

FINAL

Bridgewater Planning Board
March 17, 2026 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Steve Hering, Joe Wilkas, Paul Wilson, Ex-officio- Skip Jenness

Public present: James Gickas (building inspector), Don Latulippe, Maurice Guyotte, Kevin French (surveyor), Alan M. Barnard (surveyor), Steven Woods, Jen Tucker, Daniel Tucker, Cynthia C. Fisher, William Fisher

Patrick called the meeting to order at 7:03 PM and the board members introduced themselves. The first item on the agenda was a proposed two lot subdivision on River Road located at tax map and lot 0207-0002. Patrick and Ken verified the abutter notifications and the completion of the checklist. Patrick made a motion to accept the application as complete, Ken seconded and all board members voted in favor.

Kevin distributed paper copies of the site plans to the board members for review. He explained that Maurice is the owner of the property located on River Road, which contains an existing house. A boundary line adjustment was completed a couple of years ago with West Street Development, resulting in the current configuration of the parcel. Maurice now seeks to divide off the portion of the property containing the existing house, creating a separate (2 acre) lot for that residence. He intends to retain the remaining land for a future house. The newly configured future house lot will consist of 21.5 acres. Patrick asked if anything was changing with the existing house and Kevin answered no. The board reviewed the plans, and discussion was held regarding steepness, drainage, and the absence of wetlands. Patrick asked the board if there were any questions and there were none. He opened the discussion to the public and asked if there were any questions and there were none. Steven reviewed the site plans. Ken made a motion to conditionally approve the proposed subdivision, with the condition being receipt of state approval for a subdivision involving a lot under five acres. Paul seconded the motion. All members voted in favor, and the motion passed unanimously. Ken advised Kevin that once state approval is obtained, he will need to provide an updated map reflecting the final approved subdivision configuration. Kevin and Maurice left at 7:20 PM.

Patrick directed the board to the next item on the agenda: a proposed boundary line adjustment and lot merger for the Tucker Maple Farm Trust, located at 269 Hammond Hill Road, identified as Tax Map and Lots 0207009 and 0207015. Patrick and Ken verified the abutter notifications and the completion of the checklist. Ken made motion to accept the application as complete, Patrick seconded, and all board members voted in favor.

Alan distributed the site plans to the board, including one plan depicting elevation topography, along with three accompanying photographs to show level spot around the

existing house with driveway. He oriented the board to the plans and explained that one of the existing lots consists of 74.25 acres. Of that acreage, 7.38 acres will be retained as a separate lot, while the remaining 66.87 acres will be conveyed to an abutting parcel currently totaling 72.44 acres. The merger of these two portions will create a single, consolidated lot with a total of 139.31 acres. He further clarified that the 7.38-acre portion being retained will remain as an independent lot and encompasses the cabin in which the Tuckers currently reside. The overall property spans two zoning districts—General Residential and Rural Residential. He also noted that the property has a state-approved septic system, and the required 500-foot setback from the centerline of Hammond Hill Road is fully met. Alan noted that there is a sketch in the top corner of the plans to explain the entirety of the new lot and that the Tuckers are creating a maple sugar orchard. Patrick asked if there was a right-of-way on the property and Alan answered that there is approximately 300 feet of existing road frontage. Patrick followed up by asking if there were any structures on the property and Daniel answered that there is a sugar shack with an access road. Ken noted that the original plans did not include topography. Alan responded that, in past practice, topography has not been required for boundary line adjustments involving existing properties when no changes are being made to the physical characteristics of those properties. He noted that because the adjustment does not alter the existing developed areas, prior reviews have not necessitated elevation or topographic detail. Dan stated he had lived there for 18 years and that the cabin will be added to the Tucker Maple Farm Trust.

Patrick asked the board if there were any questions. Steve stated that he had no concerns with the overall intent of the proposal; however, he noted an issue regarding the completeness of the submitted materials. He explained that the boundary line adjustment affects two lots, yet the board was only provided with a detailed site plan for tax map 0207015. For tax map 0207009, the submission included only a small, not-to-scale sketch located in the corner of the plan, rather than a full plan depicting the entire lot. Steve's question to the board was whether they were comfortable proceeding with the review based solely on the sketch for the second lot, or whether a complete plan for both affected lots should be required. Alan responded that the tax map will be updated and that while the sketch is not to scale, it is proportional. He added that the new adjusted line is shown on the plan presented to the board. Joe asked for clarification on whether a new, full plan would be created after approval to depict the changes to tax map 0207009. Alan responded that no additional plan would be produced and that the only representation of that lot would remain the sketch included in the submitted materials. Patrick added that if a subdivision were proposed in the future, a new, complete plan would be required at that time regardless. Alan stated that there are no new lots, no new owners, the attorneys will write deeds, and that there are no boundary line adjustment rules listed other than lots cannot drop less than 5 acres for zoning purposes. The board briefly discussed if boundary line adjustment rules should be updated with a clearer picture of what is required for plans, or if boundary line adjustments should have the same requirements as subdivisions and/or site plan reviews. That discussion was tabled for another time. Patrick stated he was satisfied with the sketch. Patrick opened the conversation to the public. Cynthia, an abutter, stated they have walked the property lines, and it is not an issue for them. Steven, another abutter, added that he appreciated the site plan being sent

out with the abutter notification, and that he doesn't have any problems with the Tucker's proposal either. Paul made a motion to approve the boundary line adjustment, Patrick seconded, and all members voted in favor. The board members signed copies of the plans and the mylar, and all public left the meeting at 7:55pm except James Gickas.

Patrick directed board to review minutes from January 20, 2026. Patrick made a motion to accept the minutes as written, Steve seconded, and all other members voted in favor. The minutes were accepted.

Ken referenced the site plan regulations that were approved in 2016. Using those regulations as a basis, the board discussed the current fee schedule associated with various applications and project types. Members noted that the existing fees are now ten years old and may no longer reflect the actual administrative and review costs incurred by the town. The board agreed that the fee schedule should be revisited and updated as appropriate to ensure it remains accurate and sustainable. Ken mentioned the usefulness of a meeting outcome sheet to assist Julie in tracking required followup actions after each meeting, as well as suggesting future conversation regarding the topography requirements of site plans.

Patrick referenced an email from Terry regarding accessory dwelling units (ADUs). Brief discussion was held regarding current state requirements, and that because the town does not have their own regulations created yet, the town must follow the state's guidance. Patrick noted this conversation should be continued at the April meeting. Steve added that the boundary line adjustment regulations should also be discussed and defined at the next meeting.

Joe made a motion to adjourn, and Patrick adjourned the meeting at 8:15 pm