

WEST BRIDGEWATER PLANNING BOARD
6/30/2021

PRESENT: H. Hurley, H. Anderson, (7:25) G. Stetson, A. Kinahan (7:05) and J. Noyes

ABSENT: None.+

The meeting was called to order at 7:00 p.m.

1. 506 North Elm Street: Charles Macy of CLM Development, LLC was present.

A Form A and plans were submitted for review. The intent of the plan is to divide the parcel at the above location into two (2) Lots. Lot 1 consists of 35,184 square feet and Lot 2 has 157,372 square feet. Both Lots have ample frontage and area per the regulations and access over a forty (40') foot split. Mr. Hurley noted that this property is located behind the Pillsbury Florist.

Mr. Hurley stated that he had a question as to whether this was a legal division of the land or if the frontage is illusional. He noted that at issue is whether the Board can use topographical issues when reviewing an ANR plan. He stated that he had done some research and this property is a perfect model for allowing this split. He stated in a law suit filed against Sudbury, the Land Court ruled that it could be considered. The Appeals Court ruled against it and then the Supreme Court ruled in favor of allowing it.

A Motion (GS) was made to endorse the Form A and plans for 506 North Elm Street as presented. Second (JN). Vote: Unanimous of the three (3) members present for the vote. (H. Hurley, G. Stetson and J. Noyes)

2. 724 West Center Street/Lowes: Project Engineer, Casey Burch, of Solli Engineering, was present.

PUBLIC HEARING 7:10 p.m.

Mr. Hurley read the notice as it appeared in the Enterprise newspaper on June 15 and June 22, 2021. He introduced the Board members and outlined the procedure for the hearing.

The Board received plans for a special permit amendment to permit # 179, dated 6/30/2006 and a site plan review from the Lowe's Home Centers for the above property. The intent of the plan is to construct a 3,108 square foot addition for a Tool Rental Center to the existing building. A special permit is required for activity in the Water Resource Protection District. A site plan review is part of the special permit process.

Mr. Burch stated that the plan has been reviewed by the Conservation Commission and that an Order of Conditions for Stormwater Management is in place. He stated that the addition to the existing building will be for a Tool Rental Center. He noted that there will be a fifteen hundred (1500') square foot caged area for the rental equipment with a twelve (12') foot wall and canopy. Mr. Burch stated that there will be an outside display area for aerators, trench materials, tiller equipment, etc. He noted that they have added fifteen parking spaces for the rental customers, and removed 25 parking spaces from the adjoining space.

Mr. Burch stated that they have modified the drainage system which now connects with the water and water tank and it flows across the front of Lowe's. He stated that surface water will also drain

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into catch basins in the front. He further stated that the twenty-five (25') foot fence with canopy will be flush to the façade of the building. Mr. Burch stated that customers will access the center internally from within the store, or through the rear door which will be mainly for operations and loading docks.

Mr. Hurley asked if the machinery will be serviced at the site. He also questioned the size of the delivery trucks and how they will navigate around the site. Mr. Burch stated that there would be mostly fifty-three (53') foot tractor trailer trucks but they could accommodate up to sixty-seven (67') foot trucks. He also stated that the construction equipment will have no problem accessing the site.

Mr. Hurley asked what the plans are for servicing the machinery. He stated that there are specific restrictions in the Water Resource Protection District. Mr. Burch stated that there would be no fueling or repairs done on site. Mr. Hurley asked about gasoline use and the storage of liquids or open containers. Mr. Burch stated that none of that would be done and no repairs of any of the equipment will be done on the site. Mr. Hurley noted that the first special permit was approved with conditions. He suggested that the same conditions be carried over for the amendment. Board members agreed.

Mr. Stetson asked if there would be anything done after hours. Mr. Burch stated that he didn't know for sure, but expected that it would be the same hours as currently exists. He stated that there would be five (5) employees hired for the operation. Mr. Stetson asked if this would be pull/push equipment only. Mr. Burch said it would be.

Mr. Kinahan asked about the parking spaces and if they would still comply with the regulations. Mr. Burch stated that they would be in full compliance with the regulations. He noted that there are currently six-hundred and nine (609) parking spaces in total, but they are only required by law to have four-hundred (400) spaces.

Mr. Kinahan asked if there would be any gasoline on site for filling the machinery before being rented out. Mr. Burch stated that there would not be. Mr. Kinahan also asked if motor oil or hydraulic fluid will be used on the machinery because if so, they would need a secondary container. Mr. Burch stated that he was not sure, but expected that all of the regulations would be met. He further stated that if there was an emergency spill, it would drain into water/oil separators. He noted that floor drains and holding tanks will not be necessary.

Mr. Hurley asked about additional lighting for the site. Mr. Burch stated that the lights would be the type that shine down onto the parking lot and not to the surrounding properties. He further noted that they will be similar to those already on the existing building.

It was noted that there were no questions or concerns from the audience.

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Mr. Hurley stated that pursuant to Section 4.6.9.3 the Board must make an affirmative finding that proponents have met the criteria for approval that the use is:

- a. Is consistent with the purposes and intent of Section 4.6;
- b. Appropriate to the hydrology, natural topography, soils and other characteristics of the site to be developed;
- c. Will not, during construction or thereafter, have any adverse environmental impact on any zones of the Water Resource Protection District; and
- d. Will not adversely affect an existing or designated future public well.

A Motion (GS) was made to affirm that proponents have met the criteria of Section 4.6. Second (AK). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

Pursuant to Section 7.5.3.1 the Special Permit Granting Authority shall not approve any such application for a Special Permit unless it finds that, in its judgment, use of the site is in harmony with the general purpose and intent of this Bylaw and subject to and consistent with the conditions, safeguards and limitations herein set forth and subject to all the following conditions:

- a. The specific site is an appropriate location for such a use, structure or condition;
- b. The use as developed and operated will not adversely affect the neighborhood;
- c. There will be no nuisance or hazard to vehicles or pedestrians or volume greater than the capacity of the streets affected;
- d. Adequate and appropriate facilities will be provided for the proper operation of the proposed use; and
- e. Access to the site over streets is appropriate for the type of vehicles involved.

A Motion (GS) was made to affirm that proponents have met all of the above criteria for Section 7.5.3.1. Second (HA). Vote: Unanimous.

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Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

A Motion (GS) was made to grant the Amendment to the Special Permit #179, dated 6/30/06 for activity in the Water Resource Protection District to Lowe's Home Centers located at 724 West Center Street as presented with the following conditions:

1. That there will be no dispensing of fuel or oil and no open containers, and
2. That all of the conditions outlined on the original Special Permit be met.

Second HA. Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

A Motion (GS) was made to approve the Site Plan for Lowe's Home Centers for a tool rental center located at 724 West Center Street as presented. Second (HA). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

An invoice for the certified abutter notification in the amount of \$594.48 was presented for payment.

Mr. Hurley stated that once the special permit is prepared and signed it will be filed with the Town Clerk to begin the twenty (20) day appeal period.

The public hearing was closed at 7:35 p.m.

continued:

3. 28 Pleasant Street: Project Engineers, Larry Silva and Rebecca Baptista of Silva Engineering Associates and property owner, Norman Whittaker, were present.

PUBLIC HEARING 7:30 p.m.

Ms. Baptista stated that the site plan modifications that they are proposing is to construct a Five thousand, three hundred and ninety (5,390) square foot warehouse and office addition to the existing building located at the above address. A special permit is required for activity in the Water Resource Protection District. The Site Plan review is part of the special permit process.

Ms. Baptista stated that the plan has been reviewed by the Conservation Commission and that an Order of Conditions for Stormwater Management is in place. She stated that the addition to the existing building will allow them to move all of the manufacturing and storage inside. She noted that they have added ten additional parking spaces in the gravel area of the site. She noted that any runoff including the roof will be contained with a swale, and trenches into catch basins and then will drain into an underground system. Ms. Baptista stated that there would be no more utilities added, no floor drains or maintenance. She stated that all lighting will be facing into the building, and will not impact any residential properties. She further noted that egress doors will be for emergency use only.

Mr. Kinahan asked what would be stored in the warehouse. Ms. Baptista stated that it would store aluminum, steel and other metals. Mr. Hurley asked if it would be just a warehouse. Ms. Baptista stated that it would be and no manufacturing would be done onsite. Mr. Hurley asked about residential screening. Ms. Baptista stated that there is currently a four (4') foot fence between the warehouse and residential properties but it is in poor condition. She noted that a new six (6') foot cedar fence will be installed to screen the residents and it will block out any activity. Mr. Kinahan asked if any equipment will be serviced at the site. Ms. Baptista stated that there would not be.

There were no questions from those in the audience.

Mr. Hurley stated that pursuant to Section 4.6.9.3 the Board must make an affirmative finding that proponents have met the criteria for approval that the use is:

- a. Is consistent with the purposes and intent of Section 4.6;
- b. Appropriate to the hydrology, natural topography, soils and other characteristics of the site to be developed;
- c. Will not, during construction or thereafter, have any adverse environmental impact on any zones of the Water Resource Protection District; and
- d. Will not adversely affect an existing or designated future public well.

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A Motion (GS) was made to affirm that proponents have met the criteria of Section 4.6. Second (HA). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

Pursuant to Section 7.5.3.1 the Special Permit Granting Authority shall not approve any such application for a Special Permit unless it finds that, in its judgment, use of the site is in harmony with the general purpose and intent of this Bylaw and subject to and consistent with the conditions, safeguards and limitations herein set forth and subject to all the following conditions:

- a. The specific site is an appropriate location for such a use, structure or condition;
- b. The use as developed and operated will not adversely affect the neighborhood;
- c. There will be no nuisance or hazard to vehicles or pedestrians or volume greater than the capacity of the streets affected;
- d. Adequate and appropriate facilities will be provided for the proper operation of the proposed use; and
- e. Access to the site over streets is appropriate for the type of vehicles involved.

A Motion (GS) was made to affirm that proponents have met all of the above criteria for Sections 7.5.3.1. Second (HA). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

A Motion (GS) was made to grant the Amendment to the Special Permit for activity in the Water Resource Protection District to Ang Management located at 28 Pleasant Street as presented with the following conditions:

continued:

1. That no dispersing of oil or gasoline will be allowed on site, and
2. That the fence between the warehouse and residential properties will be replaced.

Second (HA). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

A Motion (GS) was made to approve the Site Plan for Ang Management located at 28 Pleasant Street as presented. Second (HA). Vote: Unanimous.

Mr. Hurley polled the members for their vote for the record as follows:

Mr. Hurley - Aye
Mr. Anderson – Aye
Mr. Stetson - Aye
Mr. Kinahan – Aye
Mr. Noyes – Aye

An invoice for the notices posted in the Enterprise and the certified abutter notification in the amount of \$594.48 was presented for payment.

Mr. Hurley stated that once the special permit is prepared and signed it will be filed with the Town Clerk to begin the twenty (20) day appeal period.

The public hearing was closed at 7:55 p.m.

4. 21 Lincoln Street: Larry Silva of Silva Engineering, Attorney, Mathew Waters and Bob McGann were present. Also present were Marilyn Raleigh, David Raleigh, Beth Anne Quinn, David Kelley, Joseph Draheim, Donald Moccia, Dylan Cragin, Stephen Beauchamp, Ruth Beauchamp and Rebecca Repola. There were several other attendees that did not identify themselves.

Mr. Hurley stated that there may be a conflict of interest as Mr. Noyes was involved with the project through his employer. Mr. Noyes had submitted a letter that explained that he is a “Special Municipal Employee” and his company is currently under contract with the Board of Selectmen on

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another aspect of the Lincoln Street project. He noted that he had petitioned Town Counsel, David Gay, for a ruling as to if this is a conflict or not. As Mr. Noyes has received no official response he stated that he would recuse himself on this project. Mr. Hurley stated that, as a member of the Board, if they had any questions, they could solicit Mr. Noyes' opinion, if necessary, as a member of the public. His letter was placed on file and becomes a part of the official record.

Mr. Noyes left the meeting.

Mr. Silva presented revised plans on behalf of DeBartolo Development, LLC for the above property. He stated that the intent of the plan is to construct a three hundred and fifty thousand (350,000) square foot warehouse at the above site. Mr. Hurley stated that this was a site plan review and proponents only need a majority vote to approve the site plan. He stated that this is a seventy-three (73) acre parcel and is zoned for Industrial use.

Mr. Silva gave an overview of the property. He briefly discussed the drainage, access to the septic system and where the access and egress were located. He noted that there is a sixty (60') foot easement in place which will allow for all tractor trailers to access the site through the Shell Station land. Mr. Silva stated that the Town was concerned with traffic issues and in order for this project to continue, Lincoln Street would need to be aligned with Crescent Street and signal lights added at West Center Street. He stated that in order to align the road, the Dempsey house would be torn down to make room.

Mr. Silva noted that the next issue was the water. He stated that there is currently a four (4") inch water main however, the plan is to replace it with a twelve (12") inch water main to service the warehouse. Mr. Silva noted that back in the fall there was a plan to develop this site but was shelved when the proponents did not get a grant that they had applied for from the State. He noted that this developer will receive Tax Increment Financing (TIF) from the Town to offset some of the costs involved with the road improvements and signal light.

Mr. Silva stated that the site has fifty (50) acres of uplands and twenty (20) acres of wetlands. He noted that runoff would be contained with detention basins and then empty out to the wetlands and would not impact the area. He further noted that there would be no increase in drainage issues to any of the surrounding residential properties as a result of this construction. Mr. Silva briefly discussed the landscaping which includes plantings along the front of the building that will give it a nice appearance. He also noted that the parking in front is for automobiles and truck parking would be behind the building and accessed from the Shell Station. He further noted that lighting would be photometric and would shield the residents and shine down onto the site only. Mr. Anderson asked about the detention basins in the front of the building. Mr. Silva stated that they would be very shallow and maintained for water quality and then drain to collector tanks and out to the wetlands. He noted that they would only be two (2') feet deep at the highest point.

A lengthy discussion was held on the truck access and egress. Mr. Anderson stated that he was concerned that when they come out on Lincoln Street that they would turn right and travel through the residential areas rather than come out and go left to the signal lights. He noted that there is a

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culvert up that way that he didn't want disturbed. Mr. Silva stated that while no signage is planned, the drivers would be discouraged from exiting to the right. Mr. Stetson asked if this would happen while the building is under construction. Mr. Silva stated that he had no idea; that maybe they would have to hire a police detail to enforce it, especially once Lincoln Street is relocated. Mr. Silva noted that they may have to post signs to encourage drivers to go to the light at West Center Street.

The Board received a response to the site plan review from the Board of Selectmen. Mr. Hurley reviewed their concerns for the project. They include:

1. Proper noise and lighting mitigation, as to not disturb the neighbors,
2. Incorporation of natural shrubbery to maintain the local aesthetic,
3. Incoming delivery vehicles must enter through the Shell gas station entrance,
4. Vehicles must make a left hand turn onto Lincoln Street when exiting,
5. Limited overnight hours of operations and deliveries, and
6. Loading docks must be as far away from the residential areas as possible.

Mr. Hurley noted that most of the above concerns have already been addressed. He did note that there would be no loading dock views from Lincoln Street, the building will buffer the highway noise, access and egress have been discussed, tractor trailer tonnage, normal operating hours (7-7) except for occasional overnight deliveries and loading dock positioning.

A very intense discussion was held regarding the three road cuts on Lincoln Street. Mr. Stetson questioned why there were three (3) entrances to the property on Lincoln Street. He suggested that they could lose the one in the center which would limit some of the traffic concerns. He noted that this would create a straight in and out for vehicles and would allow for a longer way to get less stacked up and without blocking the way for other vehicles to get to the traffic light. Mr. Silva asked if it was because it was too close to the intersection. Mr. Stetson stated that it was, and he wanted just one to ensure that all vehicles enter and exit at the same place. Mr. Silva stated that this was actually a good point and a great suggestion. Mr. Stetson stated that this would be a simpler plan. Ms. Quinn asked if the traffic study had been done during the Covid-19 pandemic, since it would be very different if had been done before that. Mr. Silva stated that they had used data from the Old Colony Planning Council study done in 2016 prior to the pandemic.

Mr. Silva left the meeting to contact the owner to discuss the issue of removing the middle access from the site. Ms. Baptista stated that she would be happy to answer any questions that the audience might have.

Attorney Matt Waters stated that he was here as a representative for Colbea Enterprises, owners of the Shell Station. He submitted a letter that he wanted to be read and entered into the record. The letter was withdrawn via email on July 2nd. The letters were placed on file.

Mr. Anderson asked if Colbea owns Parcel A. Ms. Baptista stated that they own both Parcel A and Parcel B. Ms. Reposa asked if the plan doesn't get approved does the access easement go from sixty (60') feet to thirty (30') feet anyways. Mr. Cragin asked for clarification on the proposed

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roadway. Mr. Stetson stated that Lincoln Street is all commercial and in the Industrial zone. He stated that they could only restrict a left turn out to West Center Street and get better policing. He noted that there are several residential zones that are used as a shortcut to avoid the traffic on West Center Street. He stated that the Board could not cure everything, but also didn't want to make it worse. Mr. Hurley stated that the traffic lights will make a great improvement to the area. He stated that they are trying to re-aim as much of Lincoln Street as they can. Mr. Anderson stated that he has a concern that the trucks will use River Street as a shortcut. He noted that this area is all agricultural with horses and farm equipment using it and didn't want it used as a shortcut.

Mr. Beauchamp stated that there were twenty-seven (27) trucks that went by his house on Lincoln Street today and most traffic flies down this road now and it would only get worse. He stated that he was also concerned with the light pollution from this site. In addition, the middle driveway, across from his property, will be impacted even with the lights shining down. He further noted that the air quality will decline as a result of all of the tractor trucks. Mr. Beauchamp stated that the wetlands in the area are worse than anybody knows and it wouldn't even pass a perc test.

Mr. Silva returned to the meeting to report on the owner's thoughts about the middle access. He stated that his client does not want to change it. He noted that there may be more than one business accessing the site and he did not want to restrict them in any way. He also stated that the owner may have a retail business in the corner of the property in the future that could also have to use the middle access point. Mr. Stetson stated that if the site is further developed, the traffic light will assist those moving in and going out of the site at the lights. Mr. Hurley asked what was the difference. Mr. Silva stated that they had to go before MEPA for an approval and that is still going on. He reiterated that the owner does not want to eliminate that access. He stated that the owner does not want to commit to closing that access in case he may need it in the future. Mr. Stetson stated that the middle access is not designed correctly anyway. Mr. Silva noted that there are no specific tenants planned at this time.

Ms. Raleigh stated that she was an abutter to this property but was also on the ADA committee. She noted that after reviewing the plan, it was noted that there are only three (3) handicap parking spaces for the site nor are there any handicap bathrooms shown. She stated that from the traffic study they are expecting at least one hundred and fifty (150) cars per day, so more parking needs to be for handicap use. Mr. Hurley noted that the plan shows eight (8) parking spaces. He noted that as far as the inside of the buildings was concerned she would have to work with the Building Commissioner because the Board only does the outside. Mr. Cragin stated that the traffic exiting from Route 24 is already backed up on the off ramp to the highway and difficult to get onto Route 106. He asked how the trucks are going to make that turn into the Shell Station. Mr. Silva stated that proponents will have to coordinate with Mass Highway, and he was sure that MEPA would also have something to say about it.

An unidentified gentleman asked if the access is near the former Russo's Greenhouse. He stated that it was his understanding that the Town bought that property as a possible home for a ballpark and Sports complex. He stated that he did not want safety to be an issue. He noted that it will be a tight turn to get into this site. Mr. Stetson suggested that they wait for everything to be laid out as it

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might be better than it is now. Mr. Silva stated that the issue is not related to this project and it might even end up being good for the Town.

Mr. Hurley stated that the Board has issues with the entrances and suggested that they continue the site plan review to the next meeting. He stated that this would allow Mr. Silva to meet with the owner and discuss their options. He further stated that it was probably difficult to explain what the Board wants over the phone without the plans in front of them. Mr. Stetson stated that he would not vote to approve this plan without removing the middle access. Mr. Kinahan stated that he would prefer to continue the meeting rather than vote now.

A Motion (GS) was made to continue the Site Plan review for 21 Lincoln Street to July 21, 2021 at 7:30 p.m. Second (AK). Vote: Unanimous.

5. 63 Maple Street/M.D. Holistic:

Mr. Stetson updated the Board on the progress of this project. He stated that they took down a tree, moved the pole two (2') feet, did markings in the roadway and did some rolled up grass. He stated that they are working very slowly. He reported that they "dressed up the piles" and that none of the machinery owned by Plasse Masonry has been moved out.

6. Vit's Way:

Mr. Hurley reported that Scott Rogers, of J. K. Holmgren Engineering, had asked if everything is all set on Vit's Way or are there still issues that need to be addressed. Mr. Hurley noted that proponents have not met all of the conditions of the Special Permit. He stated that he is working on it to make sure they comply with all of the conditions.

7. Site Plans:

Mr. Hurley reported that he got an email from Building Commission, Michael White, regarding several new projects and whether site plans would be necessary. They include:

- a. **343 Manley Street:** Primo Medical is looking to gut the building and manufacture medical equipment. They have said that there will be minimal exterior work done.
- b. **1 Component Park:** ICS Plant notified the Commissioner that they have temporarily moved their rental trucks out to the front of the lot to appease neighbor complaints about the trucks starting up in the morning. They will be submitting plans to rebuild the demolished part of the building.
- c. **184 South Main Street:** A recycling company is planning to relocate from Bridgewater into one of the garage bays. The use is by right, and proponents said there would be no changes to the building
- d. **349 West Center Street:** The dental office has a vacant tenant space that will become an urgent care facility. Will proponents have to come back to the Board or are they covered under the first site plan approval?

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8. Subdivision updates:

1. The Farm:

Mr. Hurley reported that he received copies of letters to the Town Administrator and the Board from Town Counsel, David Gay, regarding correspondence with Attorney Edmund Brennan on behalf of the Homeowners Association for the Farm subdivision. He noted that the issues include the as-built plans, street acceptance plans, unfinished driveways etc. The letters were placed on file.

2. Lamp Post Estates:

There are no further updates at this time.

3. Meadow Wood:

The Board will await further developments.

4. Scotland Street/Chapter 40B:

There are no further updates at this time.

5. Stoney Road:

There are no further updates at this time.

9. MAIL:

Bridgewater Planning public hearing 6/30/2021 by zoom, re: ordinance amendments.
E. Bridgewater Planning decision, re: special permit, Bedford Towers, granted.
E. Bridgewater Planning decision, re: special permit, 798 North Bedford Street, granted.
E. Bridgewater ZBA public hearing 7/7/2021, re: special permit, 242 N. Central Street.
E. Bridgewater ZBA public hearing 7/7/2021, re: special permit, 900 Union Street.
E. Bridgewater ZBA public hearing 7/7/2021, re: special permit, 494 West Street.
Easton ZBA decision, re: variance, 163 Washington Street, granted.
Expense Control report of 6/25/2021.
Expense Ledger report of 6/5/2021.
Mass Audubon publication, re: Forest Carbon Solutions.
Request from Ohm Analytics requesting documents of all town solar activity, placed on file.

10. A Motion (AK) was made to sign the secretary payroll. Second (GS).

Vote: Unanimous.

It was noted that all town employees will receive a two (2%) percent cost of living (COLA) raise for FY22 effective July 1, 2021.

11. The minutes of 6/16/2021 were accepted and filed.

12. The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Donna M. Cotter,
Secretary