

WEST BRIDGEWATER PLANNING BOARD
7/21/2021

PRESENT: H. Hurley, H. Anderson, G. Stetson, A. Kinahan and J. Noyes

ABSENT: None

The meeting was called to order at 7:30 p.m.

1. 21 Lincoln Street: Larry Silva of Silva Engineering, and Attorney/Owner of Colbea Enterprise, Robert McGann were present. Also present were Marilyn Raleigh, David Raleigh, Dylan Cragin, Stephen Beauchamp and Ruth Beauchamp.

Mr. Noyes recused himself from the meeting due to a possible conflict of interest.

Mr. Hurley stated that this was a continuation of the Site Plan review begun at the last meeting on June 30, 2021. He also noted that, while not a requirement, this meeting was being filmed for the benefit of the residents of the Town.

Mr. Hurley stated that the only issue that remains is the access/egress to the site and the proposed traffic light at Lincoln and West Center Street (Route 106). He stated that he has had several meetings with project engineer, Larry Silva of Silva Associates, in an attempt to resolve the concerns of the abutting owners and the Board.

Mr. Silva stated that the plans have been revised to allow a two-way access for truck passage to and from the site. He stated that all trucks will be encouraged (with signage) to turn left upon exiting the site and again at the proposed traffic signal at West Center Street. He stated that the plan has been adjusted so that there will be no traffic "bottle neck" and will make it more open to the residents in both directions.

Mr. Silva stated that the original plan showed the septic system for the entire site, but has been adjusted to show only that which will be constructed in conjunction with the warehouse while the rest of it will be developed if the site is expanded. Mr. Silva stated that he had added a note to the plans that the vegetated areas between the neighbors and the site will be maintained. He further noted that he hoped that the changes have addressed the areas of concern and questions asked at the previous meeting.

Mr. Kinahan asked about the width of the access for the cars and trucks. Mr. Silva stated that it was twenty-four (24') feet for the vehicle parking lanes and thirty (30') feet for the truck lanes. He also noted that the radius of the driveways is one-hundred (100') feet with fifty (50') feet at the street. He stated that he has tried to keep the traffic as fluid as possible for all concerned. Mr. Stetson asked where the telephone box on Lincoln Street was located. Mr. Silva stated the it is near the guardrail, and the utility poles are located opposite Dempsy's property.

Mr. Hurley stated that he has had several conversations with Mr. Silva to make it the best it can be for the trucks to exit the site. He further stated that it will now be an easy in and out for the trucks. He noted that the changes make it a much more desirable project and in his opinion, have met the concerns of the Board. Mr. Stetson stated that it is what he wanted to see, and that it works.

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Ms. Beauchamp stated that this entire project makes her crazy. She stated that she doesn't know how this can possibly work. She noted that there is currently traffic lights at Market Basket, Hockomock Farms, one going in at the High School corner and then at the center of town. She asked the Board what time she would now have to get up in order to get to her job. She stated that she has fears that this is going to result in a "stand still" for all of the traffic on Route 106. Ms. Beauchamp also stated that she is very concerned with the trucks that will be running all night long in back of her property. She stated that this is the worst proposal she has ever heard and was not happy about it.

Mr. Beauchamp stated the new and improved road meets in front of the Dempsey property and is fifty (50') feet in front of the utility poles. He stated that the current wires are only 13.8 feet to 13.10 feet above Lincoln Street which is extremely low. Mr. Silva stated that he has been working closely with a Mr. McCann who is a traffic engineer and is confident that he will meet the standards set by the State. Mr. Beauchamp stated that he counted fifty-eight (58) trucks travelling on Lincoln Street in one day. He noted that there will be more problems when this project is finished.

Mr. Silva stated that the vehicle parking is in the front of the building and that all trucks will park in the back side of the warehouse. He stated that the warehouse will also block the noise from the highway. He noted that the only time the residents will even see the back of the building would be in the winter. Ms. Beauchamp stated she was also dreading the constant noise of the trucks idling all day and all night. Mr. Stetson stated that the State only allows five (5) minutes for any truck to idle before they have to shut them down. Mr. Silva stated that the trucks will come in and drop their trailer and then exit the site. He stated that this is not a truck operation. He also stated that he understands the resident's concerns but something will go on this site. He stated this may be the biggest building, but it's not the worst thing that could happen to the neighborhood.

Mr. Cragin asked if where Lincoln Street is being diverted if it becomes a town property. Mr. Silva stated that usually when a road is discontinued, the remaining area is divided up between the abutters. Mr. Hurley stated that this would be in the hands of the Selectmen. Mr. Cragin stated that he was concerned with Light pollution and asked if there are any buffers in place. Mr. Silva stated that this is only an issue at night even though it would be a 24/7 operation. He stated that at night the only activity will come from the trucks. He further noted that the green areas on the plans are wetlands and vegetation that will be protected and more of a lawn type as a part of the stormwater cleaning. He stated that there would be no drainage discharges from these areas. He stated that all drainage will flow to the back of the building and be directed away from any residents.

Ms. Raleigh stated that she contacted the District 5 Highway Department who stated that they were aware of the project. She asked if the Board would get any recommendations from them and if they would have any input. Mr. Hurley stated that one of the requirements for approval is the road improvements and if that doesn't get approved, the project isn't going to be done". Mr. Silva

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stated that proponents will need approval from the Massachusetts Environmental Policy Act (MEPA) and the project is currently under their review. Mr. Hurley stated that the Selectmen will be very involved in this process and that there will be many public hearings as this moves forward. Mr. Stetson reminded them that the State were the ones that designed the center of town. He noted they would not take any of the town Boards recommendations or suggestions when it was designed. He noted that "all of us know how good that worked out"! Ms. Raleigh stated that this all started with the Market Basket. She stated that the Town wanted the road widened but that didn't happen. Mr. Stetson stated that the Planning Board fought for this but the Town wasn't interested. He noted that with any project on Route 106 the Planning Board has them push the construction as far back as possible from the road in the event that it ever gets widened. Mr. Silva stated that they are dependent upon the road improvements or this project will not be done. He stated that the traffic signal will help.

A Motion (GS) was made to approve the Site Plan for 21 Lincoln Street as presented, with the following condition:

That all road improvements on Route 106 have to be completed

Second (HA). Vote: Unanimous of the four (4) members voting.
Notice will be sent to the Building Commissioner with the Board's decision.

Mr. Noyes returned to the meeting.

2. 506 North Elm Street:

Mr. Hurley reminded the Board members that they had endorsed a Form A plan for the property at the above address, owned by Pillsbury Florist, and submitted by Charles Macy. He stated that Building Commissioner, Michael White, informed him that there is a two family home, which will not meet the requirements for frontage and area. Mr. Hurley noted that he had reviewed several court cases regarding illusionary frontage, but had not read the most recent case. He noted that on Lot 1, there is only one hundred and fifty (150') feet of frontage and thirty-five (35,000) square feet. The regulations for a two family requires two hundred (200') feet of frontage, and sixty (60,000) thousand square feet in area. As a result, Mr. Macy will need to either convert the home to a one (1) family or take some area from Lot 2 to meet the requirements.

3. 724 West Center Street/Lowe's:

Mr. Hurley stated that while reviewing the Special permit granted at the last meeting, he noticed that the owners neglected to register the originally approved special permit for the Lowe's Home Center. He stated that he had contacted the proponent to have them provide a recorded permit before they could receive the amended special permit. He noted that proponents stated that they would get this to him as soon as possible. As a result, the Board did not sign the special permit and will hold on to it until the additional information is submitted.

4. 63 Maple Street/MD Holistic:

Mr. Stetson reported that the roadway has finally been paved. He stated that the pavement was a good six (6") inches deep, which is more than what was required and that it looks really good. He

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noted that it looked like Plasse Masonry had removed some of their equipment from the site, but there is still more being stored. Mr. Hurley stated that Building Commissioner, Michael White, has received a request for an occupancy permit. Mr. Hurley told Mr. White that one of the conditions was that there only be one tenant on this site. Mr. White stated that when asked about it, project manager, Michael Drayer stated that Plasse Masonry was their contractor, which is why the equipment is still on the site.

Mr. Hurley reported that he had advised Mr. White, that the Planning Board would visit the site to inspect everything before they would agree to the issuance of the permit. He noted that all of the landscaping and seeding on the lawn side must be done before approval as well. Board members will schedule a “walk through” once they receive a formal request from Mr. Drayer. The Board will be emailed copies of the approved plan to review before scheduling anything.

5. Meadow Spring Drive/Deeds:

Mr. Hurley stated that he is in the process of obtaining all of the deeds for the streets that were recently accepted by the Town. He noted that while reviewing the deed for the above subdivision the descriptions did not agree with the plans. He stated that he contacted owner, James Donato, got the right description and added them to the deed. He also stated that Mr. Donato had actually deeded the roadway to the owners of the lots rather than convey it to the Town. Mr. Donato will contact the owners, and revise the deeds accordingly and submit them as soon as possible.

6. 28 Pleasant Street:

The Board reviewed the decision on the special permit that was granted at the last meeting on June 30, 2021. Board members were satisfied that everything had been addressed.

A Motion (GS) was made endorse the Special Permit for 28 Pleasant Street as presented.
Second (HA). Vote: Unanimous.

7. Luke Estates:

Mr. Hurley recused himself from the discussion due to a possible conflict of interest. Mr. Stetson assumed the Chair.

Mr. Stetson stated that he had visited the above site and that nothing has been done regarding the safety issue at the guardrail/fence as required by the Board. He suggested that a letter be sent to developer, Al Endriunas, requesting a schedule of completion with emphasis on the safety issues.

A Motion (JN) was made to request a schedule of completion regarding the guardrail and fence at the end of the subdivision. Second (HA). Vote: Unanimous of the four (4) members voting.

Mr. Hurley returned to the meeting and resumed the Chair.

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8. Clark Estates/Nancy Lane:

Mr. Hurley asked if anyone had visited the above subdivision to see if the roadway repairs have been done. Mr. Stetson reminded the members that they had met with the new owners of the rear property regarding the construction of a driveway to their home. As this was now a one (1) Lot subdivision, the property owner/developer, David Cruise, was granted waivers for construction of the roadway. It was noted that the waivers are usually granted for this type of subdivision by the Board, however it was noted that Mr. Cruise was to make repairs to Stoney Road and Nancy Way as part of the approval. Mr. Stetson suggested that a letter be sent reminding Mr. Cruise of his obligation. A copy of the letter will be forwarded to the Building Commissioner and DPW for their inspection and records.

9. 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 above subdivision. He noted that Attorney Gay stated that he believed that the Town has made every effort to resolve the situation but it is really beyond the Town's authority. He also suggested that the Planning Board should consider the matter closed unless there are outstanding issues involving roadway construction that do not involve the dispute between the Homeowners Association and the developer.

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.

10. MAIL:

- E. Bridgewater Planning public hearing 7/19/2021, re: special permit, Plymouth Street.
- E. Bridgewater Planning public hearing 7/19/2021, re: subdivision, Oak Street.
- E. Bridgewater Planning decision, re: special permit, 126-130 Franklin Street, granted.
- E. Bridgewater ZBA decision, re: special permit, 242 North Central Street, granted.
- E. Bridgewater ZBA decision, re: special permit, 900 Union Street, granted.
- E. Bridgewater ZBA decision, re: special permit, 494 West Street, granted.

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Mail continued:

Easton ZBA public hearing 7/20/2021, re: special permit, 402 Turnpike Street.
Easton ZBA public hearing 7/20/2021, re: special permit, 109 Washington Street.
Easton ZBA public hearing 7/26/2021, re: special permit, 8 Lincoln Street.
Easton ZBA public hearing 7/26/2021, re: special permit, 81 and 91 Summer Street.
Easton ZBA public hearing 8/24/2021, re: special permit, 454 Turnpike Street.
W. Bridgewater ZBA public hearing, 7/27/2021, re: variances, (2) 70 North Main Street.
Expense Control report of 7/15/2021.
Expense Ledger report of 7/15/2021.
Paid invoice for Elm Terrace street acceptance.
Paid invoice for 28 Pleasant Street for the ads and abutter notifications.
Treasurer/Collector memos, re: Postage (2).

11. A Motion (HA) was made to pay the Enterprise newspaper \$769.20 for the ads for Lowes and 28 Pleasant Street special permits. Second (AK). Vote: Unanimous.
12. A Motion (GS) was made to pay W.B. Mason \$93.65 for office supplies. Second (HA).
Vote: Unanimous.
13. A Motion (GS) was made to pay the Board members \$400.00 each for their yearly travel allowance for a total of \$2,000. Second (JN). Vote: Unanimous.
14. A Motion (HA) was made to sign the secretary payroll. Second (JN).
Vote: Unanimous.
15. The minutes of 6/30/21 were accepted and filed.
16. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Donna M. Cotter,
Secretary