



**Town of East Bridgewater
ZONING BOARD OF APPEALS
175 Central Street
East Bridgewater, MA 02333
(508)378-1607 phone (508)378-1628 fax**

**MEETING SUMMARY – REGULAR MONTHLY MEETING
WEDNESDAY, MAY 1, 2019**

Members Present:

- | | |
|-----------------------------------------|-----------------------------------------|
| ✓ Robert T. Looney, Chairman – 8/1990 | ○ Gregg Heger, Alternate – 6/2012 |
| ○ Gerry Leavitt, Vice Chairman – 3/2006 | ✓ James A. Ross, Jr. – 7/2017 |
| ✓ Kevin C. Marchant, Clerk 5/2010 | ○ Patrick Franey, Building Commissioner |

Meeting called to order by Chairman at 7:05 p.m.

No public hearings were scheduled for this meeting. Meeting was held to discuss proposed zoning map and zoning by law changes scheduled for June 10, 2019 Annual Town Meeting.

ARTICLE PB-01- PROPOSED ZONING MAP CHANGE

To amend the Zoning Map by changing the existing zoning district bounded generally by Highland Street to the North, Elm Street to the West, Grove Street to the South, and the current Equity Industrial Partners solar field to the east from Industrial (I-1) to Residence 1 (R-1) as shown on the revised map.

Board has no issues or concerns with this article.

ARTICLE PB-02 – PROPOSED ZONING MAP CHANGE

To amend the Zoning Map by changing portions of the existing Industrial (I-1) zoning district on Central Street in an area shown on a Plan of Land entitled “Hanson Land Company” westerly of the Hanson town line (I-1) to Residence 1 (R-1) and Residence R-2 (R-2)

Board has no issues or concerns with this article.

ARTICLE PB-03 – SECTION 5.S. PLANNED OPEN SPACE RESIDENTIAL DEVELOPMENT (POSRD)

To amend the Zoning By-Laws by correcting errors made in Section 5.S. when originally adopted in 1987 by replacing all Residence A (RA) references with Residence 1 (R-1) and all Residence B (RB) references with Residence 2 (R-2) and further to add a new reference Residence 3 (R-3) District for attached units.

Board has no issues or concerns with this article.

**ARTICLE PB-04 – ADDING NEW SECTION TO GENERAL PROTECTIVE PROVISIONS
ACCESSORY FAMILY UNIT**

To amend the Zoning By-Laws by adding a new Section 6.D. (7) Accessory Family Unit in a single family dwelling. The intent is to provide an opportunity for members of single family, who choose to live in close proximity, but separate from other members of that family, and within a single family residential dwelling. Further to protect residential stability, property values, and the single family character of neighborhoods and to make it possible for the Town to ensure code compliance and public safety.

Board held discussions of some of the concerns/questions such as the identity of the family member (s) living in the unit, Board had the thought that a form could be generated that the owner of the property would have to submit annually to the town stating the character of the single family dwelling shall remain as a single family structure in appearance (ie one driveway, one mail box, one house number; shall not look like a duplex or a two family).

ARTICLE PB-05 – PROPOSED CHANGES TO FLOOD PLAIN AND WETLANDS PROTECTION DISTRICT

To amend the Zoning By-Laws by making changes in the language defining the Flood Plain and Wetlands Protection Districts that will result in all flood plain, wetland, and related permitting to be handled by the Town of East Bridgewater Conservation Commission.

Board has no issues or concerns with this article

7:55 PM - ARTICLE PB-06 – ADDING NEW GENERAL PROTECTIVE PROVISIONS COMMON DRIVEWAYS (CD)

To amend the Zoning By-Law by adding a new section to the General Protective Provisions entitled Common Driveways. The intent is to enhance the safety and welfare of residents served by common driveways; Clarify the rights and responsibilities of builders and residents of common driveways and of the Town of East Bridgewater; Provide safe and maintainable access to multiple lots over a common driveway, where providing individual driveways on each lot is not feasible due to physical impediment(s) to access from a public way.

Board has no issues or concerns with this article.

Board members will try to be present at the Planning Board meeting being held on Monday, May 6, 2019 to discuss the Accessory Family Unit By-Law and the concerns/questions they have.

M/K. Marchant, S/J. Ross, with a unanimous vote of 3 in favor (Looney, Marchant, Ross), none opposed to close meeting at 8:15 p.m.


Robert T. Looney, Chairman

12/4/19
Date