

The regular meeting of the Bridgewater Planning Board convened at 6:30 pm in the chamber room of the academy building.

MEMBERS PRESENT: Mr. Driscoll (arrived at 7:22), Mr. Ajemian, Ms. Guarino, Mr. MacDonald

ALSO PRESENT: Mr. Akins, Associate Member; Jennifer Burke, Director ECD

OLD NORTH ESTATES SUBDIVISION PUBLIC HEARING

Joseph Gormley, applicant

Quail Hollow, LLC

The public hearing convened at 6:30. Mr. Ajemian was acting chairman in the absence of Mr. Driscoll. He explained the rules of procedure and announced that the meeting was audio and visually recorded.

Ms. Guarino read the public hearing notice that appeared in the Enterprise on 12/30/19 and 1/7/2020.

Frank Gallagher, engineer, explained the plans. It is a two-lot subdivision on the east side of North Street at #273. It is a little over 3 acres and it is in the Res. AB District. He showed a photo of the site. It is cleared right to the property lines and up to a year or two ago it was farmed by the Hanson's for many years. It does have a few trees at the back. They are proposing a private 300' roadway, 16' paved within the 40' layout with a hammerhead turn around at the end. It will have municipal sewer, water and underground electric. It is a swale system for the drainage; basically, it sheets off the roadway into the drainage swales and is kept on site. The site is pretty much level, so not much grading involved. They are asking for one waiver of the rules and regulations-a clearing and landscaping plan prepared by a landscape architect. Mr. Gallagher said they are asking for it due to the scope of the plan; only two lots off a private roadway which will look like a driveway coming into the site. They will be providing the street trees (probably around 12) that are required. As far as clearing, they will probably be cutting down 5 trees. He said they have received comments from the review engineer, HML, primarily concerning the drainage system and he has asked them to do a few more things that they will comply with as they are minor and nothing that they can't accommodate. The received comments from the Water Dept. and again, there is nothing that they can't provide.

The comments received were then read into the record:

- Water-in file- dated January 8th
- HML- In file-dated January 6th
- Health Dept.- No comment

Mr. Gallagher indicated that he is revising the plans now and will have them addressed by a continued meeting.

Mr. Ajemian opened the meeting up to the public.

Vera Haskell-293 North Street-said her main concern was about the existing stone wall and she said she hoped it could be repaired. They have maintained it on their side to some degree. She said she would like some kind of privacy fence or trees. That land, she said, is higher than

the surrounding properties. She expressed concern about the possibility of water coming into their yard. She spoke about a culvert that runs under North St. at house #306 and mentioned the fact that the whole area has had water problems. She had a builder with her, Steve Bonfiglioli and an attorney Amy ? Mr. Ajemian questioned if anyone wanted to address the water issue that has been raised? Mr. Gormley stated that they foresee no issues with water whatsoever. The water was quite deep when they did the perk tests and none of the water should run onto her property at all. He said the stone wall will not be touched nor any of the trees that abut her property. The attorney (from Mansfield) stressed the two things that were important to Mrs. Haskell ...evergreens on the northern side of her property for her privacy and the stone wall repaired.

Thomas O'Hara-8 Crestview Circle- abuts the property-and asked if the row of trees near him were going to be disturbed? Mr. Gormley said there was no intention of removing any trees around the perimeter. He referred to the wildlife that comes in there and the fact that the trees absorb water.

Steve Bonfiglioli-Middleboro- her elevation is at 102 and the new house will be at elevation 108, so that is a 6' difference and the grading is going towards her house. He requested that the water be directed via a natural swale that is there.

William Ferioli-24 Colonial Post Drive-expressed concern about water drainage; right now, their subdivision takes in all the street water from Willis Road, Candy Lane and Lantern Lane which is north of where they are planning to build. He has two sump pumps now and doesn't want a third.

Suzanne Pagan-25 Lantern Lane-she had a couple of concerns; one was the stone wall and making sure that it wasn't torn down and the line of trees that are there. She also had drainage concerns. She also has two sump pumps and a French drain. She said she is not in favor of this at all and expressed concern that someday something else could go in there.

John Valentine-15 Lantern Lane-said their property is 4-5 feet higher than his property and when it rains, flows down that hill. He said they have a drain right in front of their house, and when it rains it takes in water like you wouldn't believe. Later in the hearing, he questioned the size of the houses because he had taken down trees due to solar panels on his roof.

Mr. Gallagher explained the stormwater regulations and the roof run off and how the water will drain. He addressed the concern of Ms. Pagan who mentioned something more going in there...he said that can't be done in this case.

Mr. Akins questioned what recourse would the abutters have if there was a problem? He was told the recourse would be thru the developer. The lots are large and exceed the area requirements, but not enough to double the area for more lots.

Ms. Burke asked the board if they wanted to address the waiver request on the landscaping plan?

Ms. Burke indicated that her office had no objection to the request due to the location of the project and the fact that street trees will be provided and there really wouldn't be an issue accepting the waiver. She asked that the engineer locate on the plan the limit of clearing at the rear of the property so the abutters would know the limit of clearing.

The attorney for Ms. Haskell questioned the privacy trees at the back-boundary line of the Haskell's property and asked if they should contest the waiver if it was not part of the landscaping? Mr. Gormley stated that there are quite a few trees there now and they did not plan on removing them, but he could provide six arborvitae. He suggested a Green Giant arborvitae that once they grow can get to 20-30 feet.

On a motion by Mr. MacDonald, seconded by Ms. Guarino, the members voted unanimously to waive the requirement of a landscape plan prepared by a Registered Landscape Architect.

On a motion by Mr. MacDonald, seconded by Ms. Guarino, It was unanimously voted to continue the hearing to the February 5th meeting at 6:30 pm.

On a motion by Mr. MacDonald, seconded by Ms. Guarino, it was unanimously voted to have a 5-minute recess at 7:18.

Mr. Driscoll arrived at 7:22.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, the board unanimously voted to come out of recess at 7:23 pm.

1400 PLEASANT STREET SPECIAL PERMIT AND SITE PLAN PUBLIC HEARING

RMJ Realty Trust, Ronald Emma

The public hearing convened at 7:23 pm.

Mr. Akins, Associate member, sat on this hearing with the absence of Mr. Geller.

Mr. Driscoll took the chair and explained the procedures.

The public hearing notice that appeared in the Enterprise on 12/30/19 and 1/7/2020 was read into the record. Green cards submitted.

Rebecca Baptista from SEA presented the plan. It is the modification of a bank into a restaurant. Trying to minimize coverage; added cooler space; no new impact with shared parking next door; adding awnings to the building. She has addressed comments from the Town Engineer.

She was asked if there was a landscaping plan? She said no trees were proposed. They did take down some trees in the parking area that would not have survived. She indicated that the owner was present, and he could be asked. She was asked if turning out of the driveway would be both ways? She said yes.

Comments received read into the record:

- Town Engineer-1/5/20
- Water/sewer-1/8/20
- BOH-12/17/19`
- Response letter from SEA...revised plan...Azu reviewed and is ok with it. -1/14/20

Mr. Akins suggested a gravel walkway to connect both parking lots. Rebecca said they could provide one.

Hearing opened to abutters.

Richard Lombardi- 1339 Old Pleasant Street-This will abut his property and he expressed concern about his privacy. All the trees towards the back that were taken down provided some privacy. He would like to see a fence to block the noise and lights from his yard. Cars and motorcycles come in and out there all night long. He said they have put up with this for a very long time. He said that there was an outside patio at Emma's at one time that was eventually shut down due to the noise.

Another gentleman (missed name) spoke about a buffer of fencing or privacy bushes and trees to regain what they have lost.

Paul O'Leary-1338 Old Pleasant Street-expressed the same concerns; flow of traffic and concerns about the noise from the patio especially if hours get changed. Mr. Driscoll noted that the Board could make the hours and if they wanted them changed, would have to come back before this board. Mr. O'Leary questioned if there would be a public hearing? Ms. Burke explained that the board would determine whether or not it was a major or minor modification. If it was determined a major, then a public hearing would be held. Mr. O'Leary felt a fence to protect the neighbors was the best idea. Mr. Romulus had suggested a 6' fence along the side and rear property lines. Ms. Burke agreed. Rebecca asked if it could be a chain link? Ms. Burke said that would not protect the neighbors from the light and noise. Mr. Ajemian suggested some kind of soundproof fencing that is designed for that purpose. He also suggested that it be 8' instead of 6'.

Mr. Ajemian questioned why the trees were cut down in the first place? Rebecca presented a letter for Bridgewater Tree Farm indicating that they were hired by Ron Emma to remove approximately 20 trees at his pub Restaurant located at 1420 Pleasant St due to the dire condition of the trees and or the liability of their location that put the restaurant and parking lot at risk if they were to fall down.

A neighbor requested that trees and shrubs also be required along with a fence. Ms. Burke suggested that the engineer come back with a proposal.

Mr., Ajemian commented that he thought the use is ideal in the area, and the concerns of the neighbors are valid. He would like to continue to this to see if we can mandate an 8' fence that is designed for soundproofing and to have a landscape architect determine what kind of trees should be used along the fence that would act as a buffer.

Mr. MacDonald suggested limiting the patio use; not before 8:00 am.

Ms. Burke suggested that the applicant come back with a screening proposal and present it at the next meeting.

Mr. Jim Perry, contractor, explained to the board that they really need to proceed with the interior work, and they can't get a building permit for that until the Planning Board signs off on it. They would be willing to work at their own risk. Ms. Burke said the special permit is for the use; the board could vote on that and continue the site plan hearing portion to resolve issues of screening. Mr. Ajemian had some reservations about how the board would determine whether or not their proposal would work; felt a professional landscape architect needed to review it and actually look at the site. Ms. Burke felt it was incumbent on the applicant to provide that information and then have the board's consultants, town engineer and herself to make that determination. Mr. Ajemian said he would be more comfortable with a landscape architect looking at this.

Mr. Perry advised the board that there is a 3-4-foot grade difference between the parking lot level and the fence which is considerable for the lights and sound.

Mr. Driscoll felt the landscaping issue should be clarified. Are we satisfied with our consultants reviewing the landscaping or do we want a landscape architect? Mr. Ajemian again stated that he would like it to be reviewed by a landscape architect. He commented that a number of things should come up....number of trees, size of trees and which side of the fence the trees will be located. Ms. Burke said she could reach out to a landscape architect that the Town used down on Auburn Street for a peer review if they would like. Mr. MacDonald said he was ok with just a peer review. Ms. Burke said she would seek a quote first thing tomorrow. Mr. Perry indicated that he would have his own person review. Ms. Burke noted that the Planning Board does have the right to have their own review and have the applicant pay for it. Mr. Perry indicated that was no problem as long as the price was not ridiculous! Mr. Driscoll suggested giving them the option of having it designed by a landscape architect and stamped, or done by SEA and reviewed by our consultant. (consultant being BETA) The trees should be planted along the entire length of the fence.

On a motion by Michael MacDonald, seconded by Raymond Ajemian, it was unanimously voted 5-0 to approve the special permit with the typical conditions of approval and adding the hours of operation to be 6:00 am -2:00pm for the restaurant and 8:00 am to 2:00 pm for the patio. Any change of hours shall require a request for modification of the Special permit with notice to abutters. Also adding that prior to the issuance of any occupancy permit, the Planning Board shall approve a site plan including screening of the abutting properties as discussed.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted to close the special permit portion of this hearing.

On a motion by Mr. Ajemian, seconded by Mr. Macdonald, it was unanimously voted to continue the hearing on the site plan to February 5th at 6:30 pm.

500 ELM STREET PUBLIC HEARING
Map 44, lot 8
Green Leaf Construction
Warehouse/showroom from F.W. Webb

The public hearing convened at 8:17 pm.
Public hearing notice read into the record. Application is for an office/showroom for F.W. Webb company.

Green Cards were submitted.

Correspondence read into the record:

- Town Engineer
Reviewed the site plan and the stormwater management report for the above subject matter prepared by Silva Engineering Associates, P.C (SEA). The plan and the report are generally well presented. The limits of the proposed surfaces (lawn, bituminous concrete, etc) should be clearly defined on the plan. I do not have any technical findings that could be deemed adverse to any favorable action the Board may elect to vote on the project. Let me know if you have any questions or need additional information.
- No comment received from Water/Sewer or Highway
- Board of Health- will be connected to sewer

Plans were prepared by SEA. Rebecca Baptista presented the plans. Wetland line has been approved and will be going before Conservation for a Notice of Intent. She explained the drainage patterns. Water is looped as required by the Town. They have sewer ejectors and a holding tank. They have fencing, a sign, lighting and have met Mr. Etoniru's comments. They are under the maximum lot coverage, having 33%. Parking was discussed. They would like to stripe now 100 parking spaces in the main area with 89 unstriped spaces provided within the loading area. It will act as an open-air storage area. (It will all be asphalt, just not striped; pavement included in drainage) She said that they show they can meet the parking requirements, but they feel that they will not need them. There are 8 loading bays. Shows snow storage area. Mr. Driscoll questioned whether was landscaping proposed? Rebecca said no, not at the moment. Plantings will be put around the sign. Ms. Burke questioned if there would be plantings around the island? No, it is all concrete. Architectural s of the building was shown. Hours of operation noted in 1/13/2020 from Chief Operating Office, Robert Mucciarone-F. W Webb Company. Dumpster is screened with fencing.

No one spoke from the audience. Traffic count done- minimal

There were no questions from the Board members. Mr. Driscoll requested that nice landscaping be done around the building. Ms. Burke said she would encourage them to use solar panels on the roof. Landscaping really didn't seem to be an issue as it is set back very far due to the wetlands.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted to close the hearing. On a motion by Mr. MacDonald, seconded by Mr. Ajemian it was unanimously voted to approve the site plan with the standard conditions of approval.

FIREFLY LANE

A road bond calculation received from Ron Ladue, Highway Supt. In the amount of \$64, 738.38. The Board will be holding lot 3.

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to require a road bond in the amount of \$64,739.00 for Firefly Lane.

On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted to release lots 1,2 and 4 from the covenant, pending receipt of the required road bond.

MINUTES APPROVED

On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted to approve the minutes of December 4th and 18th.

Ms. Burke will be having a meeting on the 28th with Ray, Elijah and Michael Dutton to discuss findings on Elijah's tree report.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted to adjourn at 8:44 pm.

MINUTES APPROVED: _____ 2/5/2020