



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

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

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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 2, 2020** as follows: meeting called to order at 7:01 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 3, 2020 which is on file with the Planning/Building Department.

Members present were Steven Belcher, Chairman; Bernie Smith, Clerk; Roy E. Gardner, Member; Rob Lyons, Member; William Nolan, Member; Kevin Reilly, Associate Member and Christine Hanley, Associate Member. Also, present Ellen McKenzie, Principal Clerk; Dorothy Simpson, Administrative Assistant and Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present: Lindy Snow, Member. *David Johnson, Vice-Chairman entered at 7:03 p.m.*

**Minutes:** Approve minutes of January 6, 2020 **M/Smith, S/Gardner** with (6) six regular members (Gardner, Belcher, Johnson, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed. Minutes of February 3, 2020, with no quorum it is unclear if they are valid. The office will send a letter to Town Council to request how to handle **M/Gardner, S/Johnson** with (6) six regular members (Belcher, Gardner, Johnson, Lyons, Smith and 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 January 6, 2020 (no quorum Feb. 3). Low Impact Development was discussed between Roy, DPW Director, John Haines and the rest of the Board. DPW would like to notify prospective homeowners to be informed catch basin shall not be altered. A member suggested putting swale maintenance & no disturbance clause in the covenant and each new home buyer would receive a copy. Also mentioned was Field Engineering's Peer Review Report #1 dated Feb. 3, 2020 with 31 items cited for consideration. Applicant's engineer was not present, and no revised plan has been received as of this date. David suggested the Building Inspector could ask to show swale on building plans. *David Johnson left the room at 7:43 pm. M/Nolan, S/Gardner* to continue public hearing March 16<sup>th</sup> at 7 p.m. with five (5) regular members in favor (Gardner, Belcher, Lyons, Smith and Nolan) with (0) none opposed.

**7:15 p.m. Malden Real Estate Dev, LLC, Special Permit modification** – Bernie read the Public Hearing notice. Outback Engineering represented the applicant who is seeking to install a drive-up window to Honey Dew Donut located at 60 Franklin Street. The shop owner Mike Russo and property manager Chaz Tayeh also spoke in favor of the project. Outback stated there will be no loss of parking and no drainage modification will be needed. *David Johnson returned at 7:49 p.m.* Bernie asked if the drive-up will be marked on pavement, the answer was yes but with no barriers. There was a lengthy discussion regarding parking, pedestrians walking & potential for accidents and vehicle traffic. The Board asked to see a design that prevents accidents with possible guardrails, Do Not Park, a pedestrian walkway and when leaving drive-thru traffic leaves around the left of the building with one way out. **M/Gardner, S/Johnson** to continue public hearing March 16th at 7:15 p.m. with (6) six regular members (Gardner, Belcher, Johnson, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

**7:30 p.m. 350 West St Family Trust** – the applicant is seeking to modify their existing Special Permit at 350 West St by adding a new 50' x 50' building for dry storage and a 30' x 90' addition to an existing building. The design includes a larger detention basin and the applicant has been approved by the ZBA. The purpose is to store metal currently being left outside to the elements. Patrick and Deputy Winsor were at the property and spoke to the owner and they are addressing concerns. **M/Lyons, S/Gardner, A/Johnson** with (5) five regular members (Gardner, Belcher, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed to close public hearing and approve Special Permit with standard conditions and to only allow construction for one building to only be used for dead storage materials. These conditions supersede previous Special Permit and this modification is to existing Special Permit to include all prior conditions. Also, Roy asked to have the frontage noted on plan.

**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* – Roy spoke to Town Administrator, Brian Noble and Director of Assessing, Paula Wolfe. Brian & Paula would like to change the zone of Hanson Land on Central St to make it more useful. The land on the east side is in an aquafer district so that's not a useable section. One option is an ARPUD overlay. Steve asked Roy to put together some language to create an ARPUD overlay and see if Paula would like to make a presentation.

*Form A 1660 Old Plymouth Street* – **M/Johnson, S/Lyons** with (6) six regular members (Gardner, Belcher, Johnson, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed to approve plan. Roy asked applicant to remove #10 on the notes as it was listed twice. Applicant will bring in a new mylar for endorsement.

*Johnson Farm Lane* – improvement work was done on the road leaving \$5,975.67 left in the

account and it needs an as built. The office will send Brian Noble a note letting him know it is not feasible to make ATM this year for acceptance.

David Johnson left the meeting at 9:17 p.m.

*Marijuana By-Law* – new by-law for ATM being petitioned by the Board of Selectmen. The intent of the article is to modify the Zoning By-Laws to allow cultivators & marijuana product manufacturers. Roy will handle the draft public hearing notice. Three separate ads will be required, one for ARPUD overlay for Zoning Act, one for Subdivision Rules & Regulations for Subdivision Control Law and one for marijuana for Zoning Act.

*Form A 228 Summer Street* - **M/Gardner, S/Lyons** with (5) five regular members (Gardner, Belcher, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

*Layla Estates* – Roy and Charlie Macy met with a Notary at the bank for the tri-party agreement. The surety is obtained as requested so Roy asked the Board to release all lots. **M/Gardner, S/Nolan** with (5) five regular members in favor (Gardner, Nolan, Belcher, Lyons and Smith) (0) none opposed, to sign Covenant and Partial Release.

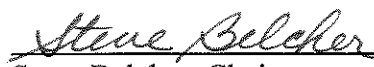
*Payroll Authorization Form* – Chair, Vice-Chairman and Building Inspector authorized to sign payroll and bills **M/Gardner, S/Nolan** with (5) five regular members (Gardner, Belcher, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

*Old Colony Planning Council* – Rob Lyons cannot continue with the council if anybody is interested.

*Engineering bill* – Field Engineering for Daisy Lane Subdivision \$2,485.15 invoice # 13522 **M/Gardner, S/Nolan** with (5) five regular members (Gardner, Belcher, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed to approve bill.

*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 9:50 p.m. **M/Gardner, S/Nolan** with (5) five regular members (Gardner, Belcher, Lyons, Smith and Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

  
Steve Belcher, Chairman  
East Bridgewater Planning Board 