



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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

REC'D BY TOWN CLERK
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BOARD MEMBERS
Roy Gardner, Chairman
Steven Belcher, Vice-Chairman
Christine Hanley, Clerk
Linscott Snow, Member
Austin Lyons, Jr., 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 **Monday, January 4, 2021** as follows: meeting called to order at 7:06 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, January 4, 2021 which is on file with the Planning/Building Department. Chairman noted this meeting was being audio and video recorded.

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 were Steven Belcher, Vice Chairman and Linscott Snow, Member.

Minutes: approve minutes of December 21, 2020 as corrected, **M/Reilly, S/O'Leary** (5) five regular members (Gardner, Hanley, Lyons, O'Leary, and Lawlor) in favor and (2) two associate members (Reilly and Glidden) in favor, none opposed, motion carries.

Bills: No bills at this time.

Public Hearing: 7:10 p.m. 80 Oak Street, Robert Graham. Michael Koska from Koska and Associates was present and represented the Applicant. Public hearing was called to order at 7:10 p.m. Abutter to the west of property Mr. Hetman raised a concern with that an error was made with lot lines. Chairman stated that was a private matter to be discussed with the engineer and Mr. Hetman that it was not a Board issue. This property must be constructed as a public way with the creation of two lots off the proposed way. Being a public way, it has been past practice the developer will be required to construct catch basins/manhole, cape cod berms, sidewalk and underground power. At last meeting Chairman requested Mr. Koska calculated the total square footage of pavement once the project was completed. Mr. Koska informed the Board the total new pavement for this subdivision once completed would be 6190 square feet. Abutters had a concern with water issues from trees coming down and drainage being directed to the rear of the property. Chairman informed the abutters the Engineer is required to show no additional water will be added to any abutting properties. The Engineer to submit revised plans showing any changes and the requested waivers. Member Lyons questioned some of the possible waivers and Chairman assured him once the revised plans are submitted and the requested waivers are reviewed the Board will at that point discuss and vote what has been submitted. Present plans do not show any changes or final waiver request. Close public hearing at 7:50 p.m. **M/Lyons, S/Lawlor** (5) five regular members (Gardner, Hanley, Lyons, O'Leary, and Lawlor) in favor and (2) two associate members

(Reilly and Glidden) abstained, none opposed, motion carries. Clerk Hanley questioned once public hearing is closed do the abutter have a right to voice any concerns on the new plan. Chairman stated abutters always have a right to voice concern.

Form A Plan Central Street (former Hanson Land), ADGA Realty, LLC. Ed Jacobs from P.M.P. Associates/Jacob Driscoll Associates, Inc. was present and represented the Applicant. Form A plan consists of 16 Form A lots with the required lot frontage and square footage required by Zoning By Law. Mr. Jacobs stated lots 1-4 are located in Residential 1 zoning district and lots 5-16 being located in Residential 2 zoning district. Remaining land consists of 15,403 square feet. Chairman had a concern with third party landowners with rights to use paper streets within the subdivision. Mr. Jacobs stated there were not third-party landowners concerning this project. Approve Form A and authorize Chairman to sign plan **M/Hanley, S/O'Leary** (5) five regular members (Gardner, Hanley, Lyons, O'Leary, and Lawlor) in favor and (2) two associate members (Reilly and Glidden) abstained, none opposed, motion carries. Chairman to sign mylar.

Pending Matters: *Celiberti Realty, LLC, No. Bedford St.* – Chairman Gardner in process of reviewing letter to be submitted to Mr. Celiberti requesting he withdraw his application before the Board.

Proposed Subdivision Rules & Regulations, final to be discussed at next.

It was unanimously voted to adjourn at 8:13 p.m. **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 Glidden) in favor, none opposed, motion carries.



Christine Hanley, Clerk
East Bridgewater Planning Board