REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **JUNE 18, 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=T4hKs8AG0js&t=1459s

MEMBERS PRESENT: Chair Patrick Driscoll, Steve Geller, Tom Pratti, Kris Fabroski (associate)

STAFF PRESENT: Bob Rulli, CED Director, & Shane O'Brien, Town Planner

Chair Patrick Driscoll opened up the meeting as Chair and read the Governor's order for remote meetings.

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 July 16th, 2025 meeting. Motion to accept the continuance request was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

Driscoll – Yes, Geller – Yes, Pratti – Yes, Fabroski- Yes

Request for Lot Releases and Setting Bond Amount - Wampanoag Estates aka "Hiawatha Trail"

Jeff Cutter, applicant for Hiawatha Trail. Greg Tansey has provided a bond amount for work to be completed for Hiawatha Trail, totaling out to $236,379.64. If received, the remaining lots would be then released and provided to the applicant. Lot 2 has already been released and received a building permit.

Chairman Driscoll asked about conservation restrictions and other open space requirements at the site. He asked if Mr. Cutter had any conversations with Wildlands Trust. Transfer of the open space is subject to the issuance of the 9th building occupancy of the subdivision.

There was a discussion of the future Open Space transfer.

Motion to release the remaining lots accept the surety amount was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

Driscoll – Yes, Geller – Yes, Pratti – Yes, Fabroski- Yes

Request for Release from Covenant and Discussion of Jennifer Circle as to pertaining to 884 South St & 4 Jennifer Circle – ANR Plan

Lucas Klim, had previously been before the Planning Board for a ANR Plan separating the lots for building lots. He presented the approved subdivision plans for Kitty Lou Circle from 1991 that showed 18 lots and 3 parcels. When the lots were released, it did not mention that the parcels were also released, which affects his properties. The Title attorney had mentioned this issue to Lucas Klim as well.

Town Planner O'Brien provided information that he had found regarding lot releases, bond releases, and that the roadway has been accepted, which would lead him to leave that it was an oversight as all work had been properly completed.

Chairman Driscoll stated that we should probably consult with the Town Attorney.

Director Rulli stated that he agreed.

Mr. O'Brien stated that he will set up a meeting and asked if a special meeting would be necessitated considering the next meeting is in a month.

Chairman Driscoll asked what document would be provided to the Board for signature. Mr. O'Brien stated that it would be the Form E that the Board uses for Lot releases.

Planning Board Minutes

Minutes to be approved will pushed to the July meeting.

Planner Report:

Mr. O'Brien provided an update on projects to be placed on the July 16th meeting. He stated that the updated landscaping plan for the Claremont Hotel would be on the July 16th agenda.

There was a discussion about holding the next meeting in person.

Town Planner O'Brien stated that once the 60-88 Broad St decision was finalized and brought to the Town Clerk's office, he will provide it to the Board.

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

Roll Call Vote:

Driscoll – Yes, Geller – Yes, Pratti – Yes, Fabroski- Yes