REGULAR MEETING BRIDGEWATER PLANNING BOARD JULY 16, 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=luwCxkNtWaE

MEMBERS PRESENT: Chair Patrick Driscoll, Steve Geller, Ted Haley, Michael MacDonald, Tom Pratti, Kris Fabroski (associate), Eric Costa (Associate)

STAFF PRESENT: Bob Rulli, CED Director, Greg Tansey, Town Engineer

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

ANR Plan - 0 Plain St – (Map 30, Lot 20)

Rebecca Baptista, Silva Engineering, representing the applicant for a Form A with two lots with proper frontage along Plain St and two parcels in the rear that are not deemed buildable.

Motion to endorse was made by Member Haley and seconded by Member Pratti.

Roll Call Vote:

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

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 August 6, 2025 meeting. Motion to accept the continuance request was made by Member MacDonald and seconded by Member Geller.

Roll Call Vote:

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

Request for Release from Covenant and Discussion of Jennifer Circle as to pertaining to 884 South St & 4 Jennifer Circle – ANR Plan – Continued from the June 18th meeting.

Lucas Klim provided a presentation and overview of the Site Plan.

Town Planner O'Brien provided a memo in summary after discussion with Attorney Rawlins and provided it to the Board recommending releasing Parcels from covenant.

Motion to release Parcels A, B, C for Jennifer Circle from Covenant was made by the continuance request was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

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

0 Pleasant St (Map 83, Lot 85) – Claremont Bridgewater Hotel II LLC – Landscaping Plan Update as per Site Plan Conditions of Approval (Decision January 24, 2024)

Applicant had requested a continuance to August 6, 2025 meeting as their arborist isn't available. Motion to accept the continuance request was made by Member Pratti and seconded by Member MacDonald.

Roll Call Vote:

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

Oldfield Estates, Phase I – Request for release of Road Bond Monies (Quail Run Road & Oldfield Rd)

The Planning Board had received a request regarding all remaining road bond monies for Oldfield Estates, Phase I to be released back to the applicant.

Greg Tansey, Town Engineer, stated that he reviewed the as-built plan and the site. He also provided a review to the Planning Board stating the information needed to the as-built Plan in order for street acceptances. He did not complete the original bond sheet for the project, but he can provide a calculation for the next meeting. There was a discussion on how Zoning regulations should reflect the Subdivision Rules and Regulations.

Rebecca Baptista, Silva Engineering, stated that they can continue in order to address the issues brought up by the Town Engineer.

Motion to continue to the August 6th meeting was made by Member Geller and seconded by Member MacDonald.

Roll Call Vote:

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

Reorganization of Board

A Motion was made by Tom Pratti and seconded by Ted Haley to keep the Board positions of Chair (Pat Driscoll), Vice Chair (Michael MacDonald) and Clerk (Steve Geller) the same.

Roll Call Vote:

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

106 Hale St Discussion

Chairman Driscoll discussed the history of the site and DCAMM is looking to put out an RFP for the site.

Director Rulli stated the Healey's administration had put out a request for looking at surplus properties at universities intended for mixed-use housing, whereas 106 Hale St was identified as one of those properties. Director Rulli provided a summary that any project proposed at the site would need to go through the proper zoning and review and would need to address the water and sewer issues that the Town is experiencing.

The Board discussed the various stand-alone commercial uses allowed within these zoning districts, as well as mixed use options. The Board agreed to provide these comments to send along to DCAM for their consideration.

1. Potential for standalone commercial, retail, or bio/cyber focused development that enhances the educational and lifestyle options of both the University, and the Town residents should be strongly considered.

2. Mixed use with commercial development on the ground floor, utilizing the flex frontage zoning, is allowed under the MBTA and CBD-R zoning.

3. Water and sewer limitations need to be disclosed and discussed. Before any permitting or sale takes place it is advised DCAM and any potential developer discuss the availability of water and sewer with the Town of Bridgewater DPW.

4. Traffic and safety in the area is of concern. The property is at a busy intersection and within close proximity to crosswalks and a train crossing. It is likely the planning board will require a traffic study and safety improvements to the area.

The general consensus of the board was that the redevelopment of this site is supported. Understanding the property lies within the CBD-R Zone District and the MBTA zone.

Planning Board Minutes

Motion to approve Planning Board Minutes: February 5, 2025, February 19, 2025, March 19, 2025, May 20, 2025 Site Visit was made by Member MacDonald and seconded by Member Haley.

Roll Call Vote:

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

Motion to approve Executive Session Minutes: January 19, 2023, February 15, 2023, June 21, 2023, August 16, 2023, December 6, 2023, March 6, 2024 & May 15, 2024 was made by Member Haley and seconded by Member Geller

Roll Call Vote:

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

Director's Report:

Director Rulli summarized what the agenda for the upcoming meeting should look like.

There was a discussion about the issues at 1010 Elm St and if those items would be resolved by the next meeting.

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

Roll Call Vote:

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