

OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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BOARD MEMBERS
Steve Belcher, Chairman
Roy Gardner, Member
Linscott Snow, Member

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BOARD MEMBERS
Austin Lyons, Jr., Member
Christine Hanley, Member
Edward O'Leary, Member
Kevin Reilly, Associate Member

Planning Board minutes of **June 15, 2020** as follows: meeting called to order at 7:10 pm in the Auditorium at the Jr/Sr High School, 143 Plymouth Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, June 15, 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; Rob Lyons, Member and Kevin Reilly, Associate Member. Also, present Ellen McKenzie, Principal Clerk; Dorothy Simpson, Administrative Assistant Not present Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present Lindy Snow, Member.

Public Hearing: 7:00 p.m. Malden RE Dev, LLC, Special Permit - continued from June 1, 2020 – Outback Engineering present for discussion. Roy mentioned an easement between the two parcels as a concern for any future sale; any prior Special Permits shall still be in effect; 659 Oak St – same ownership. **M/Gardner, S/O'Leary** to Approve Drive-up window for 60 Franklin St, 25 Industrial Dr and 659 Oak St as on plan rev #3 dated May 27, 2020 with easement to be noted in any future sale with (5) five regular members in favor (Gardner, Belcher, Hanley, Lyons & O'Leary), (1) one associate member opposed (Reilly)

Public Hearing: 7:05 p.m. Marijuana not medically prescribed – being passed over. Will go forward in Fall for Special Town Meeting.

Public Hearing: 7:20 p.m. Zoning Map Change– Roy read public hearing notice. Brian Noble & Paula Wolfe present to speak in favor. **M/Gardner, S/Reilly** to bring to Town Meeting to change from I to R2 as presented tonight on NW side of Central Street with (5) five regular members in favor (Gardner, Belcher, Hanley, Lyons & O'Leary) and (1) one associate member in favor (Reilly).

Public Hearing: 7:35 p.m. Zoning By-Law Sec. 5. Allowed Uses E. District R-5, ARPUD – Roy read public hearing notice. Discussion with Board, Brian Noble, Paula Wolfe and residents for best use and continued need for over 55 communities. **M/ Reilly, S/ Gardner** to bring to Town Meeting with (5) five regular members in favor (Gardner, Belcher, Hanley, Lyons & O'Leary) and (1) one associate member in favor (Reilly).

Public Hearing: 7:50 p.m. *Subdivision Rules & Regulations, add Sec. 7. Roadway Acceptance Procedures* – Roy read public hearing notice. Procedure to accept roadways after road is complete.

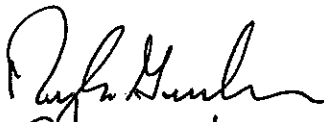
M/Gardner, S/Lyons to adopt Section 7 with (5) five regular members in favor (Gardner, Belcher, Hanley, Lyons & O’Leary) and (1) one associate member in favor (Reilly).

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:

Unresolved Matters: Associate Members, legal opinion: 40A Section 9, Special Permits - looking for a clear answer from Counsel, waiting on response.

It was unanimously voted to adjourn at 8:15 p.m. **M/Gardner, S/Reilly** with (5) five regular members in favor (Gardner, Belcher, Hanley, Lyons & O’Leary), (1) one associate members in favor (Reilly), (0) none opposed.



Roy E. Gardner

~~Steve Belcher~~, Chairman

East Bridgewater Planning Board