



**Town of East Bridgewater
Planning / Building Department
175 Central Street
East Bridgewater, MA 02333
Phone (508)378-1607 or 1608 - Fax (508)378-1628**

Planning Board minutes of **March 18, 2019**, as follows: meeting called to order at 7:10 p.m. in the second floor conference room at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, March 18, 2019 this is on file with the Planning/Building Department.

Members present were: Roy E. Gardner, Chairman; David Johnson, Vice-Chairman; Bernard Smith, Clerk and William Nolan, Member. Not present: Steven Belcher, Member and Linscott Snow, Member. Also present: Dorothy Simpson, Administrative Assistant; Ellen McKenzie, Principal Clerk and Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present: John DeLano, Engineering Consultant.

Member Rob Lyons entered the room at 7:11 pm.

Minutes: None at this time

Bills: None at this time

Public Hearings: *CPV Highland Solar LLC*, Special Permit for ground mounted solar - **Rescheduled to May 6, 2019.**

Pending Matters: *Celiberti Realty, LLC, No. Bedford St* – waiting for final action from Conservation Commission. No new updates.

Other Matters: *Proposed Zoning By-Law* - POSRD, correction change. Two places in the paragraph refer to old district terminology. This will be to change RA to R1 and RB to R2, R1 & R2 being the current terminology for those districts.

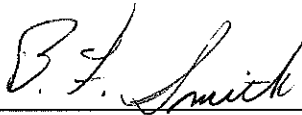
Proposed New Zoning By-Law - Accessory Family Unit. The intent of this article is to describe how it can be done properly to expand living area in a single family home, not to be rented as an apartment. The description of “family” is described in the Zoning Act.

Proposed Zoning Map Change - Industrial Land off Elm/Highland Streets, proposed to rezone a certain section of Elm & Highland St from “I” (Industrial) to R1 (Residence 1, single family homes). The second one is Central Street towards Franklin Street, proposed to rezone from “I” (Industrial) to R2 (Residence 2 single & two family). Both of these changes will allow for more valuable housing.

Proposed Zoning Map & Zoning By-Law Change - Flood Plain and Wetlands Protection District & FEMA Flood Hazard Protective Overlay District: in 2012 Sec. 5x, accepting FEMA Flood Hazard layer proposed revision to: Sec. 4 - Establishment of Districts as shown on the Wetlands Town GIS overlay and Wetlands (MA DEP) GIS overlay on the Assessor's Map. The proper language will be proposed at the April 1st Planning Board meeting for proposal at ATM June 10, 2019.

Resident question: Janelle Rotondi 50 Country Farm Road - can someone come in now and develop current zone before it is actually changed to R2? Response was "Under ZBA the re-zoning will have a 100ft buffer between I and R2 because of existing buildings. Ms. Rotondi displayed a conceptual plan to make an Industrial area. It was noted that an aquifer runs through the bottom of some Central Street parcels. Short discussion followed.

It was unanimously voted to adjourn at 8:35 p.m. **M/Smith, S/Nolan** with (4) four in favor (0) none opposed.



Bernard F. Smith, Clerk
East Bridgewater Planning Board