REGULAR MEETING BRIDGEWATER PLANNING BOARD FEBRUARY 19, 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=cYYIjIkZBr0

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Ted Haley, MJ Spagone (Associate), MJ Spagone (Associate)

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

Vice Chair Michael MacDonald opened up the meeting as Chair and read the Governor's order for remote meetings.

Joint Public Hearing with Community and Economic Development Committee (Zoning Amendment) Zoning Ordinance D-FY25-013 Zoning Amendment for Accessory Dwelling Units.

Amendment pursuant to Accessory Dwelling Units and Amend Section 3.3.3, Section 4.1, creation of Section 4.5, amendments to Definitions and Table of Uses and Footnote 3, Table of Dimensional Requirements as attached:

Town Planner O'Brien stated that currently the CED committee has one member present, so we should look for a motion to take a different item out of order in the meantime.

Motion to take Item 3 out of order made by Member Geller and seconded by Member Costa

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

ANR- 884 South St (Map 75, Lot 1)

Luke Klim representing himself as the applicant. This site previously came before the Board as a Preliminary Subdivision, but since then there has been an agreement with an abutting property owner to create lots along the frontages of South St and Jennifer Circle.

Mr. O'Brien stated that there is no issue with the proposed ANR. Chairman Driscoll wanted to make sure there was sufficient frontage on Lot 3

Motion to endorse made by Member Driscoll and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

Minor Modification Request - 0 Jasmine Way- MSF Property Holdings – Map 72 Lot 105, Previous Approval April 6, 2023 – Alteration of the building sizes from two buildings that are 9,000 sq feet and one that is 4,500 sq. feet to three buildings being 7,500 sq. ft.

The applicant has requested a continuation. Motion to continue to the March 19th meeting made by Member Geller and seconded by Member MacDonald.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

Street Acceptance Request - Order-FY25-036: Laying Out and Accepting a Private Way – Firefly Lane

Dan Vieira on behalf of Greg Maroney speaking for the street acceptance. He stated that the roadway has been built to Town standards so he is looking to follow the proper process in accepting of Firefly Lane. Outback Engineering had provided a Roadway as-built plan.

Greg Tansey stated that the roadway was constructed to Town standard and said that the only thing that would be needed is $10,000 for stormwater maintenance fee which is standard for all street acceptances.

Mr. O'Brien stated that all bond money has been released back to the applicant and that everything seems in order for a positive recommendation.

Motion to recommend favorable recommendation for Street Acceptance of Firefly Lane with the recommendation that a $10,000 stormwater maintenance fee be provided prior to acceptance was made by Member Geller and seconded by Member Haley.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

Joint Public Hearing with Community and Economic Development Committee (Zoning Amendment) Zoning Ordinance D-FY25-013 Zoning Amendment for Accessory Dwelling Units.

CED Committee did not have a quorum, so the Planning Board proceeded with their public hearing and recommendation on the Zoning Ordinance request and Fred Chase stated that the CED Committee would need to schedule a new hearing for the CED Committee.

Chairman Driscoll read the legal notice into the record and stated the Planning Board has workshopped the language many times at previous meetings and the recommendations provided follow the state guidelines.

Town Planner Shane O'Brien provided a breakdown of the proposed Zoning amendment language for ADUs and how it differs from current language that the Zoning Ordinance contains. He stated that the Town did not have to change too much, but needed to include new state language regarding Accessory Dwelling Units and a new Section 4.5 dedicated to Accessory Dwelling Units.

Chairman Driscoll stated the corner lot language is very helpful as part of this proposal.

Motion to recommend favorable recommendation for the Zoning Amendments to Town Council was made by Member MacDonald and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

Tree Committee Mitigation Discussion (continued from February 5, 2025 discussion)

This item will be continued to the March 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 November 6, 2024 & October 20, 2024 made by Member Geller and seconded by Member Haley.

Roll Call Vote:

MacDonald – Yes, Geller – Yes, Haley – Yes

145 Winter St – Stormwater Bond

Mr. O'Brien stated that we have received a check from the applicant of $10,000 as previously discussed as well as breakdown of work to be completed by the contractor RJ Gabriel as well as Plans from Strongpoint Engineering showing the work needed to be completed.

Greg Tansey provided an overview of the Plans provided and that amount provided should be sufficient to complete the work.

Member Geller asked if the Temporary CO was for one building or for two buildings and how long are Temporary COs.

Steve Solari stated typically between 90-180 days.

Motion to continue to accept the $10,000 construction bond for the stormwater basin to be completed and allow for a Certificate of Occupancy and for bond monies to be held six month after the CO and also returned once work is completed and an updated as-built plan was made by Member Haley and seconded by Member Geller.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes

Planner's Report

Mr. O'Brien stated that he working through the 53G accounts and provided information about the CPTC annual conference in March.

Mr. O'Brien stated that the next meeting will have a fair amount of items on it with it being one month out and the items continued from today's meeting.

Mr. O'Brien stated that he needs some members to come and sign the Lot Release for Wampanoag Estates, ANR Plan, Broad St duplex, and the Winter St subdivision.

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

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Costa - Yes