

OFFICE OF THE PLANNING BOARD  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)

175 CENTRAL STREET

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20 MAY 2020

**BOARD MEMBERS**

Steve Belcher, Chairman  
David Johnson, Vice-Chairman  
Bernie Smith, Clerk  
Roy Gardner, Member

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**BOARD MEMBERS**

Austin Lyons, Jr., Member  
William Nolan, Member  
Linscott Snow, Member  
Christine Hanley, Associate Member  
Kevin Reilly, Associate Member

Planning Board minutes of **March 16, 2020** as follows: meeting called to order at 7:08 pm in the Planning/Building 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 16, 2020 which is on file with the Planning/Building Department.

Members present were Steven Belcher, Chairman; Rob Lyons, Member; William Nolan, Member; Kevin Reilly, Associate Member; Christine Hanley, Associate Member and Roy E. Gardner, Member, by teleconference. Also, present Ellen McKenzie, Principal Clerk; Dorothy Simpson, Administrative Assistant and Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present: David Johnson, Vice-Chairman; Lindy Snow, Member; Bernie Smith, Member.

**Minutes:** Approve minutes of March 2, 2020 **M/Nolan, S/Reilly** with (4) four regular members (Gardner, Belcher, Lyons & Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

**Public Hearing: 7:00 p.m. Ridder Generations, Form B Definitive Plan** – continued from March 2, 2020 Bob Rego from Riverhawk updated the plan after Field Engineering's first peer review letter was issued. He spoke about drainage calculations and switching to catch basins, no swales. Steve asked about one of the ponds, Bob Rego responded that he didn't get to it. Rob asked who maintains the ponds, Mr. Rego answered once the roadway is accepted, the Town. Discussion amongst Board and engineer. **M/Lyons, S/Nolan** with (4) four regular members in favor (Gardner, Belcher, Lyons, and Nolan) with (0) none opposed to close the Hearing at 7:25 pm and will deliberate after the second public hearing is closed.

**Public Hearing: 7:15 p.m. Malden Real Estate Dev, LLC, Special Permit modification**– continued from March 2, 2020, re-open Hearing at 7:26 pm. Matt from Outback Engineering displayed revised plans dated March 9, 2020 which included added wheel stops and an escape plan, 4 ft wide pedestrian path from parking area, stop markings behind building and arrows around the building. Bollards, paint and "No Parking" at gas meter. There was mention of State plumbing code & concern of the placement of the gas meters along with an active door behind the building. Also mentioned was the commercial bays in proximity. Chaz Tahey of Malden Real Estate Development stated the bays have another access.

Board members Rob and Steve have gone to the property and observed lots of activity that is concerning. Steve feels this is creating a conflict. Some thoughts are to widen the turn lane, relocate the gas meter and to be further away from door. Revised plans will be sent to the Fire Dept.

Matt from Outback was discussing pedestrian safety with curb stops, signage & large concrete planters. Steve would like a guard rail for pedestrians at proper height. He is also looking for a continuous barrier for pedestrians. Roy mentioned the NW side parking and parking beyond drive thru to get into the side street (Industrial Drive)? to funnel traffic in the same direction along with removing top parking space where walkway will be. Matt summarized wanting guardrails and keep cars from turning at bay doors. Also, angled parking will force intended traffic flow.

Christine asked about the utility pole near parking. Chaz said there are boulders around it. She feels there's not enough graphic to show traffic pattern and signage. Matt and Chaz discussed, and it will be put on plan. Matt concluded there will be raised signage and painted markings and upon exiting drive thru window traffic will be directed to back of building. In addition, a stop sign and left turn only sign.

Short discussion amongst Board. Continue Public Hearing to make changes: extend drive thru; figure gas meter (possibly move it) visual detail guardrail at signboard and walkway; parking spaces at an angle; show arrow around building to extend protective area or the door of concern goes away; guardrail extended; make one way clearly marked; funnel in and out traffic near gas pumps. Roy's diagram showing angled parking and guardrails was distributed. **M/Reilly, S/Nolan** to continue Public Hearing to April 6th with (4) four regular members in favor (Belcher, Nolan, Gardner and Lyons) and (2) two Associate Members (Reilly and Hanley), (0) none opposed.

*Discuss Ridder Generations* - Daisy Lane Approved with standard conditions which includes 2 street trees per lot, one sidewalk on the opposite side of the water main. Two fire hydrants; locked gate access road between new road and White Pine Village, no buffer. Gate to have gravel road accessible by Fire and Police. #10 as built water construction, #11 roadway single cape cod berm. Eliminate comment about gun range, not to be in decision. **M/Nolan, S/Lyons** with (4) four regular members in favor (Belcher, Nolan, Gardner and Lyons) and (2) two Associate Members (Reilly and Hanley), (0) none opposed with the condition that both engineers agree that all items are addressed, this will be condition #15.

**Pending Matters:** *Celiberti Realty, LLC, No. Bedford St.* – waiting for final action from Conservation Commission. 53G Consultants, Allen & Major are working with Mr. Celiberti. Still pending.

**Other Matters:** *Hanson Land* – Assessor, Paula Wolfe present to ask about the Hanson Land public hearing for ATM. She's proposing the highest and best use for the Town which she feels Industrial is not the best use. Discussion between Paula and Steve.

*Hanson Land* - Janelle Rotondi is current landowner of some tiny parcels. She asked if she has the right to install paper roads? Board stated it's too complex & can't be determined right now; plans have to be reviewed.

*Extend Covenant* – Ron Merola/7M Properties dba Meadowbrook Realty LLP is requesting to extend the covenant for another year. Ron is currently in process of seeking a new buyer. The Board asked if the land is transferred and if the Association owns all the common land yet. Ron wasn't present, the office will call him to attend the next meeting for questions to be answered. **M/Nolan, S/Lyons** with (4) four regular members in favor (Belcher, Nolan, Gardner and Lyons), (0) none opposed.

*General Discussion* – Janelle Rotondi stated in 2011 she inherited a few items, one being Industrial Dr. extension, approved & recorded in 2008. She would like to install the roadway as approved or if anything has changed, she will make the changes. Roy stated the Board approved construction of Industrial Dr. which her engineer passed out diagrams. A stormwater management permit will be needed, and the turnaround easement will be abandoned. It's unclear if there was a covenant with this. There is another plan in 2016/2017 done by Miller with Cacciatore Co. and there's a strip with the gas station. The Board agrees with this and told Janelle to get a stormwater permit and to submit a new plan.

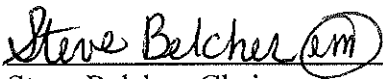
*Discussion* – Associate member participation conversation requested by Kevin Reilly on his understanding of the rights of an associate member, after a discussion with Town Administrator, Brian Noble.

*Form B* – Captains Way preliminary plan, put on next agenda.

*Public Hearing notices* -Board votes for Roy to review final language for notices for April 6<sup>th</sup> Public Hearings

*Victory Lane* – Town Administrator is working with Selectmen. The thought is the Town will purchase one streetlight and then own it once the road is accepted.

It was unanimously voted to adjourn at 9:12 p.m. **M/Nolan, S/Reilly** with (4) four regular members (Gardner, Belcher, Lyons and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.



Steve Belcher, Chairman  
East Bridgewater Planning Board