



**TOWN OF BRIDGEWATER
PLANNING BOARD**

Academy Building, 66 Central Square, Room 003
Bridgewater, Massachusetts 02324

☎: (508) 697-0942 ✉: CED@bridgewaterma.org

Staff: Bob Rulli, CED Director
Shane O'Brien, Town Planner

*Patrick Driscoll, Chair
Raymond Ajemian,
Michael MacDonald, Vice Chair
Steven Geller,
Astrid Rojas,
MJ Spagone, Associate
Edward Haley, Associate*

**DECISION OF THE BRIDGEWATER PLANNING BOARD
ON THE APPLICATION FOR SITE PLAN**

Applicant: Claremont Bridgewater Hotel II LLC
Two Lakeshore Center,
Bridgewater, MA 02324

Owner: Claremont Lakeside Bridgewater
Two Lakeshore Center,
Bridgewater, MA 02324

Locus: 0 Pleasant Street, Map 83, Lot 85
Bridgewater, MA 02324

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RECORD OF PROCEEDINGS

I. SPECIFICATION OF RELIEF SOUGHT BEFORE THE BOARD:

The Town of Bridgewater has received an Application for Site Plan (Section 10.6) and Special Permit (Section 10.5), General Regulation (Section 6.0), Planned Development District (Section 9.4) of the Bridgewater Zoning Ordinance on a property located at 0 Corporate Drive (Map 83, Lot 85) of the Bridgewater Zoning Ordinance. The project proposes to construct a five-story hotel with 110 rooms on 19.9 acres and associated infrastructure.

II. ADMINISTRATIVE CALENDAR:

Hearing Notice(s) Publication: May 3, 2023 & May 10, 2023

Hearing Dates: May 17, 2023, July 19, 2023, August 16, 2023
September 20, 2023, October 18, 2023,
November 1, 2023, December 6, 2023,
December 20, 2023, January 3, 2024

Site Visit: August 4, 2023

Date of Board Action: January 3, 2024

The Hearing Officers were: Patrick Driscoll, Chair
Michael MacDonald, Vice Chair
Raymond Ajemian
Astrid Rojas
Steven Geller

III. INCLUSIONS TO THE RECORD OF PROCEEDINGS:

The following material is by reference made a part of this Decision:

Applicant: Claremont Lakeside Bridgewater LLC | Subject Property: 0 Pleasant Street
Town Clerk Initials: *[Signature]*

Copy of Application Dated: April 26, 2024.

Planning Dept. Memorandums Dated: May 12, 2023, July 12, 2023, August 10, 2023, September 20, 2023, October 17, 2023, October 30, 2023, December 18, 2023

Engineering Review Letters Dated: July 31, 2024, October 2, 2023, October 16, 2023, October 31, 2023

Certified Abutters List within 300 Feet: April 21, 2023

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Materials, Plans, and Exhibits Accompanying Application not attached unless indicated (collectively, the "Application Documents"):


1. Site Plan Review Application (SP-24-34892) for Proposed Site Plan Review dated April 26, 2023, through Permitteyes Permitting Software with associated attachments.
2. Plan Set entitled *Site Plan Review for 0 Pleasant Street Map 83 Lot 85 Bridgewater, Massachusetts* prepared for Claremont Lakeshore Bridgewater LLC by Silva Engineering Associates, P.C. dated April 26, 2023, last revised October 24, 2023
3. Site Plan Application with Project Narrative and other associated attachments prepared by Silva Engineering Associates, P.C. submitted to Town of Bridgewater Planning Board dated: April 26, 2023
4. Summary of Hydrologic Analysis and Stormwater Management System Calculations from Silva Engineering Associates, P.C. last revised October 24, 2023
5. Letters Re: Response to Planner & Engineering Comments from Silva Engineering Associates, P.C. dated August 9, 2023, October 11, 2023, October 24, 2023
6. Architectural & Schematic Plans – 0 Pleasant Street – Opechee Construction Corporation – June 21, 2023
7. Planting Plan by Hawk Design, Inc. dated May 31, 2023
8. Memo for Grease Trap Sizing by Opechee Construction Corporation dated October 24, 2023
9. Traffic Impact Study by McMahon, a Bowman Company - June 2023
10. Mullin Form signed by Member Michael MacDonald dated September 20, 2023
11. Letter from Edmund J. Brennan Jr., Esq. – October 24, 2023, November 29, 2023, for Site Plan Approval
12. Letter from Edmund J. Brennan Jr., Esq. – August 28, 2023, for withdrawal of Special Permit
13. Letter From Public Archaeology Laboratory- August 7, 2023.

FINDINGS OF FACT AND LAW

The Board, after hearing the Application makes the following findings of fact general to the Application:

ZONING DISTRICT: Planned Development District (PDD) and 43D

LAND: The locus, shown on: Assessor’s Map 83, Lot 85 and known as 0 Pleasant Street Lot 7 consists of a 19.9 acres parcel with frontage along Lakeshore Center, Pleasant St, and Old Pleasant St. The site will be entirely accessed through Lakeshore Center and emergency access from Old Pleasant Street. The site location consists of varying topography. The proposed use is to construct a 110 room, five story hotel

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with associated infrastructure on the current parcel of land. The applicant is proposing 125 surface parking spaces which include 5 handicapped parking spaces and 4 EV parking stations.

SURROUNDING LAND AREA: Planned Development District (PDD) and within an Expedited Permitting and Priority Development Site (43D) district. It is across the street from Lake Nippenicket. The property is adjacent to other Lakeshore Center properties including Viva Lakeshore, Residence Inn, and other office buildings. The general locus uses are commercial and residential uses along Pleasant St - Route 104 and a Park & Ride along Old Pleasant St.

ZONING ANALYSIS		
Planned Development District	Required	Provided
Min. Lot Size	5 acres	19.9 acres
Min. Lot Frontage	200 ft	>200 ft
Min. Front/Rear/Side Yard Setback	40 ft – Front 25 ft – Side 40 ft - Rear	152.3 ft – Front (200 ft from Rt 104) 430.6 ft – Side 743.8 ft - Rear
Max. Height	Hotels (exceeding a minimum setback of 200 feet on Route 104). 5 stories and 65 feet	5 story
Max. Building Coverage	25%	Not indicated
Max. Lot coverage	75%* Lot Areas from 40,000 to 400,000 sq. feet require a minimum percentage of open space of 25%	Impervious Area – 10%
Min. Open Space	25%*	Pervious Area – 90%
Maximum ratio of Gross Floor Area of Building to Lot Area	0.5	Not indicated
Parking – Section 9.4.11	One space per room for hotel use plus 1 space for each employee on the largest shift	125 Spaces (5 Handicapped Space and 4 EV Charging Stations) 110 Rooms = 110 Spaces

Having reviewed the application, plans, and reports filed by the Applicant and its representatives and having considered the correspondence from the various Departments and public comments/emails received during the public hearing process, the Planning Board finds that all conditions required for the granting of a Site Plan in accordance with Town of Bridgewater, Massachusetts Zoning Ordinance for Site Plan Review (Section 10.6) and Performance Standards for Larger Projects (Section 6.3) **have** been met.

Therefore, acting under its discretionary powers, the Board, on a motion made by Member Ajemian and seconded by Member Rojas, voted **(4-1-0) to approve the** application for Site Plan Approval at 0

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Pleasant Street, Bridgewater, MA 02324, in accordance with the plans and Application materials submitted, subject to the following Conditions of Approval at the sole expense of the Applicant and its successors and assigns.

Additionally, the Board, on a motion made by Member Ajemian and seconded by Member Geller, voted **(5-0-0) to approve** Withdrawal for Special Permit on September 20, 2023, for at 0 Pleasant Street, Bridgewater, MA 02324.

SITE PLAN CONDITIONS OF APPROVAL:

The Planning Board approval is subject to the following Conditions at the sole expense of the Applicant and its successors and assigns:

- The project area shall include an 80' depth landscaped buffer strip adjacent to public ways to substantially screen the uses of the premises from adjacent properties. Preservation of existing trees and vegetation is required with only unhealthy trees and vegetation being removed as advised by a licensed arborist. Substantial in-fill plantings, amongst the existing tree canopy and vegetation shall occur in this 80-foot buffer utilizing indigenous hardwood and evergreen tree and shrub species. The primary goal should be preservation of existing trees and screening. The landscape and tree preservation plan should be completed by a licensed landscape architect in consultation with a licensed arborist. Prior to any tree removal on site and the signing of the site plan, the plan must be presented by the professionals in their licensed discipline to the planning board, at a regularly scheduled meeting, for approval. The plan and presentation to the planning board must demonstrate preservation of existing trees and screening.
- Eliminate 14 parking spaces along the northerly portion of the parking lot.
- Relocation and installation of 4 EV charging stations before occupancy.
- Provide a \$25,000 payment for mitigation associated with tree clearing on this site before the applicant prior to any additional tree removal.
- Provide an Erosion/Sedimentation Control Plan.
- All gravel/ materials disturbed as part of the construction shall be kept on the site.

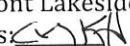
GENERAL CONDITIONS

1. No further waivers of the applicable rules and regulations shall be authorized without a formal vote and approval of the Board.
2. This approval is valid for two years from the date the Town Clerk issues a certificate of no-appeal, or the date all judicial appeals have been concluded, unless an extension is granted in writing by the Planning Board prior to the expiration of the two-year period at the request of the Applicant. If no subsequent construction has commenced within two years of a site plan approval, the approval shall lapse and a new application shall be required.

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3. The sidewalks and walkways shall be kept clear of snow, and all other impediments and/or litter throughout the year. In the event of snow, the sidewalks and walkways shall be cleared within 48 hours of a snow event. Snow shall not be stored on or impede access/use of sidewalks and walkways. Snow storage shall not obstruct sight lines as to preserve public safety. Additionally, if the applicant is unable to provide reasonable snow storage, the applicant shall truck snow off-site.
4. The development shall be constructed in strict compliance with the regulations of 28 CFR 35 & 36 the Americans with Disabilities Act and 521 CMR, the Massachusetts Architectural Access Board.
5. The hours of construction shall be from 7:00 AM to 5:00 PM, Monday thru Friday, and 9:00 AM to 5:00 PM Saturday. No work shall be allowed on Sunday.
6. The provisions of this conditional site plan approval shall apply to and be binding upon the landowner, the applicant, and their employees and all successors and assigns in interest, whether by title, control, or contract.
7. If any changes are made, at the request of other Agencies, Boards or Commissions, to the approved plan, the applicant shall be required to come before the Planning Board for a modification hearing to review such changes prior to the commencement of any construction, implementation of the changes, and certificate of occupancy.
8. Site Lighting shall be down lighting and shall be erected in a manner that prevents glare onto abutting properties.
9. All curb ramps shall be labeled on the plan and shall conform to the Americans with Disabilities Standards, latest edition.
10. The Applicant shall install landscaping as denoted on the approved Site Plans and shall provide information to Staff and/or the Planning Board if there is a species change for any plantings. The applicant shall provide proper screening as shown on the most recent landscaping plan provided.
11. The dumpster provided to be used on site shall be screened from the public view.
12. Approval of the site plan by the Planning Board does not relieve the applicant and/or the owner/developer of the responsibility to obtain all other applicable federal, state, and local approvals and permits prior to start of construction.
13. All connections to the municipal infrastructure shall be subject to the Department of Public Works and Engineering Standards Review and approval.
14. If the Applicant has to remove, cut, replace, or modify the sidewalk along the property frontage, the Applicant shall replace said section with the same material.
15. All updated plans provided to the Board and Staff prior to this decision shall be reviewed by Staff as to meet the conditions of this decision.
16. The Applicant shall perform daily cleanup of construction debris, including soil, on Lakeshore Center, Pleasant St and Old Pleasant St, at least 50 yards from the entrance of the site driveways caused by the site construction.
17. Failure to comply with the Bridgewater Zoning Ordinances or terms of this Decision may result in revocation of the permits required for the Decision issued hereunder.
18. The applicant shall work with DPW and CED Staff for all utility work to be completed as the Town will need information regarding a detour schedule and if police detail is to be required. Staff shall be notified prior to work commencing for all utility work.
19. Signage shall be back lit signs and will meet all Dark Sky and FAA regulations.
20. The applicant will confirm with Staff that the utilization of on-site and off-site drainage systems are approved and constructed in accordance with state-issued permits.
21. Applicant shall construct sidewalk along Rt 104 (Pleasant St) as indicated on the Plan.

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PRIOR TO ENDORSEMENT OF THE SITE PLAN:

- 22. There shall be a demolition and erosion control plan submitted prior to endorsement of the plan. The plan shall address how storm water runoff shall be controlled during construction. All erosion controls shall be in place prior to the commencement of any earth moving activities associated with the construction of the site improvement work.
- 23. Prior to endorsement by the Board, the final plans submitted for signatures shall reflect these conditions of approval and all revisions and shall be verified by Staff, Town Engineer, or any other engineering review consultant for the Planning Board.
- 24. Omission of any requirements of the Planning Board's rules and regulations from these conditions of approval or the approved site plan shall not relieve the applicant/developer of his responsibility to comply with the provisions of the site plan rules and regulations.

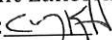
PRIOR TO CONSTRUCTION

- 25. A pre-construction meeting with the contractor, developer and appropriate Town agencies shall take place before construction begins.
- 26. Prior to any construction the developer, his engineer and contractor shall sign a receipt and acknowledgement of all decisions and conditions.
- 27. Prior to construction, the applicant and/or owner, shall submit a detailed construction plan that provides the following information and appropriate mitigation:
 - The estimated start date of work.
 - The name, telephone number and business address of the general contractor.
 - An emergency number for day and night of the responsible parties shall be provided to the Town's public safety departments, in the case of emergency, and the provisions to be implemented for securing the site from public access.
 - Traffic control and management plan during construction.
- 28. The Town Engineer or other designee appointed by the Planning Board shall oversee the construction of the drainage systems. The Town Engineer or other designee of the Planning Board (the inspector) shall be present during all critical stages of construction to ensure that proper construction practices are followed. The inspector shall be notified at least 48 hours in advance of each task that needs to be completed and signed off. The applicant shall be responsible for the costs of the site inspector. A deposit of \$2500.00 dollars shall initially be submitted to the Planning Board prior to the start of construction to ensure payment of the site inspector; additional monies shall be deposited in advance if it is anticipated that inspection shall cost more than the original deposit.
- 29. A copy of this approval shall be kept on site and shall be incorporated into all construction contracts and subcontracts dealing with any authorized activity until the development project is completed.
- 30. A copy of the project's SWPPP (if necessitated) shall be submitted to the CED Department and Town Engineer prior to the issuance of any building permit.
- 31. The applicant shall provide a detailed sheet of the proposed retaining wall with field stone veneer for CED staff to review.

PRIOR TO OCCUPANCY:

- 32. Any application for certificate of occupancy shall include a site as-built plan prepared, signed and stamped by a Massachusetts Registered Professional Engineer and a Massachusetts Registered Professional Land Surveyor for the CED Department's review and approval. The as-built plan shall

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include a certification clause signed and stamped by the Professional Engineer, noting compliance of the site construction with the approved site plan set. The engineers' and surveyor's stamps and signatures shall be made with original wet ink and stamps, electronic or photocopies of the stamps and signatures shall not be acceptable.

- 33. The Applicant shall contact the Planning Board prior to requesting any occupancy permit to schedule an on-site project review meeting to review compliance with this decision. Delay in such action may result in the delay of the Planning Board signing off on any occupancy permit.
- 34. All stormwater improvements shall be in working order prior to the issuance of any building certificate of occupancy.
- 35. Prior to requesting a final certificate of occupancy, the Applicant shall submit a statement to the Planning Board and DPW certifying that all conditions of approval of this decision have been met and site improvements are complete. The applicant shall provide a narrative of any in-construction deviations from the approved site plan to be submitted to Staff to determine if a minor modification is necessitated.
- 36. In the event weather conditions or other circumstances beyond the Applicant's reasonable control delay the completion of landscaping or similar aesthetic site features shown on the Site Plan, the final Certificate of Occupancy shall be issued provided the Applicant posts a bond, in a form reasonably acceptable to the Planning Board and the CED Director, covering the costs of completion of the unfinished site work.

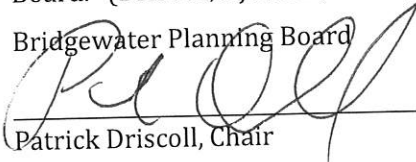
POST OCCUPANCY

- 37. Applicant/owner must maintain all trash in acceptable manner to be clean and orderly. The Town may intervene through the Town Code or Zoning Enforcement if found to be unsightly and overflowing.
- 38. Applicant shall maintain or replace landscaping, fencing, and lighting as indicated in the Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
- 39. The applicant shall be responsible for accomplishing the required construction work on the project in such a manner as to effectively minimize and control the water pollution, which might be caused by soil erosion from the project. It is intended that these features be maintained in appropriate functional condition from initial construction stages to final completion of project. The contractor shall be responsible for conformance with local, state and federal soil erosion and siltation controls.

WITH CONSIDERATION OF THE ABOVE THE ACTION BY THE BOARD IS AS FOLLOWS:

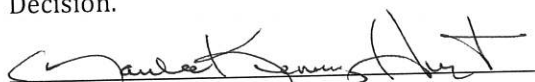
The Application for SITE PLAN APPROVAL is **GRANTED** by a (4-1-0) vote of the Bridgewater Planning Board. (Driscoll, Ajemian, Geller, Rojas)

Bridgewater Planning Board


Patrick Driscoll, Chair

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I, Marilee Kenney Hunt, hereby do certify that this is a true copy of the above Planning Board of Appeals Decision.


Marilee Kenney Hunt, Town Clerk

January 24, 2024
Date Filed