



OFFICE OF THE PLANNING BOARD  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)  
175 CENTRAL STREET  
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

BOARD MEMBERS  
Roy Gardner, Chairman  
Edward O'Leary, Vice-Chairman  
Christine Hanley, Clerk  
Linscott Snow, Member  
John Lawlor, Member

Dorothy Simpson, Admin. Asst.  
[dsimpson@eastbridgewaterma.gov](mailto:dsimpson@eastbridgewaterma.gov)

BOARD MEMBERS  
Sherrie Bates, Member  
Robert C. Kenn, Member  
Kevin Reilly Associate, Member

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Planning Board minutes of **Monday, December 20, 2021**, 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, **December 20, 2021** which is on file with the Planning/Building Department.

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

**Minutes:** approve minutes of **December 6, 2021** as written, **M/Reilly, S/Kenn**, (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

**Bills:** None at this time

**Public Hearing:** None at this time.

**Pending Matters:**

Special Permit - 798 R. N. Bedford St, Rhino E.B. Dev., LLC approve draft decision revision #3 as written. **M/Reilly, S/Kenn**, (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

**Other Matters:**

**Form A 502 -512 Central Street** – Assessors' Map 60 Plot 5 (502 Central Street) is creating Parcel A to be conveyed and combined with Assessors' Map 60 Plot 4 (512 Central Street). Authorize Chairman to endorse plan, **M/Gardner, with note added to signature block – Parcel A shall at all times remain in common ownership with Assessors' Map 60 Plot 5 or Assessors' Map 60 Plot 4, S/Lawlor**, (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

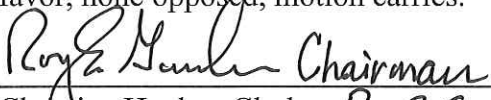
Preliminary Plan – Hickory Hill: Plan was submitted after agenda was filed with Town Clerk. 20 lot preliminary subdivision plan off Central Street prepared by P.M.P Associates and prepared for Hickory Hill Development, Inc. was submitted to the Board for review. Chairman Gardner noted a couple of issues, first “cul-de-sac” should be removed, and the second roadway should intersect with Columbus Road. Plans should be returned to P.M.P. Associates to make the requested changes. **M/Gardner, S/Lawlor**, (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries. Preliminary Plan should be review by TRAC.

Ousamequin Pines Paper Street Removal – Land Court Summons: This matter was brought to the Boards attention after agenda was filed with Town Clerk. Summons was submitted after agenda was filed with Town Clerk. Complaint was submitted to the Commonwealth of Massachusetts, Trial Court, Land Court Department, (Docket No. 21MISC000405) Amended Complaint for Paper Street Removal (Lupine Lane). Chairman Gardner submitted a packet to the Board given a little history of the area. He stated the Town had been served as a Defendant and he had spoken with Town Counsel, and they will file a response with the court concerning this matter. David Archibald, property owner of 77 Ousamequin Pines was present and questioned if Lupine Lane can be dissolved, he had a concern that other paper roads that lead to the pond could also be dissolved. It is the Boards understanding that a judge cannot dissolve a paper road only the Planning Board can through a plan filed with and approved by the Board that would require filing at Plymouth County Registry of Deeds. Chairman Gardner stated under state law all residence have right to pass over paper roads to access the pond. Towns interest with this case will be handled by Town Counsel.

Form A Plan for 649 and 611 Oak Street: Plan was submitted after agenda was filed with Town Clerk. Board needed further review of this plan, held over until January 10<sup>th</sup> Planning Board meeting.

Form A Plan for Lots 2 and 3 Daisy Lane: Plan prepared by J.K. Holmgren Engineering, Inc. and prepared for Scott Burgess dated 12/15/2021. Form A Plan showing previous lot line for Lot 2 & Lot 3 and proposed lot line creating new Lot 2A & new Lot 3A. Authorize Chairman to endorse plan, **M/Lawlor, S/Kenn**, (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

It was unanimously voted to adjourn at 7:45 p.m. **M/Lawlor, S/Kenn**, with (4) four regular members (Gardner, Hanley, Lawlor, and Kenn) in favor and (1) associate members (Reilly) in favor, none opposed, motion carries.

  
~~Christine Hanley, Clerk~~ **Roy E. Gardner**  
East Bridgewater Planning Board