

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=UF35FYNImvQ>

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Ted Haley, 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.

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 21, 2025 Meeting)

Chairman Driscoll stated that the public hearing remained open was that there were outstanding questions regarding the right-of-way and had asked the applicant to provide a legal opinion. The Board had received a letter stating a review of the deeds had been completed.

Jim Balsamo, owner of 43R Central Square, stated that he had informed Attorney Pellagrini of the Board's request and that he had complied by reviewing the deeds referenced and that it would need to be unobstructed.

Chairman Driscoll stated he had asked the Town Planner if he had any concerns. Mr. O'Brien stated that the remaining issue was the deed review, as the project as presented complies with the Zoning Ordinance. Mr. O'Brien summarized what that memorandum provided.

Chairman Driscoll asked about fencing and slats for screening as well as a question about the vertical granite curbing. He additionally asked about the gas tank.

Jim Balsamo stated he had no issue with the screening and that he is doing a Phase II to determine if there is a tank that it would be removed.

Larry Silva, Silva Engineering, stated that the curbing would be subject to whatever the Board preferred.

Mr. Balsamo stated that a Phase II is required for a loan.

Chairman Driscoll wanted information regarding planting types.

Larry Silva, Silva Engineering, stated that the landscaping could be conditioned as well. Mr. O'Brien suggested small shrubs and shade trees.

Mr. O'Brien stated that he had provided public comments received to the Board prior to the meeting.

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 had concerns about the definition of no net loss and how It would affect local businesses.

John Silvia, 43 Central Square, shared concerns of parking and safety.

Member Geller made a motion, seconded by Member MacDonald to close the public hearing.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

The Board started deliberation.

There was a discussion about voting on each Special Permit and Site Plan Review item.

The Board discussed that the number of units had been reduced to four units, therefore Bonus Density would not be feasible and not accepted.

Member MacDonald made a motion, seconded by Member Geller, **to deny** the Special Permit for Bonus Density (Section 9.6).

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

Chairman Driscoll stated that the project has been reduced based on the Board's comments and wanted to make sure a condition of an additional parking space be utilized. He discussed the interpretation of no net loss and how it works with this project. There was a discussion of special conditions to be placed on the Special Permit pertaining to parking.

Member Geller made a motion, seconded by Member MacDonald, to **approve** the application of a Special Permit from Section 6.1.4 CBD Parking of the Bridgewater Zoning Ordinance at 43R Central Square.

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

There was a discussion of the Site Plan Review and draft conditions to consider as provided by Staff.

On a motion made by Member Geller and seconded by Member MacDonald, to approve the application for Site Plan Approval subject to the following Conditions of Approval

Roll Call Vote:

Driscoll – Yes, MacDonald – Yes, Geller – Yes

GENERAL CONDITIONS

1. No further waivers of the applicable rules and regulations shall be authorized without a formal vote and approval of the Board.
2. The sidewalks and walkways shall be kept clear of snow, and all other impediments and/or litter throughout the year. in the event of snow, the sidewalks and walkways shall be cleared within 48 hours of a snow event. Snow shall not be stored on or impede access/use of sidewalks and

walkways. Snow storage shall not obstruct sight lines as to preserve public safety. Additionally, if the applicant is unable to provide reasonable snow storage, the applicant shall truck snow off-site.

3. The development shall be constructed in strict compliance with the regulations of 28 CFR 35 & 36 the Americans with Disabilities Act and 521 CMR, the Massachusetts Architectural Access Board.
4. Hours of construction shall be from 7:00 AM to 5:00 PM, Monday thru Friday, and 9:00 AM to 5:00 PM Saturday. No work shall be allowed on Sunday.
5. The provisions of this conditional site plan approval shall apply to and be binding upon the landowner, the applicant, and their employees and all successors and assigns in interest, whether by title, control, or contract.
6. If any changes are made, at the request of other Agencies, Boards or Commissions, to the approved plan, the applicant shall be required to come before the Planning Board for a modification hearing to review such changes prior to the commencement of any construction, implementation of the changes, and certificate of occupancy.
7. Site Lighting shall be down lighting and shall be erected in a manner that prevents glare onto abutting properties and shall comply with Dark Sky and FAA regulations.
8. All curb ramps shall be labeled on the plan and shall conform to the Americans with Disabilities Standards, latest edition.
9. The Applicant shall install landscaping as denoted on the approved Site Plans and shall provide information to Staff and/or the Planning Board if there is a species change for any plantings.
10. The dumpster provided to be used on site shall be screened from public view.
11. Approval of the site plan by the Planning Board does not relieve the applicant and/or the owner/developer of the responsibility to obtain all other applicable federal, state, and local approvals and permits prior to start of construction.
12. All connections to the municipal infrastructure shall be subject to the Department of Public Works and Engineering Standards Review and approval.
13. If the Applicant has to remove, cut, replace, or modify the sidewalk along the property frontage, the Applicant shall replace said section with the same material.
14. The applicant shall provide information to abutters and Town Staff for timing of work completed within the passageway.
15. All updated plans provided to the Board and Staff prior to this decision shall be reviewed by Staff as to meet the conditions of this decision.
16. The Applicant shall perform daily cleanup of construction debris, including soil, on Central Square and on adjacent properties, 50 yards from the entrance of the site driveways caused by the site construction.
17. Failure to comply with the Bridgewater Zoning Ordinances or terms of this Decision may result in revocation of the permits required for the Decision issued hereunder.
18. The applicant shall keep the passageway open and available for all abutters and patrons in the area as per the existing agreement.
19. The applicant shall be responsible for accomplishing the required construction work on the project in such a manner as to effectively minimize and control the water pollution, which might be caused by soil erosion from the project. It is intended that these features be maintained in appropriate functional condition from initial construction stages to final completion of project. The contractor shall be responsible for conformance with local, state and federal soil erosion and siltation controls.
20. This approval is valid for two years from the date the Town Clerk issues a certificate of no-appeal, or the date all judicial appeals have been concluded, unless an extension is granted in writing by the Planning Board prior to the expiration of the two-year period.

21. There shall be a demolition and erosion control plan submitted prior to endorsement of the plan. The plan shall address how storm water runoff shall be controlled during construction. All erosion controls shall be in place prior to the commencement of any earth moving activities associated with the construction of the site improvement work.
22. Prior to endorsement by the Board, the final plans submitted for signatures shall reflect these conditions of approval and all revisions and shall be verified by Staff, Town Engineer, or any other engineering review consultant for the Planning Board.
23. Omission of any requirements of the Planning Board's rules and regulations from these conditions of approval or the approved site plan shall not relieve the applicant/developer of his responsibility to comply with the provisions of the site plan rules and regulations.
24. A pre-construction meeting with the contractor, developer and appropriate Town agencies shall take place before construction begins.
25. Prior to any construction the developer, his engineer and contractor shall sign a receipt and acknowledgement of all decisions and conditions.
26. Prior to construction, the applicant and/or owner, shall submit a detailed construction plan that provides the following information and appropriate mitigation:
 - The estimated start date of work.
 - The name, telephone number and business address of the general contractor.
 - An emergency number for day and night of the responsible parties shall be provided to the Town's public safety departments, in the case of emergency, and the provisions to be implemented for securing the site from public access.
 - Traffic control and management plan during construction.
27. The Town Engineer or other designee appointed by the Planning Board shall oversee the construction of the drainage systems. The Town Engineer or other designee of the Planning Board (the inspector) shall be present during all critical stages of construction to ensure that proper construction practices are followed. The inspector shall be notified at least 48 hours in advance of each task that needs to be completed and signed off. The applicant shall be responsible for costs of the site inspector. A deposit of \$2500.00 dollars shall initially be submitted to the Planning Board prior to the start of construction to ensure payment of the site inspector; additional monies shall be deposited in advance if it is anticipated that inspection shall cost more than the original deposit.
28. A copy of this approval shall be kept on site and shall be incorporated into all construction contracts and subcontracts dealing with any authorized activity until the development project is completed.
29. A copy of the project's SWPPP (if necessitated) shall be submitted to the CED Department and Town Engineer prior to the issuance of any building permit.
30. Any application for certificate of occupancy shall include a site as-built plan prepared, signed, and stamped by a Massachusetts Registered Professional Engineer and a Massachusetts Registered Professional Land Surveyor for the CED Department's review and approval. The as-built plan shall include a certification clause signed and stamped by the Professional Engineer, noting compliance of the site construction with the approved site plan set. The engineers' and surveyor's stamps and signatures shall be made with original wet ink and stamp, electronic or photocopies of the stamps and signatures shall not be acceptable.
31. The Applicant shall contact the Planning Board prior to requesting any occupancy permit to schedule an on-site project review meeting to review compliance with this decision. Delay in such action may result in the delay of the Planning Board signing off on any occupancy permit.

32. All stormwater improvements shall be in working order prior to the issuance of any building certificate of occupancy.
33. Prior to requesting a final certificate of occupancy, the Applicant shall submit a statement to the Planning Board and DPW certifying that all conditions of approval of this decision have been met and site improvements are complete. The applicant shall provide a narrative of any in-construction deviations from the approved site plan to be submitted to Staff to determine if a minor modification is necessitated.
34. Applicant shall provide a structured 'Move In Day' schedule to the CED Department and the Police Department to prevent a potential traffic issues in the area.
35. Applicant/owner must maintain all trash in acceptable manner to be clean and orderly. The Town may intervene through Town Code or Zoning Enforcement if found to be unsightly and overflowing.
36. Applicant shall maintain or replace landscaping, fencing, and lighting as indicated in the Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
37. Usage of the 18 foot passageway shall remain unobstructed for all abutting parties to utilize as proper access.
38. Residential units and commercial space within development shall continue to comply with requirements of Bridgewater Zoning Ordinances.
39. Subject to the Special Permit granted, the Board requires one additional parking space (on or off-site) shall be provided per the requirements of Section 6.1.4 as to achieve the no net loss parking requirement. The one parking space shall be located on-site or within 500 ft of the site location as per the CBD Parking ordinance, therefore, providing a total of eight (8) dedicated spaces for the project to meet the no net loss requirement. This shall be provided prior to a Building Permit.
40. During construction of site and any utility work shall require notice to parties that utilize passageway for access and an alternative access plan should be provided.
41. A landscaping plan shall be provided along with a detail sheet showing chain link privacy slats to be placed on the fence of the site.
42. Vertical granting curbing or Vertical Concrete Curbing shall be provided at the site, not asphalt.
43. If a Phase II Plan is necessitated, the Phase II Plan should be provided to the Town and a recommendation is that the tank be removed if necessitated.
44. Binder course shall be placed with the surface course standard similar to pavement at Site for area of ROW that applicant has permissible 10 feet to utilize as per memorandum.

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) (Continued from May 21, 2025 meeting)

Chairman Driscoll asked if there was an updated on this matter.

Mr. O'Brien stated he still needs to have a conversation with DPW, however he has received comments from other Departments. He stated that the project hasn't gone through a complete review yet, as they have not filed for a Special Permit yet and would need to provide architectural plans and drainage plans.

Larry Silva, Silva Engineering, stated that he's hoping to have a better idea regarding water and water usage in the future as well in order to proceed. The property is under agreement, but wanted to make sure that he could received feedback as the project is looking to proceed.

Town Planner O'Brien stated that he had received comments from the Fire Department.

The Chairman open up the meeting to public comments.

James Walsh, 60 Crescent St, wanted to make sure that open space percentages were proper. He had concerns that the open space featured drainage rather than trails and walking areas.

The Plan was brought up on the screen where there was a discussion of open space square footage and percentages. There was a discussion about the different locations of open space on the Plan.

There was a discussion about appropriate design features within the open space and amenity space that is more beneficial rather than just drainage.

Chairman Driscoll stated that a meeting with DPW should be definitely considered prior to proceeding.

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

Applicant had requested a continuance to June 18, 2025 meeting at the last meeting.

Planning Board Minutes

Minutes were unavailable.

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

Planner Report:

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

Mr. O'Brien stated that the Planning Board would have a new associate member, Kris Fabrowski.

Mr. O'Brien stated that 152 South St project has been completed. He additionally stated that the Town will be received a RRFB for in front of Waterford Village.

Committee Report:

Chairman Driscoll wanted to see if the Board wanted to support CPC project for the proposal for multi-use fields and upgrades to athletic facilities at Bridgewater Middle School. The Board decided to provide a letter of support from the Planning Board as motioned by Member Macdonald and Member Haley.

Roll Call Vote:

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

Adjournment: 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, Haley – Yes, Costa - Yes