

The regular meeting of the Planning Board convened at 6:30 pm via zoom.

MEMBERS PRESENT: Mr. Driscoll, Mr. MacDonald, Mr. Geller, and Mr. Ajemian

ASSOCIATES PRESENT: Mrs. Rojas

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development, Nicole Salvo, Executive Assistant

Chairman Driscoll opened the meeting and read the Governors Open Meeting Guidelines.

**86 Spring Street – 86 Spring Street Revocable Trust – Special Permit cont.**  
**Motion to continue to the May 4<sup>th</sup> meeting at 6:30pm made by Member Geller, seconded by Member Ajemian. All in favor.**

**Lot 24 Bedford Street – Kris Fabroski – Site Plan Review**

This was Approved in June 2018 – they started the process with DOT – COVID hit, and DOT closed for a year. Mr. Fabroski decided to change the appearance of the building. Since the extension expired the board felt this submittal was the next step. All issues were worked out with Mr. Tansey, Town Engineer and the Building Dept. Mr. Fabroski asked that the fees for engineering and filing be waived due to the circumstances and the fact this had already been approved.

**Motion to grant the waiver by Mr. Ajemian, seconded Mr. Geller. All in favor.**

Chairman Driscoll read the Legal Ad into the record. Director, Mrs. Deboisbriand confirmed the green cards.

Applicant – Mr. Fabroski – spoke about the previous steel exterior being changed to wood, and that things had taken so long to move as he waited for the DOT application to be approved.

Town Engineer, Mr. Tansey – Spoke about when he came into the project, and that it was hard to determine the status, he did not have all the notes from HML when he had done his first review. He shared that it came to light reviews were done to satisfy issues. He noticed the ADA space had to be brought into compliance and it was done. He had asked for more detail on the drainage systems.

Staff recommended approval with same conditions as 2018 decision.

Member MacDonald arrived late at 6:45pm

Board – Member Geller asked a few questions as he was not on the board in 2018. He asked that a sidewalk or pad be added around the rear of the building so the stone dust is not moved around.

Chairman Driscoll asked the Town Engineer about the lighting. The Town Engineer stated he did not like light trespassing and saw no issue with the lighting as it appeared to be adequate. The Town Engineer also helped point out where the sidewalks were flush to the parking lot for handicapped entrance. All his comments had been added to the new plans for approval.

There was no public comment

**Motion to close public hearing made by Member Geller, seconded by Member Ajemian. All in favor.**

Board discussion- Conditions from previous decision were discussed. There were additional conditions as follows: 1. adding a concrete pad in the rear of the building at the doorways 2. Strike #18 3. Change #8 lighting req. not to exceed 4,000k 4. Downlighting

**Motion to approve the site plan with standards conditions, tonight's conditions, and those from the 2018 approval made by Member Geller, Member MacDonald. All in favor.**

**161 Summer Street – Bridgewater State University Foundation – Site Plan Review Modification**

Chairman Driscoll recused himself.

Vice-Chair MacDonald stepped in as chair.

Representative: Rebecca Baptista – SEA

Rebecca began with the changes made:

-handicapped ramp, changed to a sloped sidewalk and no railings

-moved the driveway away from the trees so they can thrive, lost a few parking spaces (4) that weren't needed for zoning req., added sidewalk, increase patio size.

Asked for this to be approved as a minor modification.

Director DeBoisbriand noted she would consider this a minor modification.

**Motion to deem a minor modification made by Member Ajemian, seconded by Member Geller. All in favor.**

Town Engineer had taken a quick look and did not see any issues but rather benefits to these changes

**Motion to approve the minor modification made by Member Ajemian, seconded by Member Geller. All in favor.**

Chairman Driscoll returned.

**Board Business**

-Lot release – Old North Estates – Director DeBoisbriand shared that they got a request from the developer to release the lot and discussed a few items, they were looking to start building, as its their personal home. They were conditioned that the occupancy permit cannot be released until bond is posted. Lot #1 was being requested to be released.

Town Engineer noted he would be fine with this request.

Director DeBoisbriand shared that a covenant must be recorded prior to release of Lot 2 – she will provide the form to applicant to handle this.

**Motion to allow the Director of CED to sign off on the building permit once proof of covenant recording has been provided for lot #2 made by Member Ajemian, seconded by Member MacDonald. All in Favor.**

Choose rep for CPC – Member Geller showed interest in the position at their first discussion and remained interested in holding this position.

**Motion to appoint Member Geller as the liaison for the CPC made by Member Ajemian, seconded by Member MacDonald. All in favor.**

-Board and committee liaison reports – Mrs. Barrett’s letter – Director Deboisbriand asked the board to send any comments they may have, she also provided hard copies of the updates made.

Chairman Driscoll asked the board if they wanted to strike the language submitted for Adaptive reuse. They discussed what adaptive reuse meant. They could re-address this in another year at their yearly review. They chose to leave this recommendation in.

Member Ajemian asked about who does the annual reporting.

Carlton Hunt – Aldrich St – spoke to the board about the annual reporting – suggested talking to the strategic planning committee.

-Director DeBoisbriand shared that 1the Zoning Recodification and zoning item in ref. to Claremont Properties, were referred to the PB from the Town Council.

### **Adjournment**

**Motion to adjourn was made by Member MacDonald, seconded by Member Geller, it was unanimously voted.**