

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

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

STAFF PRESENT: Mrs. DeBoisbriand, Director of Community & Economic Development, Mr. Shane O’Brien, Town Planner.

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

Joint Meeting with Town of Bridgewater Community and Economic Development Committee for referral of Proposed Bridgewater Zoning By-Law Amendment – Adult Retirement Community in Planned Development District (D-FY-22-022)

Director DeBoisbriand stated that Council Member Eric Moore would like to withdraw the ordinance at this time, and he would like to refer it back to the Council.

Motion to refer this back to the council at this time made by Member Ajemian, second by Member MacDonald.

- Member MacDonald**
- Member Ajemian**
- Member Rojas**
- Member Driscoll**
- Member Geller**

Joint Meeting with Town of Bridgewater Community and Economic Development Committee for referral of Proposed Bridgewater Zoning Map Amendment – Main Street (D-FY-24-022)

Director DeBoisbriand gave an overview about this topic. After the initial proposal last year, the proponent extended the overview and researched more of the area.

Mr. Donald Nagle spoke about his client’s parcel, how it is split into two zones and that they wanted to extend the CBD District to allow the parcel to be in one zone. There was no parking allowed in the residential which made their proposed project impossible.

Member Ajemian asked how they deemed the new zoning area.

Member MacDonald requests the abutters support letters in changing their property zoning.

Questions came up about the parking in the rear and how that could have been allowed without having to do this, if possible.

The members discussed the possibility of needing to file with conservation and having those delineated.

The Zoning Recodification will also give the board more “teeth” when it comes to the Special Permit process.

Member MacDonald asked to hear from abutters before he would feel ready to make a vote.

Member Rojas asked to see if any abutters were in the meeting to speak,

Public comment:

Janet Hanson – Pleasant St – shared her concerns with allowing this change, even if the board still had controls. She also suggested informing the people who live in the area about attending a meeting to voice their opinions.

Marilee Kenny Hunt – stated she walked the street twice a day and noted that many of the houses that have become businesses have done a great job restoring the homes. Noted she felt the salvation army stands out and does not match the look and feel of main street, which would be a concern for another new building.

Melissa Raymondetta – Lakeside view – noted that the size allowed was a concern of hers and finding ways for parking to be available was important to her.

Chairman Driscoll asked staff a question about parcel 11, which was residential, and noted this abutter would have a drastic change in the rear of their yard. He asked if this homeowner was contacted. The board spoke more about possible uses that would be allowed by right. The board felt they had a duty to protect the abutters. Discussion continued in length about what could go on that lot and how that would affect the neighbors and those on the adjacent street.

Member MacDonald felt the existing non-conforming use would be better and less detrimental.

Council Member Wood disagreed that a non-conforming use would be better. In his opinion allowing CBD, the board would have more controls over what went in there.

If the lot was removed the board noted they would be more in favor of this proposal, so they protected the abutter.

Mr. Nagle asked if the Planning board could vote for this change, t send to the council, or would this be a major change.

Member Ajemian asked if granting a variance would not work to make this change, then how is changing the zone any different from asking for a variance?

Planner O'Brien spoke about the purposes of zoning changes verse a variance.

The Planning board needed to either vote to endorse or not and can submit reasoning for choosing not to endorse, which may be suggested changes.

Motion to close the public hearing made by Member MacDonald seconded by Member Geller.

Roll call: Member MacDonald

Member Ajemian

Member Rojas

Member Driscoll

Member Geller

Chairman Driscoll opens discussion amongst the members. They looked at what the map would look like if they moved the line. It seemed more favorable to remove lot 12, to protect lot 11.

Director DeBoisbriand reminded the Board that their recommendation is non-binding.

Member Geller noted that they could recommend against this article to the Council but can suggest the changes.

**Motion to not recommend as is but would support if lot 12 was removed made by Member Geller,
Seconded by Member MacDonald.**

Roll call: Member MacDonald

**Member Rojas
Member Driscoll
Member Geller**

Abstain: Member Ajemian

Motion to send a letter to the Council requesting that they ask the proponent to send any correspondence he has regarding the agreement to the additional property owners, prior to their final decision on any zoning.

Roll call: Member MacDonald

**Member Ajemian
Member Rojas
Member Driscoll
Member Geller**

Adjournment

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