



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
175 CENTRAL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

BOARD MEMBERS
Roy Gardner, Chairman
Steven Belcher, Vice-Chairman
Christine Hanley, Clerk

Dorothy Simpson, Admin. Asst.
dsimpson@eastbridgewaterma.gov

BOARD MEMBERS
Austin Lyons, Jr., Member
Linscott Snow, Member
Edward O'Leary, Member
Kevin Reilly, Associate Member

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Planning Board minutes of **OCTBER 5, 2020** as follows: meeting called to order at 7:18 p.m. in the Large Conference Room, 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, **OCTOBER 5, 2020** which is on file with the Planning/Building Department.

Members present were Roy E. Gardner, Chairman, Steven Belcher, Vice Chairman; Austin Lyons, Jr, Member; Edward O'Leary, Member; Kevin Reilly, Associate Member. Also, present Dorothy Simpson, Interim Administrative Assistant. Not present: Christine Hanley, Clerk; Linscott Snow, Member.

Minutes: Approve minutes of June 15, 2020 **M/Reilly, S/Belcher** with (4) four regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

Bills: Dorothy Simpson for purchase of a tape recorder **M/Reilly, S/Belcher** to pay bill with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

Public Hearing: 7:00 p.m. Speedway Park, LLC, Special Permit – 798 North Bedford St. (continued from August 17, 2020). Josh White, P.M.P. Associates was present and represented Speedway Park. Letter dated September 30, 2020 was presented requesting a modification to the existing Site Plan approval issued back in 2019 for a Holistic Medical Building to convert to Contractor Bays. The proposed 30,000 square foot building out back would consist of approximately 10 (ten) contractor bays, the 12,000 square foot building out back would consist of approximately 8 (eight) contractor bays and the 7,470 square foot building in front would consist of approximately 5 (five) contractor bays. **M/Belcher, S/Lyons close public hearing at 7:30 p.m.** with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed. **M/Belcher, S/Lyons to approve application**, standard conditions and a notation that there is a Special Permit for this site to be noted on this plan with (4) four regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) opposed. Vote requires a super majority, vote does not carry, deny. Chairman asked applicant if he would like to come back to our October 19th meeting for additional discussion

and revote, Mr. Payton's response was yes. **M/Belcher, S/Lyons to revisit on October 19th meeting**, with (4) four regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) opposed.

Pending Matters:

Celiberti Realty, LLC, No. Bedford St. – Mr. Reilly questions the time frame for this application, it has been on the agenda for many years. **M/Reilly, S/Lyons, to deny application without prejudice**, Assessor's Map 109, Block 10 – North and Assessor's Map 109, Block 10 – South, North Bedford Street with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

Other Matters:

359-369 West Street. Building Inspector confirmed plan has been revised, site work to be done, elevation. **M/Reilly, S/Belcher to approve site plan with architectural plans**, with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

Subdivision Rules and Regulations: Board is hopeful to approve final Subdivision Rules and Regulations at the next Planning Board Meeting. Will contact Town Counsel for his comments/amendments before final vote.

Daisy Lane Estates: Board has received review #4. Once Board is in receipt that all items have been addressed and final plan is complete from Field Engineering, the Board will endorse plans, Board will approve any guardrail that is recommended from town DPW. **M/Belcher, S/Lyons sign plans once final approval received from Field Engineering,**

457 Oak Street: still waiting for plans.

Victory Lane: BOS working on streetlight issue.

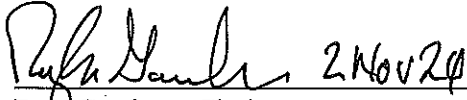
Town Engineer: town working to consider/hire a town engineer to share between town departments.

Angier's Way: name change to Snow Lane, Chairman to speak with Mr. Snow, address should be Rear Plymouth St.

Meadowbrook Condominium, Units 52, 53, 54 and 55: Site has been transferred from Mr. Merola to Ken Kosta, Clover LLC. Town presently holding four (4) lots under present covenant. New owner is looking to have units released, although one trailer still remains. **M/Belcher, S/Reilly to release Unit 52 (4 Magnolia Circle) and Unit 53 (6 Magnolia Circle)** with an update concerning the remaining trailer with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

Chairman Gardner stated he had an inquiry about 0 Beatty Place off Cedar Street noting it is a 2 Lot Subdivision that was approved in 2006. A new subdivision plan should be submitted.

It was unanimously voted to adjourn at 8:31 p.m. **M/Belcher, S/Lyons** with (4) four regular members (Gardner, Belcher, Lyons, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed.

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Roy Gardner, Chairman
East Bridgewater Planning Board