**REGULAR MEETING BRIDGEWATER PLANNING BOARD MAY 21, 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=xa61Tug1KDo

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Ted Haley, Thomas Pratti, 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 as Chair and read the Governor's order for remote meetings.

**ANR Plan – 114 Plain St (Map 15, Lot 3)**

Larry Silva, Silva Engineering, represents the applicant. He presented a Plan on behalf of Arthur Wyman Trustee regarding splitting the lot at 114 Plain St and creating a Parcel 3B which would not be considered a buildable lot at this time to be transferred to the adjacent property owner for a garage addition within setbacks.

Motion to endorse made by Member MacDonald and seconded by Member Haley.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes, Haley – Yes, Pratti – Yes

**Public Information Meeting & Planning Board Comment & Recommendation for Development Plan Review 70-86 Broad St (Map 21, Lots 95-97 and Parcel B as noted)** – Church Hill James – Development Plan Review pursuant to Section 9.8 (Central Business District, Development) standards of Form Based Code in Mixed-Use Frontage area for proposal of three (3) mixed-use buildings with 77 units total and 6,400 sq. ft of commercial space.

The Chair introduced the discussion as this is the first project under the Development Plan Review where CED Staff reviews the project as per the guidelines and checklist, whereas the Planning Board provides recommendations for CED Staff to consider prior to Permit.

Bob Cormier, project partner of the applicant, provided an overview of the design team which consists of: Tom Keane, Churchill James; Gabe Crocker and Todd MacDonald, Crocker Design Group Engineering; Christoper Brown and Geoff Farrell, JTA architects; and MDLA Landscape Design. Mr. Cormier provided an overview of the project regarding ground floor square footage and number of units. He discussed the changes to the plans since they first submitted to the CED office for review as they had attempted to receive a ZBA variance and appeal and were denied. He also discussed how the project conforms to the Form Based Code.

Todd MacDonald, Civil Engineer for the Crocker Design Group, provided an overview of the site plan showing infrastructure and building locations. He discussed retaining walls as well and other screening considerations.

Chairman Driscoll asked about the retaining walls and drainage to the site, as well as upgrades to the street layout. He also asked about green space percentages and square feet as well as trash.

Todd MacDonald stated that the site is already tied into the street and that the site would be now be pretreated prior to entering the stormwater system and would be only for overflow.

There was a discussion of upgrades to the sidewalks and bump outs along the street.

Gabe Crocker mentioned the hardscape elements and sidewalk upgrades.

Member Geller asked about the dumpster size and if its large enough for a truck to pick up as well as the sidewalk upgrades. He also asked about the loss of the crosswalk and if a new crosswalk would be built.

Todd MacDonald stated that there was not a new crosswalk proposed, but Mr. Cormier stated that a crosswalk can be considered.

Member Pratti asked about the road opening detail and if it was going to be paint on asphalt and how often it would be painted. He additionally asked about material to be placed in the dumpster as well as snow removal at the site. He also asked about commercial loading for the site.

Member Costa asked about the drainage and ventilation for the parking garage portion of Building C.

Member MacDonald asked about emergency vehicles for access to the garage. He also expressed concerns about traffic in the area and concerns about the traffic study waiver.

Chairman Driscoll asked about test pits as well as an 81X Plan. Todd MacDonald discussed that the applicant has gone before the Conservation Commission regarding stormwater review, but did not perform test pits. Chairman Driscoll suggested that test pits be completed. He also asked about the waiver of the traffic study

Bob Cormier referenced traffic studies completed in the area including the Route 18 Corridor study.

Chairman Driscoll stated he had concerns with traffic backing up in the area and the lack of a traffic study makes it difficult to access the impacts of the project, especially regarding if the site should be right turn only.

Bob Rulli stated that a recommendation of a traffic study can be considered as part of the Planning Board recommendation letter to CED.

Geoff Farrell provided an overview of the architectural enhancements and details for the project. He also discussed the composition of the project and how it meets the Form Based Code.

Chairman Driscoll asked about screening for the garage. Member Geller additional asked about other architectural screenings.

Member Pratti asked about materials of the building.

Chairman Driscoll allowed for public comment:

David Moore, 54 Flagg St, wanted to commend the applicant on changes made. He had concerns about the bowling alley not being part of this proposal and it would make that site difficult to park.

Bob Cormier addressed the parking issues with that building and how it would need to be solved in the future.

Carlton Hunt, 80 Austin St, stated that the color scheme is offensive and doesn't match a New England color scheme.

Pat Neary, Lakeside Drive, stated the town held the Perkins project to a higher standard than they have for this project and doesn't like the mansard roof.

Matt Holmes, 80 Old Farm Rd, stated the project looks good and wanted to state that he supports the development.

Public comment end.

Member Pratti asked the applicant regarding any information about water and sewer impacts for the project. Mr. O'Brien stated the Department has received Staff comments from Greg Tansey, Town Engineer, as he had reviewed the project for stormwater and drainage with Conservation Commission.

Steve Solari stated that he has reviewed the project regarding the Form Based Code, but he had a question regarding heights from slab to question the 15 clear height foot provision as per zoning.

Chairman Driscoll asked about where the Board was regarding the timeline within the Zoning Ordinance and when Staff deemed the application complete and how much time the Board had

Chairman Driscoll suggested that the Board hold a quick Special meeting in one week to formulate their recommendations to be given to CED Staff as part of their decision and that their discussion tonight be part of the record.

Motion to Continue to a to-be scheduled Special Planning Board meeting on May 28th at 7pm made by Member Haley and seconded by Member Geller

Roll Call Vote:
Driscoll – Yes, MacDonald – Abstain, Geller – Yes, Pratti – Yes, Haley – Yes

**<u>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 May 7, 2025 Meeting)*</u>**

Chairman Driscoll made a statement regarding the concerns of the right of way and what the applicant should provide, based on a discussion with the Town Attorney, as to ensure the Planning Board is making a proper decision. Chairman Driscoll said that Attorney Pelagrini's letter reviewed Mr. Balsamo's deeds whereas he should also do a legal review of the additional three deeds that are included as part of the right of way.

Larry Silva, Silva Engineering, provided an overview of the history of the right of way. He also stated that the Planning Board cannot prevent an appeal of the project if the abutters feel grieved by the decision.

Mr. Balsamo stated that his deed makes it clear what his rights are to access and utilize the right of way. He stated that any gate proposed at the property would be an obstruction.

Chairman Driscoll wants to make sure that the Planning Board is making the correct decision with the applicant's attorney reviewing the additional deeds.

Director Bob Rulli provided an overview of typical right of way rights of private properties but feels that we shouldn't muddy the waters by including deeds of properties that aren't part of this application.

There was a back and forth with Mr. Balsamo and Chairman Driscoll regarding Mr. Balsamo's need to provide a legal review of other property owner's deeds.

Town Planner O'Brien stated that the documentation provided by Mr. Balsamo does state that based on the review of his own deed that he has proper rights to the passageway and that meets the criteria of approval in that aspect.

Chairman Driscoll stated that after talking to the Town's Attorney, that the applicant should try and refute the claim of the abutters and to provide proper information stating the passageway cannot be obstructed.

The Chairman open up the meeting to public comments.

David Moore, 54 Flagg St, also a trustee of the Masonic lodge adjacent to the site, stated that he concerns about the lack of parking and that the applicant would be taking 9 parking spaces away from the businesses.

Donna Jewell, Keith Place, also owner parcels adjacent to the site, stated that she has submitted information of the right of way and photos to the Board. She has stated she has considered placing a gate up on the property.

Sean Silvia, 43 Central Square, said there should be sidewalk and there will be a lot of traffic.

Matt Holmes responded by saying that the site would generate traffic in and out of the site if it were to be utilized solely as a commercial use.

Member MacDonald asked regarding the gate and the residential parking on site.

Town Planner O'Brien stated that we are down to three board members for a vote on this project, with the resignation of two board members and the inability for the other two board members not to participate in a vote.

Chairman Driscoll wanted to make sure that legal information is provide prior to a vote. Mr. O'Brien made a point to separate private property issues with the jurisdiction of the Planning Board.

There was a discussion about closing the public hearing and voting, however, it was determined that the Board needs the correct information in order to hold a vote. Mr. O'Brien stated he can provide draft conditions for a decision for that upcoming meeting.

Motion to Continue to the June 4, 2025 Planning Board meeting made by Member MacDonald and seconded by Member Geller.

Roll Call Vote:
Driscoll – Yes, MacDonald – Yes, Geller – Yes

**<u>1010 Elm St – (Map 30, Lot 20) – Site Plan Review (10.6) for the construction of a 27,000 sq. ft commercial building with parking and other site improvements *(new hearing)*</u>**

Applicant requested a continuance to June 18, 2025 meeting. Motion to Continue to June 18, 2025 Planning Board meeting made by Member Geller and seconded by Member MacDonald.

Roll Call Vote:
Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Haley - Yes

**Preliminary Plan Review – Senior Housing Village Development "Pleasant Street Village" at Pleasant St & Mae Jim Lane (Map 33, Lots 73, 112, 113, 115, 116, & 117)**

Rising Community & Housing Inc  is the applicant for a Preliminary Planning Board review of proposal pursuant to Section 8.7 (Senior Housing Village Development) for 40 unit Senior Housing Village Development (proposal will require a Special Permit at a future public hearing). Larry Silva, Silva Engineering, representing the applicant.

Chairman Driscoll asked if there was a public notice and abutters notice. Mr. O'Brien stated there was not as this would be similar to a Preliminary Subdivision review, whereas when the applicant would apply for a Special Permit that is when notice would be sent out to abutters. This Plan would be sent around to other Departments for comments as part of this review, but based on the new Zoning Ordinance, this would be just to determine the unit count and unit locations to make sure that it could comply with the current ordinance.

Mr. Silva presented the preliminary site plan to the Board showing 20 duplexes, shared open space, an amenity structure on the site. He provided an overview of how the proposal meets the criteria of the ordinance for a Senior Village. The intent would be that the proposal would all be on one parcel. It would conform to the 55+ standards and that the floor plans conform to the aging in place standards that the ordinance requires. He also stated that it would be maintained by the HOA.

Chairman Driscoll asked about how many units are currently on the site. He said that it upgrades the housing on the site. He recommended that the Town Engineer review test pits once performed.

Member MacDonald stated that water and sewer connections would not be in the purview of the Board. He also asked what he believes the community center would be used for.

Town Planner O'Brien stated that he has asked for a crosswalk to be included in the design of the Plan as to allow for safe access from the site to the sidewalk and downtown. He also recommended a creative approach to the frontage along Pleasant St for the drainage as well as proper screening.

The Chairman open up the meeting to public comments.

Donna Jewell, Keith Place, stated that she thinks that this a good project

Carlton Hunt, 80 Austin St, asked about if affordability would be considered for these developments.

The Board discussed continuing the discussion to the June 4, 2025 Planning Board meeting. The Chairman stated that we received public comments as well. The item was continued to the June 4, 2025 meeting, no vote was made or required.

**Planning Board Minutes**

Minutes were unavailable.

**Other Business**

The Board discussed meeting next Wednesday, May 28, 2025 at 7:00pm to continue the discussion for 70-86 Broad St.

Tom Pratti stated he will not be available at the next meeting.

**Planner Report:**

Mr. O'Brien stated that a Bridgewater Central Square redesign public meeting would be on June 11, 2025

**<u>Adjournment</u>: The Motion to adjourn was made by Member Pratti seconded by Member Haley and it was unanimously voted.**

Roll Call Vote:

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