

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 JUN 15 PM 0:59

BOARD MEMBERS

Roy Gardner, Chairman
Steven Belcher, Vice-Chairman
Christine Hanley, Clerk
Linscott Snow, Member
Austin Lyons, Jr., Member

Dorothy Simpson, Admin. Asst.
dsimpson@eastbridgewaterma.gov

Telephone: 508-378-1607/1608 * Facsimile: 508-378-1628

BOARD MEMBERS

Edward O'Leary, Member
John Lawlor, Member
Kevin Reilly Associate, Member
Sheila Savoy Glidden, Associate Member

Planning Board minutes of **Monday, May 3, 2021**, meeting called to order at 7:13 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, **May 3, 2021** which is on file with the Planning/Building Department.

Members present were Roy E. Gardner, Chairman; Christine Hanley, Clerk; Edward O'Leary, Member; John Lawlor, Member; Sherrie Bates, Member; Rob Kenn, Member; Kevin Reilly, Associate Member. Also present Dorothy Simpson, Interim Administrative Assistant. Not present were: Linscott Snow, Member and Sheila Savoy Glidden, Associate Member.

After Annual Town election held on April 10, 2021 new members were elected to the Planning Board, reorganization as follows:

Nominate **Christine Hanley as Clerk, M/Reilly, S/Lawlor** (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries, Christine Hanley, Clerk.

Nominate **Edward O'Leary, Vice Chairman, M/Reilly, S/Lawlor** (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries, Edward O'Leary, Vice Chairman.

Nominate **Roy E. Gardner, Chairman, M/Reilly, S/Lawlor** (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) favor and (1) one associate member (Reilly) in favor, none opposed, motion carries, Roy E. Gardner, Chairman.

2021 Planning Board vote as follows:

Roy E. Gardner, Chairman
Edward O'Leary, Vice Chairman
Christine Hanley, Clerk
Linscott Snow, Member
John Lawlor, Member
Sherrie Bates, Member
Rob Kenn, Member
Kevin Reilly, Associate Member
Sheila Savoy Glidden, Associate Member

Minutes: approve minutes of **April 5, 2021** as written, **M/Reilly, S/Hanley**, (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

Bills: None at this time

Public Hearing:

7:16 pm North Bedford Street, Speedway Park LLC, modification to an existing Special Permit is being requested. The Applicant is proposing to construct a 12,000 square foot building and 30,000 square foot building. The property currently consists of a 7,470 square foot building that is under construction and has a Special Permit for a Holistic Medical Building. This modification to the existing Special Permit is being requested to construct a total of 3 buildings containing more than 10,000 square feet of area on this site according to Section K.(2)(a) the East Bridgewater Zoning By-Law. Proposed use of the buildings would be an allowed use within the Industrial Zone. Conservation Commission is in the process of reviewing their application for drainage. The property has a shared septic, entrance and water with abutting property out back. A concern of the Board was parking, and they were informed by Mr. Payton that Rhino Capital has a purchase and sales agreement with the owners of the property out back and they are willing to issue an easement to Mr. Payton should additional parking be required for any use of these buildings. Mr. Payton stated they will be using the existing water supply from Highland St. it is possible it may require some upgrades. Mr. Payton also stated the original thought was to construct contractor bays but now may move more towards retail mixed use. The applicant must prove to the Building Commissioner when an application is submitted for a building permit for each unit fit out that it meets Section 5(K) requirement. If the Building Commissioner finds the intended use needs additional approval from the Planning Board, he will send the applicant back to the Planning Board prior to issuing a building permit. Close public hearing at 7:48 pm, **M/Reilly, S/Lawlor**, (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries. *Continue discussion May 17th, M/Reilly, S/O'Leary (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.*

7:53 MJL Construction Corp. Tower Heights Phase V off Captain's Way, public hearing continued from April 5, 2021, 5 lot subdivision has stormwater designed to allow additional lots for the remaining 10 acres in the future. The temporary cul-de-sac has an easement and will not count radius of cul-de-sac for frontage, the developer will put down stone on the "wings" for this phase to accommodate the first five lots. The proposed 5 lot subdivision meets subdivision rules and regulations except for **Section 4.B.f.** which they are seeking a waiver from the street jogs requirement for centerline offset of less than 125' and requesting an 85' centerline offset between Northridge Drive and the proposed Southridge Drive and **Section 5.B.5.** seeking to waive that drainage pipes shall not have less than 30' of cover to a minimum of 18' for a proposed cross culvert pipe requirement. Close public hearing 8:03 pm **M/O'Leary, S/Lawlor**, (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

Pending Matters:

80 Oak Street, Robert Graham, continued until June 17, 2021 at the request of the applicant.

Other Matters:

*Chairman Gardner informed the Board he will be presenting the two zoning by-law changes at Annual Town meeting June 14, 2021. He was also approached by the Board of Selectmen to present the Marijuana Zoning By-Law as well.

*Chairman Gardner recognized our two new Planning Board members, Sherrie Bates and Rob Kenn, welcoming them to the Board and expressing the knowledge they bring with them will be an asset to the Board and thanked them for their interest.

*Form A Emery Lane – Lot C-1 has the required frontage and square footage for a buildable lot. Parcel C2 has potential for future use but is not considered a buildable lot at this time. Vote to approve Form A – Lot C1 “approval under subdivision control law not required” **M/O’Leary, S/Lawlor**, (6) six regular members (Gardner, Hanley, O’Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

*Residents from Fieldcrest Drive came before the Board to discuss having the street repaired. Chairman Gardner explained bond money for many developments in town were held by an insurance bond and about 1988 these insurance company went bankrupt, leaving these developments unfinished and no money for the Town to repair/fix. The Town has about 20 development in the same position as Fieldcrest Drive. The Town has hired a Town Engineer, Environmental Partners, and it is hopeful they can work with the Town to get the required documents in order to begin the process to get the road accepted. The final process to get the road accepted is approval at Annual Town Meeting. Town Counsel has stated only documents drafted by a licensed engineer will be acceptable. We are hopeful once Environmental Partners begins working for the Town, we can work with them to get the acceptance process started. The soonest this could be done is Annual Town Meeting 2022. Once accepted by the Town we can then begin the process to get the roadways repaired. Until they are accepted by the Town only emergency repairs can be done. Chairman Gardner stated Fieldcrest Drive is one of the biggest developments on the list and is pretty sure it will be one of the first on the list for Environmental Partners to work on. Many residents from Fieldcrest Drive were present all having concerns that the roadway is in such deplorable conditions and were not happy it will still be at least another year before anything is done. Resident, Mr. Fisher was hopeful that the residents can be assured that Fieldcrest Drive can expect this process will continue to move forward and he would be willing to be the contact person during to process. Chairman Gardner understood their frustration, in order to be official, the Town must abide by regulations and state laws to make the process legal.

*60 Franklin Street drive up window is open for business.

*Engineering fees must be established, applicants must pay for engineers, the Town can not pay. Fees will increase substantially with hiring an outside engineering firm.

*Elmwood Court is still working on roadway acceptance; nothing has been submitted to the Town as of this date.

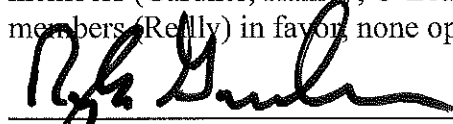
*Victory Lane street light issue is still on going. The Board of Selectmen must enter into an agreement with National Grid. The Town will lease the lights once the street is accepted. The Developers will agree to lease the streetlights until roadway is accepted by the Town.

*Alternate Member Reilly requested a letter from Building Commissioner to see if all Planning Board conditions have been met for 60 Franklin St. Chairman Gardner stated he will talk with the Commissioner, maybe the Board should require as-builts as a condition in their decisions.

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

Angier Lane/Snows Lane – status unchanged.

It was unanimously voted to adjourn at 8:46 p.m. **M/Reilly, S/O’Leary** with (6) six regular members (Gardner, Hanley, O’Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

A handwritten signature in black ink, appearing to read "Roy L. Gardner", written over a horizontal line.

Roy L. Gardner, Chairman
East Bridgewater Planning Board