

The meeting convened at 6:30 PM remotely.

The members present were Patrick Driscoll, Chair; Raymond Ajemian, Vice Chair; Jean Guarino, Clerk; Michael MacDonald; Steven Gellar and William Akins, Associate Member.

The following Bridgewater Town Staff also participated remotely: Jennifer Burke, Community & Economic Development Director; Elijah Romulus, Assistant Town Planner; Azu Etoniru, Town Engineer and Leslie Dorr, Office Administrator.

Mr. Driscoll read the following statement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Bridgewater Planning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time. This meeting is being recorded and within 48 hours we will post on the Town's website and/or other Town social media page the recording.

During this meeting all votes of the Board will be taken as Roll Call Votes.

He advised all who were signed in who were in attendance.

At this time everyone's mic is muted. The Board's mics will be unmuted through the whole meeting and as items appear on the Agenda the project representative's mics will be unmuted. If the project is a public hearing and allows for public comment, we ask that you use the chat feature to ask your question by listing your name and address and your question. The Chair will recognize all questions in order. You can also use the Raise My Hand feature in the participant menu, and you will be unmuted when the chair recognizes you. Again, please state your name and address before asking your question. If you are on the phone, you can dial \*9 to Raise your Hand.

The Following Agenda items will be continued:

Ordinance D-FY20-006 will be moved to April 15, 2020 at 6:30 PM for discussion and recommendations. Town of Bridgewater Zoning Ordinance Recodification – needs a motion to continue the public hearing to May 6, 2020 at 6:30 PM

#### **PUBLIC HEARING CONTINUATION-TWIN MASIION ESTATES**

The public hearing reconvened at 6:36 pm.

Mr. Michael Koska, consulting engineer, representing Mr. Meoli went over the changes made to the revised plan that was shown on the screen.

1. The dimensions along 1968 South Street and the proposed roadway entrance have been reviewed and clarified with additional dimensioning, (See Sheet 1).
2. 1968 South Street has been modified to increase the radii at the intersection with South Street from 15 feet to 20 feet to meet current regulations. Therefore, this lot has become part of the subdivision and is shown as Lot 3 (See Sheet 1). As a point of reference, 1968 South Street is owned by the same owner of the subdivision land.
3. The requisite 75' x 110' have been added to Lots 1 & 2 and conform to current regulations, (See Sheet 1).
4. The limit of clearing is equal to the limit of the proposed erosion control measures, (See Sheet 3)
5. The location of the street trees is shown on (Sheet 3). Tree types and number are shown on (Sheet 4). There are 9 trees shown for the two houses on the cul-de-sac
6. The roadway has been renamed to Mansion Way.
7. The looped water line has been removed and replaced with (2) two inch water lines along the westerly side of the proposed roadway and a fire hydrant is proposed at the intersection of South Street and Mansion Way, see (Sheet 3 and 5) for location and related details.
8. Concrete bounds will be set at the proposed lot corners as required. ( a waiver was previously sought). There was a discussion about the fact that 4 additional trees would be added now that lot 3 is part of the subdivision. He asked Mr. Koska if that would meet the requirement of a tree every 40'. Mr. Koska said yes. He also will add one on each side of the roadway that will introduce the subdivision. The trees will be added on the right side of the road. Mr. Koska said the trees will be Glory Red Maples; landscape plan dated 1/13/2020 were prepared by Mr. Keen.

Mr. Etoniru noted that he was ok with all the revisions; however, an additional filing fee needs to be paid for the inclusion of the existing lot into the subdivision and that could be included in a condition of approval if the Board were to approve the subdivision.. He also noted that the Homeowners Association must be recorded and also the private road will remain private in perpetuity. Additional trees should be added. Mr. Koska said he would be amenable to these added conditions of approval.

The public was invited to ask questions or make comments; no notifications were received.

Mr. Koska accepted the conditions as discussed.

**On a motion by Mr. Ajemian, seconded by Mr. MacDonald and a roll call vote, the public hearing was closed.**

**On a motion by Ms. Guarino, seconded by Mr. Geller, it was unanimously voted by roll call vote to approve the Twin Mansion Estates subdivision with the standard conditions and the following discussed additions:**

- **Additional filing fee to be paid**
- **The limit of clearing will not go beyond what is shown on the plan.**
- **Additional 4 trees will be added**

- HMO for each lot will be established and reviewed by the Town and recorded for each lot prior to lot release.
- No further subdivision of the lots being created
- The road will remain private in perpetuity

### Town of Bridgewater Zoning Ordinance Recodification

**On a motion by Mr. MacDonald, seconded by Ms. Guarino and a unanimous roll call vote, the public hearing was continued to May 6, 2010 at 6:30 pm.**

Ordinance D-FY20-006 hearing had been closed, so no vote to continue to April 15<sup>th</sup> is needed. It will be continued to April 15<sup>th</sup> at 6:30 as stated at the beginning of this meeting.

### OLDFIELD ESTATES II SPECIAL PERMIT MODIFICATION

A request was received on March 9<sup>th</sup> from Lee Castignetti to be on the agenda discussion and consideration for a minor modification to the Definitive Subdivision Plan of Oldfield Estates II and the Special Permit to allow for Lots 12, 13 and 14 to be reconfigured as shown on the ANR plan that was approved by the Planning Board at the meeting that was held on March 4, 2020. The reconfiguration of these lots involves certain land area that was part of Common Open Space & Drainage Lot 1 being exchanged for land area that was part of Lots 12, 13 and 14. It is important to note that as a result of this exchange, the total land area of Common Open Space & Drainage Lot 1 will not be reduced. I look forward to appearing before the Planning Board for discussion and consideration of Space Lot 2 and Parcel A will not be reduced.

**On a motion by Mr. Geller, seconded by Mr. MacDonald, it was unanimously voted by roll call vote, to accept the request as a minor modification to the subdivision plan and special permit to allow the lots to be reconfigured and the open space to be revised.**

Another Form A plan was submitted to the CED showing the reconfiguration of Lot 48. The reconfiguration of this lot involves certain land area that was part of Common Open Space. Lot 2 and part of Parcel A are being exchanged for land area that was part of Lot 48. It is important to note that as a result of this exchange, the total combined land area of Common Open will not change. Parcel A is the area where 11 parking spaces are used for the Jenny Leonard Park and the community mailbox.

There was a discussion raised by Mr. Driscoll about subdividing Parcel to carve out the mail facility which will be owned by the HOA and the parking will become part of the common open space. He suggested making this a condition to a minor modification. Mr. Castignetti agreed and said he would bring in another plan showing that separation. He informed the board that the mailbox unit has already been installed.

The dismantling of the park was brought up and Mr. Castignetti said that has already completed several weeks ago.

Mr. Driscoll asked Mr. Castignetti if he would accept a condition that the Town have first right of refusal. Mr. Castignetti stated that upon completion they will offer this to the Town as a donation.

**On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted by roll call vote to accept this as a minor modification with 2 conditions: a plan will be submitted showing the division of parcel A to serve the two purposes and the town will be offered the right of first refusal on the parking parcel.**

**On a motion by Mr. MacDonald, seconded by Ms. Guarino it was unanimously voted, by roll call vote, to endorse the ANR plan has the CED has reviewed it.**

#### **SPRAGUES PLACE EXTENTION REQUEST**

A letter dated 2/26 received from Silva Engineering, requesting on behalf of Revil Realty Trust, an extension of two years on the condition that the subdivision be completed within two years. The subdivision was approved on 4/4/2018.

Mr. Etoniru commented that the extension was warranted. Mr. Ajemian recommended a 1 year extension. After a bit of discussion the members felt due to the extraordinary circumstances with the Covid- 19 virus it might be difficult to start the process now.

**On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted, by roll call vote, to grant and extension in time for substantial completion of Sprague's Place to 4/4/22.**

#### **GADSBY DRIVE ROAD BOND AND LOT RELEASE**

Mr. Etoniru noted that the original road bond calculation by the Highway Superintendent was \$90,550.00; however, Mr. Ladue included storm water maintenance; this is a private road and will remain a private road, so that \$5,000 non-returnable fee should not have been included. Mr. Driscoll questioned whether one lot should be held? Mr. Etoniru said no, that is for roads that will be accepted to insure that they will be constructed to the rules and regulations. He also noted that is why there is a 50% contingency included. Mr. Romulus agreed that the bond should be held, rather than holding a lot.

**On a motion by Mr. Ajemian, seconded by Mr. MacDonald, it was unanimously voted, by roll call vote, to accept a cash bond in the amount of \$85,550.00 and once received, release from covenant lots 1,2 and 3.**

Mr. Shoneye said that he had previously submitted a copy of a surety bond with Hanover Insurance Company which he had purchased and felt this was as good as cash.

Ms Burke suggested that this be hashed out together at a later time to resolve the issue.

#### **WINTERBERRY LANE ROAD BOND AND LOT RELEASE**

Mr. Etoniru recused himself because he had worked previously with the engineer of record. He left the meeting at 7:39 pm.

A road bond was calculated by the Highway Superintendent in the amount of \$74,300.00 (revised 3-31-20) and the owners are requesting the release of 4 lots.

The as-built plan needs updating to correct the drainage easement plan. The pipe does not fall in line with the drainage easement.

**On a motion by Mr. MacDonald, seconded by Mr. Ajemian, it was unanimously voted by roll call vote, to accept the cash road bond in the amount of \$74,300.00 and release the covenant on lots 1-4 once the bond is received.**

**The board then discussed how they were going to handle getting 3 signatures on the document? Ms. Burke indicated that she has been working with the Building Dept. and they will accept a letter and the covenant can be recorded later.**

**It was announced that the public has the opportunity to unmute themselves if they wish to speak. No one responded.**

### **STONEHILL LANE MINOR MODIFICATION**

Mr. Driscoll recused himself and signed off at 7:47 pm. Mr. Ajemian took the chair. Mr. Etoniru returned to the meeting.

The applicant is seeking a minor modification to a previously approved Definitive Subdivision. The intent of this plan is to redefine lot 116A into a smaller drainage lot: the remainder to be combined with Lot 117A. The owner of newly formed Lot 117A will be in charge of maintaining plantings that abut the drainage lot, Lot 116A.

Town Engineer comments in email dated 3/25/20: “ While I have no major issue with the proposed modification plan, I would recommend the following: before approval of the proposed modification, the applicant should submit a planting plan for the proposed planting easement area, prepared, signed and stamped by a registered landscape architect certifying the maximum lateral root growth length of the proposed plants to ensure the roots will not undermine the maintenance access route along the pond, as well as the effective working depth and volume of the pond. The certification clause should also include the stamp and signature of a Registered Professional Civil Engineer specifically certifying to the Board that the effective working depth and volume of the basin will not be adversely impaired by the modification.”

Department comments-The Department finds no issue with the modification request and suggests the board approve the request with the following conditions: •Owner of Lot 117A must care for and maintain plantings which abut drainage lot 116A. •Applicant/Owner must adhere to the landscape plan for Stonehill Lane titled: Planting Plan, drawing number L1, by M.A. Desjardins Landscape Architecture dated March 6, 2020.

Mr. Etoniru went into detail as to his concerns about the possible lateral growth of certain species of trees impacting the embankment. He suggested that once tree planting was done, it be monitored for 2 years and if there is a problem, a hydraulic barrier be installed. Mr. Silva questioned if that would affect the acceptance of the subdivision if they had to wait 2 years? Mr. Etoniru said yes. Mr. Akins suggested installing the barrier from the get-go. Mr. Silva said that was fine with him; make it a condition.

On a motion by Ms. Guarino, seconded by Mr. MacDonald, it was unanimously voted by roll call vote, to deem the request a minor modification of the Stonehill Subdivision plan.

On a motion by Mr. Geller, seconded by Ms. Guarino, it was unanimously voted, by roll call vote to approve the minor modification with the conditions as suggested by the CED and a condition that a hydraulic barrier be installed on the embankment with inspections to be done by the Town Engineer during installation.

On a motion by Ms. Guarino, seconded by Mr. Geller, roll call vote unanimously voted to adjourn at 8:04 pm.

Respectfully submitted,

Leslie Dorr, Office Administrator

CED/Planning

MINUTES APPROVED: 4/1/2020\_\_\_\_\_4/15/2020