



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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

Telephone: 508-378-1607/1608

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

Planning Board minutes of **Monday, February 7, 2022**, 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, February 7, 2022, which is on file with the Planning/Building Department.

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

Minutes: approve minutes of **January 10, 2022**, as written, **M/Lawlor, S/Kenn**, four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) abstained, none opposed, motion carries.

Bills: None at this time

Public Hearing: None at this time

7:10 – Stormwater Management/Permitting Process Overview. Claire Yocum, Conservation Commission Chairwoman; Alex Welch, Conservation Commission Agent and John Delano, Conservation Commission Consulting Agent were present for the discussion. Planning Board Chairman presented an overview showing process for Stormwater review with issuance of stormwater permit as required by law. A lengthy discussion was held. Environmental Partners is reviewing Planning Board decisions and will inform the Board of their recommendation.

Pending Matters

Knights Estates: A memo was submitted by the applicant's engineer requesting the Board to continue the public hearing until March 7, 2022, **M/Lawlor, S/Kenn** to continue public hearing until March 7, 2022, at 7:30 p.m. four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) abstained, none opposed, motion carries.

Other Matters

798R North Bedford Street – Site Plan, Rob Pellegrini, Attorney; Tylor Murphy, Rhino Capital, Owner; Matt Kealey, PE, PTOE – VHB Inc., Traffic Engineer; Scott Lindgren, PE, LEED AP–VHB Inc., were present. Property has been issued a Special Permit for use. Presentation showed parking, access/egress, disposal storage and surface water (per Section 13, 2.a.b., c., d, as required by Site Plan Approval. The property consists of 49.1 acres of land with a proposed structure that would consist of 412,500 square feet with 57 loading docks. The plan shows 249 parking spaces (15 EV and 6 handicapped), 91 trailer storage spaces. Employee traffic and truck traffic will access and egress from Highland St. Truck traffic egressing from Route 18 shall take right turn only, truck traffic egressing from Highland St shall take left turn only. The location of proposed building will accommodate for emergency vehicles to maneuver around the property and install seven (7) fire hydrants. Existing sound wall to the rear of the proposed structure will remain and a 6' wall/fence will be placed in front of the proposed structure beyond parking area and a 10' wall/fence will be installed in the dumpster area. Trash removal will be through Highland Street. No lighting will be directed onto abutting properties or roadways. Stormwater control will have 6 water quality units, two (2) surface infiltrations basins, two (2) subsurface infiltration basins, two (2) gravel wetland and six (6) water quality units. An abutter, Mr. Bradley, informed the Board that attorney's representing both parties are working diligently to resolve the roadway issue. Continue Site Plan discussion March 7, 2022, at 7:15 p.m., **M/Reilly, S/Lawlor**, four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) in favor, none opposed, motion carries.

Tower Heights V – Southridge Drive Subdivision Plans, Subdivision approved June 17, 2021, endorse final plans, **M/Lawlor, S/Bates** four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) abstained, none opposed, motion carries. Originally plan was reviewed by Allen and Major, Environmental Partners will now take over any review.

Central Street (ADGA Realty), authorized Chairman to endorse Form A plan, four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) abstained, none opposed, motion carries.

Stormwater Management, Chairman submitted a "Permitting Process Overview" chart for the Board to review. Chairman informed the Board stormwater management is currently being reviewed by Environmental Partners. They are currently reviewing our decisions to see if existing is okay and to make suggestions what direction would be best for issuing stormwater permits.

Unaccepted Street (for discussion only), Chairman submitted draft document concerning acceptance for unaccepted streets. Chairman mentioned subdivisions over 20 years old with subdivision plans filed at the Registry of Deeds should be approved and move forward. Forward to Board of Selectman for approval, **M/Lawlor, S/Reilly**, four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) in favor none opposed, motion carries.

Elmwood Court, forward memo to Town Counsel as to the status of Roadway Acceptance process for Elmwood Court for this springs Annual Town Meeting.

Victory Lane, forward memo to Mr. Carroll attaching copy of Roadway Acceptance packet and request status of development.

Form A – 611 & 6489 Oak St, Chairman to endorsed Form A plans, noted conversation with Engineer to make revision note on plan. Carry over to March 7, 2022 meeting.

Special Engineering Account, two accounts to be closed that were missed at December's meeting. E137 – ZB 579 Washington St is an account for the Zoning Board of Appeals to vote. Planning Board to vote to close Engineering Account E146 - HiLow Gas, **M/Reilly, S/Kenn**, four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) in favor none opposed, motion carries.

It was unanimously voted to adjourn at 9:13 p.m. **M/Reilly, S/Lawlor** four (4) regular members (Gardner, Lawlor, Bates and Kenn) in favor one (1) associate member (Reilly) in favor none opposed, motion carries.



Christine Hanley, Clerk
East Bridgewater Planning Board