REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **FEBRUARY 5, 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=p1oig1pv3HU

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, MJ Spagone (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

593 Plymouth St (Map 36, Lot 7)

Rebecca Baptista, Silva Engineering, presented the ANR Plan to the Planning Board. She explained the ANR Plan and how it complies with proper zoning information at the property at 593 Plymouth St and that Parcel 7B is not a buildable lot. There is potential for Parcel 7B to be developed in the future.

Mr. O'Brien and Mr. Solari stated they were fine with the Plan

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

Roll Call Vote:

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

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. (Cotninuance from January 15, 2025 meeting)

Chairman Driscoll stated that the Board had received correspondence from the applicant's representative stating that they will be updating the site plans based on comments received at the last meeting. Chairman Driscoll read the request into the record. The applicant and his team would be requesting a continuance to the March 19th, 2025 Planning Board meeting.

Motion to continue to the March 19th meeting made by Member Spagone and seconded by Member Geller

Roll Call Vote:

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

Tree Committee Mitigation Discussion – Ray Ajemian (Tree Committee Representative for Planning Board)

Ray Ajemian, the Tree Committee representative to the Planning Board, provided an update on Tree Committee and what they have been working on. The Town is now a Tree City since 2024 and the Town has submitted their application for the 2025 season. Signage has been placed around Town with the Tree City USA designations.

Mr. Ajemian stated one issue the Town has is that there is no arborist currently on the Tree Committee, but he's hoping they have one on the Committee soon. Another issue that the Town has is the lack of a Tree Warden.

Mr. Ajemian was a former Planning Board member and in the past, the Planning Board has asked for mitigation funds for projects and current language in the Zoning Ordinance allows for it. The Tree Committee has sent to the Planning Board a possible Mitigation Schedule for the Town Manager and Planning Board to comment on.

Chairman Driscoll agreed that a mitigation schedule should be considered rather than arbitrarily asking for mitigation funds. He asked how this mitigation schedule would function outside of Planning Board jurisdiction. Additionally, Mr. Driscoll provided a hypothetical scenario on how this would playout

Mr. Ajemian stated this is more so for a mitigation schedule to be associated with Planning Board projects rather than private residences and tree removal.

Mr. O'Brien stated that this schedule would probably need to be referenced in the Zoning Ordinance regarding mitigation measures but does not believe the mitigation schedule's language needs to be within the Zoning Ordinance.

Chairman Driscoll asked what the process would be regarding Rules and Regulations changes. Mr. O'Brien stated that this would require notice and a public hearing. He also stated that the decision-making becomes problematic when the Board would need to request recommendations and information from other committees, in this case the Tree Committee for guidance on larger projects and tree clearing.

Chairman Driscoll recommended that the Planning Board members look into the language and provide comments in preparation to continue the discussion to the February 19th meeting.

Other Business

Mr. O'Brien provided correspondence that Member Rojas has resigned from the Planning Board

Planning Board Minutes

Motion to accept the minutes for September 18, 2024 & October 16, 2024 made by Member Spagone and seconded by Member Geller

Roll Call Vote:

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

145 Winter St – Stormwater Bond

Mr. O'Brien stated that he has gone to the site at 145 Winter St and that the site for the most part complies to the approved plans. The one issue is that the stormwater basin was not built properly and that the applicant is unable to fix it in the meantime due to the weather. Mr. O'Brien stated the applicant is proposing that the Town hold a $10,000 stormwater bond in the meantime of work being done and receive a Temporary Certificate of Occupancy.

Greg Tansey provided a breakdown of the issues with drainage basin and discussed what will need to be corrected. He stated holding a check should be sufficient in the meantime until the work is done.

Chairman Driscoll asked where the $10,000 came from as they had not received any information that the work would cost $10,000 only the verbal discussion stated by Mr. O'Brien. He asked if the Engineer of Record for the project provided anything about the difference of what was approved and what is currently built. Mr. O'Brien stated that it was all through discussion at a site visit.

Member Spagone had concerns about the drainage basin currently built and that if was not built properly it can have adverse effects to the surrounding properties. She didn't feel comfortable accepting the $10,000 check.

Steve Solari stated that the applicant is looking for a Certificate of Occupancy for the buildings.

Member MacDonald asked if that $10,000 would cover any adverse issues that could arise because the basin wasn't built properly. Mr. O'Brien stated it would only cover the work needed to be completed.

Chairman Driscoll recommended that Staff reach out to the developer t to provide more information for a bond to be accepted and what work needs to be done and a proper estimate from the contractor the discussion to the February 19th meeting for a Temporary Certificate of Occupancy to be issued.

Motion to continue to the February 19th meeting made by Member Spagone and seconded by Member Geller

Roll Call Vote:

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

Board Items for Next Meeting – February 19, 2025

Mr. O'Brien talked about the ADU zoning ordinance amendment that is before Town Council and it will to Planning Board for the February 19th meeting as well as a Street Acceptance request.

Planner's Report

Mr. O'Brien stated the State has finalized Accessory Dwelling Unit guidelines that he has provided the Board Members.

Mr. O'Brien stated that there are a fair amount of 53G accounts that have not been returned to applicants and he is working with Finance to have these accounts refunded to the applicants with a future agenda item to be before the Board once he finalizes the owner's return address information.

Mr. O'Brien provided information regarding the Route 104 Corridor Study Survey that is been performed by Old Colony Planning Council.

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