



Town of East Bridgewater
Planning / Building Department
175 Central Street
East Bridgewater, MA 02333
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REC'D EB TOWN CLERK
19 SEP 24 10:19

Planning Board minutes of August 19, 2019, as follows, meeting called to order at 7:05 p.m. in the second floor conference room at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held on Monday, August 19, 2019, which is on file with the Planning /Building Department.

Members present were Steven Belcher, Chairman; Bernard Smith, Clerk; William Nolan, Member; Rob Lyons, Member; Kevin Riley, Associated Members; Christine Harley, Associate Member, Not present; Roy Gardner, David Johnson and Linscott Snow. Also present was Patrick Franey, Building Commissioner/Zoning Enforcement Officer; Dorothy Simpson, Administrative Assistant.

Public Hearings:

7:05 Russ Mills, Special Permit for 494 North Bedford Street – Mr. Mills explained when he purchased the property it was a residence. He turned the property into a business and renovated the second floor for a business. After the business moved out a friend was looking for a place to live so he converted this space into an apartment. There were questions concerning whether the apartment complied with the building code. The Building Commissioner explained if this special permit was approved Mr. Mills would then apply for a building permit and would be required to comply with the building code in effect at the time the permit is pulled. **M/B. Nolan, S/B. Smith**, unanimously approved to close public hearing at 7:25 p.m. **M/B. Nolan, S/B. Smith** with (6) six in favor (Belcher, Smith, Lyons, Nolan, Reilly and Hanley) (0) opposed to approve the requested Special Permit to allow one, one bedroom apartment on the second floor of the existing structure with the condition a building permit has been issued and meets all building codes requirements.

Pending Matters:

Celiberti Realty, LLC, N. Bedford St – waiting for final action form Conservation Commission. No new updates.

Other Matters:

798 North Bedford Street – Site Plan – Craig from Jacobs Driscoll Engineering, Inc. was present and represented Speedway Amusements, LLC. The Applicant is looking to construct a Medical Holistic Building. Have received approval from Conservation

Commission, building will be as a “strip mall” type building and square footage will be under 7,500 square feet. Existing parking will remain with additional parking to be located in the rear of the proposed building with a total of 38 parking spaces. All lighting will be wall mounted and directed onto the lot. B. Nolan questioned if future thoughts of another building, a Special Permit would be required if the total building square footage was over 10,000 square feet. **M/B. Nolan, S/B. Smith** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) opposed to approve Sit Plan as presented.

Minutes – July 14, 2019 minutes, **M/B. Nolan, S/Lyons** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to approve minutes as written.

Bill – W.B. Mason for office supplies in the amount of \$488.09, **M/B Smith, S/B. Nolan**, with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to approve bill for payment.

Old Colony YMCA – a discussion was held concerning a letter submitted by Deputy Fire Chief, Craig Winsor with his concern of vehicle intrusion for the newly located outdoor swimming pool at the YMCA. In his letter to the Board at the public hearing he requested bollards to be installed for vehicle protection. It was discovered this condition was not listed in the final decision. Deputy Chief Winsor is seeking assistance from the Planning Board in hopes to confirm that installation of the bollards was an oversight and suggesting to YMCA they should be installed for the protection of all involved. **M/B. Smith, S/B. Nolan** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to draft letter to YMCA requesting they work with Building Commissioner and Deputy Fire Chief to find a mutually agreed upon solution to protect the pool from vehicle intrusion which is in the best interest of all parties. Once this matter has been resolved the Planning Board will sign the Site Plan.

Franklin Street, Hanson – a draft plan was submitted for a discussion by Mr. Rollins concerning President Titanium located on Franklin Street in Hanson. The Building Commissioner explained the owner is proposing to construct an addition to the rear of the existing building which is primarily located in the town of Hanson. A portion of the proposed addition is located in East Bridgewater and the contractor was seeking input from the Board on what steps the Board wanted him to take concerning approvals to move forth with construction. **M/B. Smith, S/B. Nolan** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed that the Board would take no action at this time and to defer to the Building Commissioner to oversee the project and should an issue arise the Commissioner would bring the matter back to the Board at that time.

Fieldcrest Drive – a letter was submitted to Chairman Belcher from a concerned resident, James Saccoach, 12 Fieldcrest Drive, regarding the poor condition of Fieldcrest Drive. Chairman Belcher stated he would get in touch with John Haines, DPW Director and discuss the matter. Chairman Belcher requested we inform Mr. Saccoach that the Board is taking this matter under review and will contact him when any decisions have been made.

Bayberry Road – a resident called Building Commissioner concerning who was responsible for street lights. A discussion was held and the Town has not accepted the

road. Therefore, the road is still owned by the developer, so the developer would be responsible for any street lights.

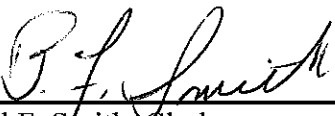
Elmwood Court – a letter was submitted to the Building Commissioner from Cindy Grondin concerning a water problem in front of her home on Elmwood Court. The development has a base coat at this time and it is the Board's opinion this issue would be resolved when the final coat is laid. The Board would like a letter sent to the developer bringing this matter to his attention to make sure it would be addressed when it comes time for the final coat, with a copy sent to Ms. Grondin.

Honor John DeLano – September 16, 2019 date was set to honor John Delano for his many years of service. After a short discussion it was decided to move that date forward to October 7, 2019 and to invite the Board of Selectman to this meeting.

Cranberry Cove – It was brought to the Building Commissioner's attention that water was collecting at the intersection of Cranberry Cove and Jacqueline's Place. Commissioner has reviewed the situation and found two catch basins were to be installed at the intersection and after a site visit he found they were not installed. He explained to the Board they were probably under the base coat as the final coat has not been laid yet. It was the feeling of the Commissioner once the final coat was laid the catch basins would be installed. **M/R. Lyons, S/B. Smith** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to write a courtesy letter to Mr. Whitmore reminding him the catch basins should be installed prior to final coat.

On-Line Permitting – Building Commissioner discussed with the Board the possibility of all Planning Board Applications to be available on line. **M/B. Smith, S/B. Nolan** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to approve on-line permitting.

It was unanimously voted to adjourn at 8:25 p.m. **M/B. Nolan, S/B. Smith** with (4) four in favor (Belcher, Smith, Nolan and Lyons) (0) none opposed to approve.



Bernard F. Smith, Clerk
East Bridgewater Planning Board