

Bridgewater Advances Small Subdivision Plan

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BRIDGEWATER - A new four-home subdivision could be on the horizon for Bridgewater after Town Council voted unanimously Tuesday to award Bob Cook a special-use permit.

The permit paves the way for plans to go forward on the Jameson Lane Subdivision. Cook, who owns the proposed site off North River Road, will act as developer of the project.

The subdivision is to include a unique pipestem driveway. Pipestem design lots feature a long, narrow driveway accessible from the street that opens into the large subdivision situated behind street-facing lots.

One house now sits between the proposed parcel for the subdivision and North River Road.

The driveway-access feature required a hearing and a vote on a special-use permit for the developer to begin the planning phase of the subdivision.

Town ordinances do not allow for pipestem driveways as a matter of right, Bridgewater Superintendent Bob Holton said.

During Tuesday's hearing, Councilwoman Dillina Stickley questioned the newly designed layout's ability to comply with the latest stormwater management regulations.

"There seemed to be some concern about stormwater ... [management] when there were five proposed lots in the subdivision. Now, there are four lots. Has the concern been alleviated?" Stickley asked.

Holton said concerns haven't necessarily been addressed because the new stormwater regulations set to take effect July 1 remain unclear, but he said the onus was on the builder, not the town, to meet all requirements.

"The builders don't have to present a plan about how they'll address stormwater issues at this point for this permit," Holton said.

When the plans are complete, developers will need to present a complete subdivision plat, which includes detailed stormwater management plans, to be approved by the town before it issues a general construction permit.

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