



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 **November 2, 2020** as follows: meeting called to order at 7:05 p.m. in the Large Conference Room second floor of the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, November 2, 2020 which is on file with the Planning/Building Department.

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

Minutes: approve minutes of August 17, 2020 and minutes of October 5, 2020 **M/Reilly, S/O'Leary** with (4) four regular members (Gardner, Belcher, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

Bills: approve Field Engineering bill for review #5 in the amount of \$2,830.00 **M/Reilly, S/Belcher** with (4) four regular members (Gardner, Belcher, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

Public Hearing: 7:00 p.m. 798 N. Bedford St., Speedway Park, LLC. Joshua White, Jacobs Driscoll Engineering, Inc. submitted a request to continue public hearing. Continue public hearing until November 16, 2020 **M/Belcher, S/O'Leary** with (4) four regular members (Gardner, Belcher, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

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

Other Matters: Chairman informed the Board he was consulting with Town Counsel for his opinion concerning legal status for two special permits, Celiberti Realty M/109-B/10 N. Bedford St – North and South and Speedway Park, LLC 798 N. Bedford St.

Meadowbrook Condominium – sign Covenant Amendment and Conditional Homesite Release 4 Magnolia Circle (homesite 52) and 6 Magnolia Circle (homesite 53) **M/Belcher, S/O'Leary** with (4) four regular members (Gardner, Belcher, Hanley, O'Leary) in favor and (1) one associate member (Reilly) abstained, motion carries.

Form A 165 Grove Street – Form A creating 2 (two) legal estate lots for 165 Grove Street as shown on a plan prepared by Silva Engineering Associates, P.C. dated 10/09/20. Approve Form A and authorize Chairman to endorse plan **M/Belcher, S/ O’Leary** with (4) four regular members (Gardner, Belcher, Hanley, O’Leary) in favor and (1) one associate member (Reilly) abstained, motion carries.

Informal/Preliminary Subdivision off Industrial Drive - Attorney Don Nagel and Matt Grosschedl, Outback Engineering were present and represented ADGA Realty, LLC. Atty Nagel presented a “Progress Plan” of Industrial Drive to the Board seeking input for the proposed layout from Industrial Drive through Oak Street. Chairman made note that Stormwater regulations have changed since construction of original Industrial Dr. and that Conservation Commission may get involved. Atty. Nagel was looking for support from the Board to keep road as gravel while moving gravel and come back at a later date to do official subdivision.

Subdivision Rules and Regulations: Chairman is currently working on final draft.

Daisy Lane Estates: Board has received final review #5 from Field Engineering. Board is waiting for final plans for the Board to endorse.

457 Oak Street: still waiting for final plans to endorse. Will contact Larry Silva’s office for update.

Angier’s Way Street Name Change: Chairman informed the Board he spoke with Fire Chief and Building Commissioner concerning Angier’s Way changing the name to Snow Lane. Angier’s Way is not a constructed road, the new dwelling should have Plymouth Street address. Chairman to draft letter to Mr. Snow informing him the new dwelling to have an address of Plymouth Street.

Proposed Zoning Article: Chairman informed the Board it has come to his attention a proposed article has been presented for Town Meeting from Conservation Commission for a Zoning By Law change. As of this date this proposed article has not been presented to the Planning Board for a public hearing.

It was unanimously voted to adjourn at 7:54 p.m. **M/Belcher, S/O’Leary** with (4) regular members (Gardner, Belcher, Hanley, O’Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed, meeting adjourned.



Christine Hanley, Clerk
East Bridgewater Planning Board