

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
Austin Lyons, Jr., Member
Linscott Snow, Member

Dorothy Simpson, Admin. Asst.
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BOARD MEMBERS
Edward O'Leary, Member
John Lawlor, Member
Kevin Reilly, Associate Member
Sheila Savoy Glidden, Associate Member

Planning Board minutes of November 16, 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 16, 2020 which is on file with the Planning/Building Department.

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

Minutes: Approve minutes of October 19, 2020, **M/Reilly, S/O'Leary** (5) five regular members (Gardner, Hanley, Lyons, O'Leary and Lawlor) in favor as written and (2) two associate members (Reilly and Savoy Glidden) in favor, none opposed, as written, motion carries.

Approve minutes of November 2, 2020, with a correction on a vote on a Form A for the property located at 165 Grove Street, Vice Chairman Belcher made the motion not Reilly, **M/Reilly, S/Hanley** (5) five regular members (Gardner, Hanley, Lyons, O'Leary and Lawlor) in favor and (2) two associate members (Reilly and Savoy Glidden) in favor with corrected change, none opposed, motion carries.

Bills: approve Make Your Mark bill in the amount of \$62.50 **M/Reilly, S/O'Leary** with (5) five regular members (Gardner, Hanley, Lyons, O'Leary and Lawlor) in favor and (2) two associate member (Reilly and Savoy Glidden) 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 until Monday, December 7, 2020. Continue public hearing until December 7, 2020.

Chairman Gardner sent two requests to Atty. Chris Kenny, Town Counsel regarding special permits before the Board. First question regarding the Boards action to "deny a special permit without prejudice", statue allows an applicant to withdraw prior to publication or with Boards approval after publication giving them the right to come back before the Board within two years. The statue is clear for the process for the applicant to request a "withdrawal without prejudice" but is silent concerning board members taking action "without prejudice". Second question regarding a super majority vote and reconsideration of a motion if there is not a full complement of the Board. The Planning Board's informal policy to allow an applicant to extent

the timeline for action taken by the Planning Board if there is not a full complement of the Board. A lengthy discussion was held concerning Atty. Kenny response to the Special Permit questions and the Chairman was going to seek further clarification to both questions.

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. **M/Reilly, S/** to deny special permit without prejudice; a discussion was held and the Chairman was going to request further clarification from Town Counsel to the question regarding the Boards vote to “deny without prejudice”. Member Reilly took his motion off the table. To be discussed after further clarification from Town Counsel.

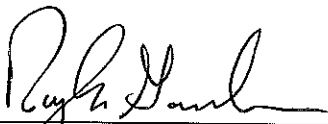
DAISY LANE ESTATE – endorse Covenant and final Definitive Plans for Daisy Lane Estates. Plans have been approved by Field Engineering and 20-day appeal period has passed. Endorse plans and covenant **M/O’Leary, S/Reilly** with (5) five regular members (Gardner, Hanley, Lyons, O’Leary and Lawlor) in favor and (2) two associate members (Reilly and Savoy Glidden) in favor, none opposed, motion carries.

457 OAK STREET – plans have been approved and 20-day appeal period has passed. Endorse approved plans **M/Reilly, S/O’Leary** with (5) five regular members (Gardner, Hanley, Lyons, O’Leary and Lawlor) in favor and (2) two associate members (Reilly and Savoy Glidden) in favor, none opposed, motion carries.

ELMWOOD COURT – Member Lyons had a question concerning Elmwood Court’s drainage issue. Aggregate was going review the situation and the Chairman was confident they would take care of the problem. Drainage issue will be reviewed when roadway as-built’s are submitted.

Chairman had mentioned to the Board that tablets had been ordered for the use of all the members should a member feel more comfortable attending meetings virtually during COVID 19. Tablets would not be available until sometime in December.

It was unanimously voted to adjourn at 8:02 p.m. **M/Lyons, S/Reilly**, with (5) five regular members (Gardner, Hanley, Lyons, O’Leary and Lawlor) in favor and (2) two associate member (Reilly and Savoy Glidden) in favor (0) none opposed, adjourned.



Roy E. Gardner, Chairman
East Bridgewater Planning Board