REGULAR MEETING **BRIDGEWATER PLANNING BOARD** **AUGUST 6, 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=ycOBEA3y4U8

MEMBERS PRESENT: Michael MacDonald (Vice Chair) Tom Pratti, Steve Geller, Kris Fabroski (Associate)

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

Vice Chair Michael MacDonald 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 September 3, 2025 meeting. Motion to accept the continuance request was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

Geller – Yes, Pratti – Yes, MacDonald - Yes

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 20, 2025 meeting. Motion to accept the continuance request was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

Geller – Yes, Pratti – Yes, MacDonald - Yes

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

Applicant had requested a continuance to August 20, 2025 meeting. Motion to accept the continuance request was made by Member MacDonald and seconded by Member Geller.

Roll Call Vote:

MacDonald – Yes, Geller – Yes, Pratti – Yes,

ANR Plans

- **221 Beech St (Map 131, Lot 2)**

Michael Koska had provided an update ANR plan to properly reflect the lot lines on a plan that needed to be corrected. Motion to endorse was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

MacDonald– Yes, Geller – Yes, Pratti – Yes, Fabroski - Yes

- **994 Bedford St (Map 101, Lot 17)**

Rebecca Baptista, Silva Engineering provided an overview of the proposed ANR plan to cut off the rear of the property from the lot along Bedford St to be conveyed to adjacent property owner.. Motion to endorse was made by Member Geller and seconded by Member Pratti.

Roll Call Vote:

MacDonald– Yes, Geller – Yes, Pratti – Yes, Fabroski - Yes

<u>Director's Report:</u>

Director Rulli stated that Member Ted Haley has resigned from the Board. He discussed that the August 20th meeting will be a joint meeting with the CED Committee.

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

Roll Call Vote:

Fabroski– Yes, Geller – Yes, Pratti – Yes, MacDonald – Yes