



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

REC'D EB TOWN CLERK
'21 APR 7 PM 1:15

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 meeting of **Monday, March 15, 2021**, 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, **March 15, 2021** which is on file with the Planning/Building Department.

Member's present were Roy E. Gardner, Chairman; Linscott Snow, Member present via remote; Edward O'Leary, Member; John Lawlor, Member; Kevin Reilly, Associate Member; and Sheila Savoy Glidden Associate Member present via remote. Also present Dorothy Simpson, Interim Administrative Assistant. Rob Lyons, Member present at 7:12 p.m. Not present were Steven Belcher, Vice Chairman and Christine Hanley, Clerk.

Minutes: approve minutes of **March 1, 2021, M/Reilly, S/O'Leary** (4) four regular members (Gardner, Snow, 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: 7:00 p.m. 80 Oak Street, Robert Graham, letter received from Koska and Associates requesting the Board hold off on making a decision until next meeting. A property line dispute is being researched and a revised plan will be submitted. **M/O'Leary, S/Snow** (4) four regular members (Gardner, Snow, O'Leary, and Lawlor) in favor and (1) associate member (Savoy Glidden) in favor (1) one abstention (Reilly), associate member, motion carries.

Pending Matters: *Celiberti Realty, LLC, No. Bedford St.* – second letter forwarded to Celiberti Realty, LLC March 10, 2021 requesting a reply by April 5, 2021 meeting when Board will move forward with a decision.

Preliminary Plan Knights Way – continued from March 1, 2021. Ben Carroll, Owner/Applicant and Attorney Scott Ford were present and represented the Applicant. Chairman discussed a condition in Brockton's decision that is not acceptable under the Town of East Bridgewater Subdivision Rules and Regulations that would be condition #12 homeowner association maintain and repair the roadway and common areas until roadway and common areas are accepted by the Town. Under state law the owner is required to maintain and repair the roadway and common areas through a bond that is posted with the Town, that is the only incentive the owner has to complete the roadway in order have roadway accepted by the Town.

When the public hearing is opened another matter we would like to make clear is until such time there is a signed inter-municipal agreement for water and sewer with the City of Brockton and when final plans have been endorsed by this Board, they will not take effect until both documents have been recorded at the Registry of Deeds. Ben Carroll asked if the Board would accept a site-specific agreement with Brockton for this development. Chairman stated City of Brockton is currently in negotiations with Town of East Bridgewater for a town wide intermunicipal agreement to cover emergency connections we currently have in place. Ben Carroll has a concern with the intermunicipal agreement that could take a few years. Would East Bridgewater have an issue with a site-specific agreement with Brockton. Chairman stated he did not think the Board would have an issue but expects the City may not want to have an individual site agreement. Atty. Ford made mention of the Board's two main issues at this time being the intermunicipal agreement and homeowner's association in the Brockton decision. Ben Carroll is meeting this week to discuss Stormwater Management and hopeful to submit definitive plan in the near future.

Victory Lane: Chairman informed Ben Carroll the office does not have the mylar in the office. It is believed the mylar was given back to the engineer because changes were required and mylar was not returned once changes were made. Presently it is understood the development still requires streetlights to be installed and status of final outcome from Conservation. Ben Carroll will reach out to Conservation Commission to see if there are any drainage issues with them. As for the streetlights Ben Carroll mentioned the owner has tried to purchase streetlights from National Grid to install in Victory Lane, but National Grid stated they no longer sell poles they rent them. It was Ben Carroll's understanding back in 2016 that the Town was going to try get some kind of agreement with National Grid. Chairman stated he will have the office research the matter to see where this issue stands. Attorney noted there were three issues concerning this development, lights, mylar and deed to the roads.

60 Franklin Street – no update at this time.

Elmwood Court – As-built plan is the only document that has been submitted at this time. Developer has a copy of Roadway Acceptance Procedure and are working on the remaining documents. Will not be ready for this Annual Town Meeting.

Form A Plan Central Street – Item not on the agenda, plans submitted earlier in the day. Ed Jacobs from PMP Associates was present to discuss changes made to original Central Street Form A. Lots 4 – 11 have reduced square footage and “new” Lot 17 has been added, one roadway has been changed and drainage easement has been removed from remaining land in the back. Drainage easement will be addressed when remaining land is developed. Chairman wanted to mention again the issue of roadway and who has legal access and who does not have legal access. Authorize Chairman to endorse Form A plan dated 3/8/2021, **M/Lawlor, S/O’Leary** (5) five regular members (Gardner, Snow, Lyons, O’Leary and Lawlor) in favor and (2) associate members (Reilly and Savoy Glidden) in favor, motion carries.

Proposed Subdivision Rules & Regulations, draft is currently being reviewed by DPW.

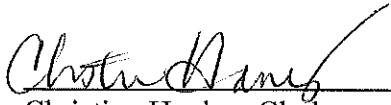
Review the needs of increasing and establishing fees. Chairman to review.

Angier Lane/Snows Lane – status unchanged.

Chairman informed the Board the town is moving forward with interviews for a Town Planner. Interviews are scheduled for Wednesday, March 17th and currently they have scheduled five primary candidates with two backup candidates. The town is also in the process of reviewing resumes for Town Engineer. Currently there are two Engineering Firms under review. It is hopeful the new Town Engineer will assist the Planning, Building, Con Com, DPW, BOH and Assessors'.

Chairman reminded the Board that April 5, 2021 Planning Board meeting will be held at the EB High School to conduct public hearings while accommodating social distancing requirements for Zoning By-Law changes for Marijuana, Outdoor Dining Site Plan Approval and note (10) of Section 6 Location Lot Requirement for all Principal Buildings.

It was unanimously voted to adjourn at 7:45 p.m. **M/O'Leary, S/Gardner** with (5) five regular members (Gardner, Snow, Lyons, O'Leary, and Lawlor) in favor and (2) two associate members (Reilly and Savoy Glidden) in favor, none opposed, motion carries.


Christine Hanley, Clerk
East Bridgewater Planning Board