

The regular meeting of the Bridgewater Planning Board convened via zoom at 6:30 p.m.

Members present- Mr. Driscoll, Mr. Ajemian, Ms. Guarino, Mr. Geller and Mr. MacDonal

Associate member present- Astrid Rojas

Staff present -Jennifer Burke, Director, Elijah Romulus, Assistant Director and Leslie Dorr, Office Administrator.

Mr. Driscoll, Chairman, read from prepared text on Governor Bakers order of 3/12/2020 and how the meeting will be conducted and how to be able to speak at the meeting.

232 BEECH STREET-ANR

The applicant is Gale Sharland.

Mr. Romulus noted that the plan had been before the Board before; it created three buildable lots and one non-buildable (Lot 4). The applicant went before the Zoning Board of Appeals on October 14, 2020 and received an approval for a retreat lot. The plan basically is removing the non-buildable status. It complies with the Zoning in the district.

Mr. Michael Koska presented the plan on the applicant's behalf.

On a motion by Mr. Ajemian, seconded by Ms. Guarino, it was unanimously voted by roll call vote, to endorse the plan. (One of the board members will go into the office to endorse next week)

MINUTES APPROVED

On a motion by Ms. Guarino, seconded by Mr. Geller, the minutes of the 12/2/20 meeting were unanimously approved.

DIRECTORS REPORT

Ms. Burke informed the board and audience attending that she has been in conversations for several months now with someone who wants to develop the Perkins Foundry property, plus the abandoned house, located at 168-180 Broad Street.

She showed a concept plan. It showed a 3-story building near the street, with 12,000 s.f. of retail on the first floor and housing on the 2nd and 3rd floors.

It showed building 2 towards the rear. It will have 152 residential apartments. 120 2- bedroom units and 52 1-bedroom units.

There is a proposed club house with pool and exercise room. Open space is shown.

It was before the Conservation Commission for an ANRAD and was given approval last Thursday.

The proposal would require a zoning change. A zoning line runs thru the property, CBD and residential at the rear. Ms. Burke asked if the Board would like the applicant to come before them on an informal basis? Mr. Ajemian felt a zoning change should be looked at very carefully and yes, he thought I was a good idea for them to come before the Board, without doing anything specific, just for a general concept. Mr. Geller agreed; he did not want to see them go down the wrong road first.

Ms. Guarino questioned if the project would be anywhere near the Iron Works? She thought it would be nice to connect to it. Ms. Burke said she would look into it. She will speak with the applicants to see if they could come to the Feb.17th meeting for an informal meeting.

Mr. Driscoll left the meeting as he lives on the street that is up for acceptance and Mr. Ajemian took the chair.

ORDINANCE O-FY21-026- Acceptance of Stonehill Lane

The Council is looking for a non-binding recommendation from the Planning Board on acceptance of the layout and acceptance of the street.

The developer, Paul Cincotta, has requested the release of the road bond. There is currently \$14,000 plus accrued interest in the account.

On a motion by Mr. Geller, seconded by Ms. Guarino, it was unanimously voted by Mr. Ajemian, Mr. Geller, Ms. Guarino and Mr. MacDonald to recommend the acceptance of Stonehill Lane to the Council and upon acceptance, release all but the \$5,000 for drainage maintenance to the developer.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted, by roll call vote, to adjourn the meeting at 6:55 pm.

MINUTES APPROVED: _____