



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

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BOARD MEMBERS

Roy Gardner, Chairman
Steve Belcher, Vice-Chairman
Christine Hanley, Clerk
Linscott Snow, Member

PRINCIPAL CLERK

emckenzie@eastbridgewaterma.gov

BOARD MEMBERS

Austin Lyons, Jr., Member
Edward O'Leary, Member
Kevin Reilly, Associate Member

Planning Board minutes of **August 17, 2020** as follows: meeting called to order at 7:02 pm in the large 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, August 17, 2020 which is on file with the Planning/Building Department.

Members present were Steven Belcher, Chairman; Roy E. Gardner, Member; Ed O'Leary, Member, Christine Hanley, Member and Kevin Reilly, Associate Member. Also, present Ellen McKenzie, Principal Clerk and Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present: Lindy Snow, Member and Rob Lyons, Member.

Re-Organize: Roy, Chairman **M/Belcher, S/Reilly**, Steve, Vice-Chairman **M/Gardner, S/Reilly** and Christine, Clerk **M/Reilly, S/Belcher** with (4) four regular members (Gardner, Belcher, Hanley & O'Leary) and (1) one associate member (Reilly) in favor, (0) none opposed.

Minutes of July 6 and July 20, 2020 **M/Reilly, S/Belcher** with (4) four regular members (Gardner, Belcher, Hanley & O'Leary) and (1) one associate member (Reilly) in favor, (0) none opposed.

Bills to review: Field Engineering for Daisy Lane \$1,870.00, **M/Belcher, S/Reilly** with (4) four regular members (Gardner, Belcher, Hanley & O'Leary) and (1) one associate member (Reilly) in favor, (0) none opposed.

Public Hearing: 7:00 p.m. Speedway Park, LLC, Special Permit – Christine read Public Hearing notice – Josh White of PMP Engineering presenting plan for the applicant. This property was previously approved for a medical office building. This plan proposes two contractor bays with overhead doors in back with the front looking like a regular building. Currently working with Conservation. Discussion of questions and concerns. The applicant was present for discussion regarding each concern. Roy asked the applicant to submit a letter asking to modify the previous Special Permit. **M/Belcher, S/O'Leary** to continue Public Hearing to Sept. 21 at 7pm with (4) four regular members in favor (Gardner, Belcher, Hanley & O'Leary), (1) one associate member (Reilly) in favor, (0) none opposed.

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: *Site Plan Residential Townhouses 359-369 West St, Charlie Macy applicant:* Charlie Macy is not actually the owner of the property. The actual owner needs his signature or a notarized letter from

Stiles Hart, Mr. Lincoln, stating Charlie Macy is the authorized owner. Concerns about grade and height. Roy asked PMP Engineering for detail grade and asked Josh from PMP to speak with Patrick Franey regarding height. A sheet showing landscape will also be added. Will continue to next Planning Board meeting on Sept. 21, 2020.

457 Oak Street – appeal period over. Abutter ADGA was unhappy with the grading and asked for a modification to avoid appeal. The plan was revised and submitted with rev. date of Aug. 3, 2020. Waiting for mylar from applicant.

530 Spring Street Site Redevelopment Plan – Board endorsed Plans **M/O’Leary/, S/Belcher** with (4) four regular members (Gardner, Belcher, Hanley & O’Leary) and (1) one associate member (Reilly) in favor, (0) none opposed.

Emory Lane – Ken Allen would like to continue development; he was present to see what he can do that meets requirements of the Town. Discussion of extending Emory Lane with a hammerhead and possibly the need to file a subdivision plan. Discussion mentioned a paper road extension. He stated he has an agreement with Conservation. The applicant will revise plans as discussed with the Board.

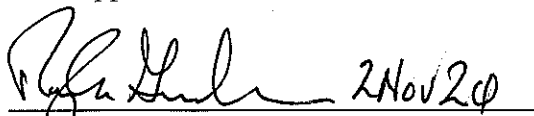
Application submission – Associate Member, Kevin Reilly, would like the applicants to submit renderings of proposed buildings as part of the application.

Subdivision Rules & Regulations – office will check to see if revisions were submitted to Town Counsel.

Increase and establish fees – Roy will investigate Planning Board fees.

Miscellaneous – Town Administrator would like to hire a Town Engineer with a Planning Board background. The Board agrees it is needed and to have continuity between the Boards and multiple Departments.

It was unanimously voted to adjourn at 8:40 p.m. **M/Reilly, S/O’Leary** with (4) four regular members (Gardner, Belcher, Hanley & O’Leary) and (1) one associate member (Reilly) in favor, (0) none opposed.

A handwritten signature in black ink, appearing to read "Roy Gardner", followed by the date "2 Nov 20" written in a similar cursive style.

Roy Gardner, Chairman
East Bridgewater Planning Board