE116- 1040

Agent Putt explains that Michael Koska submitted his engineer letter stating that the work was done in compliance. Member Prisco went out to the site to confirm and had no issues.

Member Prisco confirms, no issues.

Motion to issue made by Member MacDonald, Seconded by Member Prisco

Roll call:

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

List of Documents:

- Request for Certificate of Compliance Application & Signed Engineer Letter – 5/20/2025
- Site Plan: Proposed Garage Plan – 8/23/2005

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1731 Plymouth Street – Discussion

Agent Putt discusses the site visit conducted by herself and Member Prisco. Soil samples were collected with an auger at a depth of approximately 5-6' in the area that Mass Mapper depicts as wetlands. Soil samples taken consisted of sand and clay. Agent Putt conducted research using another recourse called SoilWeb that identify soil types. That database indicates soil types that are indicative of wetlands. Suggests involving a professional wetland scientist to investigate the matter.

Chair Smith asks for clarification of the area where samples were collected.

Agent Putt shares the aerial photograph of the parcel to show the area that was sampled.

Vice-Chair comments that soil borings may need to be done to further investigate. Suggests a Cease and desist in the area.

Member Peterson comments about the extension of the area onto the Water Department property.

Agent Putt clarifies for Chair Smith that the property is not in the riverfront area, the Taunton River is over 200' away.

Motion to move meeting minutes up on the agenda (see info under Minutes section).

Member Prisco leaves after meeting minutes vote.

16 Wood Street Violation – Discussion

Agent Putt explains that a complaint came in regarding stockpiling of materials and a machine running on the property. South Brook runs through the property. Agent Putt went out to the site and saw workers using a backhoe. Agent Putt instructed the property owner to cease all work until you receive approval from the Commission. Since the site visit, Agent Putt has not seen anymore work being done. A cease and desist was sent to the owner in the meantime. Agent Putt will reach out again to see if they can come to the next meeting for discussion.

Open Meeting Law – Discussion

Agent Putt explains that the Attorney Generals Office reached out for more information regarding an OML complaint received on December 3 ,2024 about the Commission deliberating outside of a public meeting to decide not to use an escrow account for the Lakeshore project. Mr. Rulli and Agent Putt met with the AGO where Mr. Rulli clarified that he made the decision for the applicant to pay LEC directly for the peer review



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work. AGO wanted each member to respond on the matter. Chair Smith, Vice-Chair MacDonald, and Member Bailey confirm on the record they did not communicate on this matter outside a meeting.

Minutes

3.13.25

3.19.25

3.27.25

4.10.25

Motion to approve Meeting Minutes made by Member MacDonald, Seconded by Member Prisco
Roll call:

Member MacDonald: YES

Member Peterson: YES

Member Prisco: YES

Member Bailey: YES

Member Smith: YES

Adjournment

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

Roll Call:

Member MacDonald: YES

Member Peterson: YES

Member Bailey: YES

Member Smith: YES