



Town of East Bridgewater
Planning / Building Department
175 Central Street
East Bridgewater, MA 02333
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REC'D EB TOWN CLERK
'19 JUN 19 AM 11:37

Planning Board minutes of **May 20, 2019**, as follows: meeting called to order at 7:05 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, May 20, 2019 this is on file with the Planning/Building Department.

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

Public Hearings: 7:00 p.m. CPV Highland Solar, LLC - Hearing opened at 7:05 - no new information has been submitted at this time and Conservation Commission has issued a positive determination. **M/Smith, S/Johnson** five (5) in favor none (0) opposed put this public hearing on hold until final action from Conservation Commission. Abutters will be notified once the continued public hearing has been scheduled.

Other Matters:

Form A - Thayer Avenue - John DeLano submitted his review for the plan and found it was suitable for endorsement. **M/Smith, S/Lyons** five (5) in favor and none (0) opposed Chairman to endorse the Form A plan for 150 Thayer Avenue.

Informal discussion 318 & 358 West Union Street - an informal discussion was held between the board and Mr. Gregg Heger. The property is located in three different zoning districts, Residence 1, Residence 3 and Industrial. Gregg is trying to find the best use for the property while at the same time being economical. After a lengthy discussion was held the Board suggested zoning district lines should be shown on the plan to give an idea of actually where the zones are located and had questions with the Zone 2 requirements, limits of bedrooms and to look at the 50% wetland by-law requirements.

Proposed Zoning By-Law PB Articles - changes were made to

PB-02 Central Street, redrafted line.

PB04 Accessory Family Unit added sentence to (7).2. h). exterior of structure shall in the opinion of the Building Inspector retain the characteristics of a single family residence.

PB-06 Common Driveways (CD) corrected typographical errors.

M/Johnson, S/Smith five (5) in favor none (0) opposed to accept changes as written.

Further discussion was held concerning Articles for Annual Town Meeting:

Proposed Zoning By-Law PB01, **recommend** to adopt as written, **M/Johnson, S/Smith** five (5) in favor none opposed.

Proposed Zoning By-Law PB02, recommend with discussion. David is not in favor of this article. Has done some research concerning the abutting land in the town of Hanson, abutting land is zoned Industrial, the Industrial land in East Bridgewater being rezoned to Residence 2 he feels would be prime land for Industrial. Doesn't think the Town should be giving up prime Industrial land. Steven understands what David is saying and added by keeping it Industrial if someone wanted to construct affordable housing options were available for them to do that. Rob feels the highest and best use of the land would be Industrial. (Member Lyons left meeting prior to the vote) **M/Johnson, S/Smith** four (4) in favor none opposed to modify the article and recommend to adopt the portion of land to be rezoned from Industrial to Residential 1 . **M/Johnson, S/Smith** four (4) in favor none opposed **not to recommend** adoption of land to be rezoned from Industrial to Residential 2

Proposed PB03, **recommend** to adopt as written, **M/Johnson, S/Smith** four (4) in favor none opposed.

Proposed PB04, **recommend** to adopt as written, **M/Johnson, S/Smith** four (4) in favor none opposed.

Proposed PB05, **recommend** to adopt as written, **M/Johnson, S/Smith** four (4) in favor none opposed.

Proposed PB06, **recommend** to adopt as written, **M/Johnson, S/Smith** four (4) in favor none opposed.

Associate Members

Kevin M. Reilly and Christine Hanley responded to the Planning Boards request seeking interested residence to apply for the two vacant Associate Member positions. Mr. Reilly and Ms. Hanley were present at this meeting. **M/Johnson, S/Smith** four (4) in favor none opposed to recommend to the Board of Selectmen appointment of Mr. Reilly and Ms. Hanley as Associate Members to the Planning Board as soon as possible.

Request for Proposals - Board will research and discuss at June 3rd meeting.

Registry of Deed and Land Court Board signed notification concerning Planning Board's reorganization that was voted at May 6th meeting.

Subdivision Control, "Approval Not Required" and New Form A application and Instruction to be carried over to June 3rd meeting.

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

Minutes: Minutes from April 1, 2019 approved **M/Smith, S/Johnson** with four (4) in favor none (0) opposed to approve with minor change of Rob Lyons and David Johnson arriving after the start of the meeting to be moved up to "Members present".

Bills: Gatehouse Media MA for advertising Zoning By-Law and Zoning Map change for annual town meeting invoice #EN02012460 in the amount of **\$1,434.14**. W.B. Mason for office supplies invoice # I66321817 in the amount of **\$64.77**. **M/Smith, S/Snow** (Belcher, Johnson, Smith, Snow and Lyons) with five (5) in favor none (0) opposed to pay both invoices.

It was unanimously voted to adjourn at 8:45 p.m. **M/Smith, S/Nolan** with (6) six in favor (0) none opposed.



Bernard F. Smith, Clerk
East Bridgewater Planning Board