



TOWN of BRIDGEWATER PLANNING BOARD

DRAFT Planning Board Meeting Minutes – 18 January 2017

Municipal Offices (Academy Building) 66 Central Square; Second Floor, Council Chambers

Members in attendance:
Chairman Patrick Driscoll
Vice Chairman Ray Ajemian
Mr. Frank Sullivan

Ms. Jean Guarino
Absent: Mr. Tom Hall

CEDC Town Council Members
Chairman Peter Colombotos
Dr. Kevin Perry

Mr. Frank Sousa

Staff Member: Andrew Delonno, CED Dir.

The Chair called the meeting to order at 6:30 pm

1. Public Hearing for a Special Permit and Site Plan at 324 Broad St (AL Prime): Ms. Guarino read the Town Engineer's report into the record and the response from Mr. Anthony Guba. Mr. Guba reviewed the revisions to the plans. Mr. Ajemian inquired as to the hours of the facility attendant. Mr. David Brazil reiterated the request for a condition that the lights at the site are quelled at closing. The Chair reiterated the requirement of vertical granite at radii. The Board discussed the conditions and schedule: limiting the hours of operation from 6am to 12 am daily; the conditions enumerated by the Town Engineer including curbing, sidewalk restoration, and LSP supervised remedial action plan; six-foot fence along the west property line, vertical granite at radii, extinguishing of lights whenever the building was not in operation; and, the use of building materials described by the applicant's representative. A motion was made by Mr. Ajemian to close the public hearing and seconded by Mr. Sullivan was unanimously approved. A motion was made to approve the site plan and Special Permit by Ms. Guarino and seconded by Mr. Ajemian was unanimously approved.

2. Joint Public Hearing of the Planning Board to consider the creation of the Elm Street Retail Overlay Zone. The Chair opened the public hearing at 7:02 pm. The Chair of the Community and Economic Development Committee, Mr. Colombotos, called the meeting to order. The Director of CED introduced the proposed amendment. Mr. Colombotos read a memorandum into the record. Mr. Sullivan suggested regulating the use of retail outlets is proactive. Discussion ensued regarding where retail locations should be regulated. Opinions were expressed in regards to marijuana and adult uses in general. Cathy Morrissey, 25 Lakeside Dr discussed the First Amendment protections of adult uses and the secondary effects claiming property values were included. Amy Jenner of 1508 [indistinguishable], Sheila Whitaker 45 Brookside Dr, Karen Chelsea [indistinguishable], Sam Sterling [address not provided] spoke against the amendment. The resident of 1339 Old Pleasant commented on Elm Street's condition and the deleterious effects of the uses. Janet Hansen of 665 Pleasant St, Pat Neary of 225 Lakeside Dr.



Mr. David Gabriel of 22 Emerald Crescent spoke in support of a pro-business climate for Bridgewater but decried these businesses on Elm St. Dr. Fred Kerns 77 South St spoke on the negative effects of marijuana on juvenile development. Several residents living in residential neighborhoods created in the Industrial E expressed displeasure with the zoning. Sara Parmenter, 70 Sophia Lane, Nicole Sterling [not currently a resident] highlighted the presence of 40B residential developments on Elm St. Mr. Sullivan made motion to close the public hearing seconded by Mr. Ajemian and passed unanimously. Mr. Sullivan made a motion to amend the proposed uses in the ER overlay to allow only medical marijuana by Special Permit and recommend passage to the Town Council, seconded by Mr. Ajemian and unanimously approved. Dr. Perry moved to close the Public Hearing, seconded by Mr. Sousa and unanimously approved. Dr. Perry moved to amend the proposed amendment limiting the overlay to medical marijuana only and recommend Town Council approval, seconded by Mr. Sousa and unanimously approved.

3. 15 Fire Works Circle Site Plan Review. The Chair called the meeting to order. Ms. Guarino read the hearing notice, HML Associates engineer's report, Water Department Director report, and HML follow up correspondence into the record. Mr. Kevin Davis of ET Engineering representing the applicant presented the plans to the Board. The Chair stated the stormwater management was similar to previously permitted lots. Mr. Sullivan made a motion to approve the site plan for Fire Works Circle Lot 15 with the standard conditions, seconded by Mr. Ajemian and unanimously passed.

Mr. Ajemian made a motion to adjourn the meeting, seconded by Ms. Guarino and unanimously approved. Meeting adjourned at 9:39 pm.

Submitted, A. Delonno