



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. Assistant
dsimpson@eastbridgewaterma.gov

Telephone: 508-378-1607/1608

BOARD MEMBERS

Sherri Lea Bates, Member
Robert C. Kenn, Member
Kevin Reilly, Assoc. Member

REC'D EB TOWN CLERK
'22 MAY 3 AM 9:13

Planning Board minutes of **Monday, April 4, 2022**, meeting called to order at **7:00 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, **April 4, 2022**, 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; Rob Kenn, Member; Kevin Reilly, Associate Member and Sherrie Bates entered meeting at 7:02. Also present Ellen McKenzie, Administrative Assistant and Dorothy Simpson, Interim Administrative Assistant. Not present: Linscott Snow.

Minutes: approve minutes of **March 21, 2022**, as written, **M/Reilly, S/Hanley**, (5) five regular members (Gardner, Hanley, O'Leary; Lawlor; and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

Bills: None at this time

Street Acceptance update – presently there are a few going before Annual Town Meeting, Elmwood Court and Johnson Farm Road. Elmwood Court to be placed on the Planning Board agenda for April 4th with documents to be submitted to Board for review and vote Boards recommendation to the Board of Selectmen.

Public Hearing: None at this time

Pending Matters: None at this time

Elmwood Court & West Street (Schoolhouse Place) – Elliot Schneider, developer of Schoolhouse Place was present and informed the Board the roadway was ready for acceptance by the Town that a homeowner's association has been established and the development looks good. After review of as-built plan the board concurred the plan was acceptable and affirmed to submit Planning Board recommendation to Board of Selectmen **M/O'Leary, S/Hanley to forward recommendation to BOS** (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.

Mr. Schneider inquired about the process to receive the remaining balance of his bond money. Chairman Gardner stated the Board would need that request in writing. If a letter of request is submitted by next meeting the Board could vote at that time.

Sully's Lane – Chairman Gardner met with Joe Kulle, developer of Sully's Lane at the Planning Board office and discussed the confusion concerning sidewalk and placement of a berm on the right side of Sully's Lane. At the Planning Board meeting the Chairman Gardner explained to the Board the in-ground infiltration system was placed on the right side of Sully's Lane and if the berm/sidewalk is installed it will defeat the purpose of the drainage system. Mr. Kulle attended the meeting via remote and stated he is requesting the possibility for the Board to waive the berm/sidewalk on the right side of Sully's Lane **M/Lawlor, S/O'Leary to waive berm/sidewalk as requested**, (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.

Member Kenn inquired if Sully's Lane would be accepted by the Town, Chairman Gardner stated the road is a one lot subdivision and typically one lot subdivisions are not accepted by the Town.

Form A 46 Keith Place – Intent of the Form A plan submitted for 46 Keith Place is to divide Assessor's Map 62 Lot 80 into two new lots as shown on plan as Lot A and Lot B. **M/Gardner, S/Lawlor to endorse Form A plan as submitted**, approval under subdivision law not required (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.

Site Plan 47 West Union Street – Mr. Mark Szwedko, Owner was present and represented his case. 47 West Union Street is an existing parcel with a 14' X 25' existing structure that abuts an existing railroad easement. Mr. Szwedko is seeking approval to conduct a used car business on the property which is an allowed use for that district. Member Reilly had a concern with the plan submitted, stating number one requirement for site plan approval was for an engineered plan to be submitted that maybe the Applicant would like to withdraw his application and resubmit or continue until another date in order to come back with an engineered plan showing property lines, setbacks, what improvements will be made to the lot. **M/Reilly, S/O'Leary continue until May 16, 2022 at 7:15** (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.

Ongoing Court Case for 117 Pond Street – Chairman Gardner updated the Board concerning the court session for case. Judge hearing the case requested a Zoning By Law history of any changes to the by law from 1956 to present. There have been (4) four changes made to the by law, Chairman Gardner submitted a graph reflecting the changes to Town Counsel to forward to the court for Judge's review.

Stormwater update – Chairman Gardner updated to Board with concern for Section 6D of the by law and requested the Board to review that section and would like ideas from the Board concerning any thoughts they may have. To be discussed at next meeting.

Site Plan 494 West Street D&L Appliance – Mr. Charles Woodward was present and represented the applicant. Previously the property was a beauty salon and now the present owner sells appliances. The property has a special permit from the Zoning Board of Appeals for the construction of a large addition. The two-story addition will be for storage of appliances and will take away (4) four parking spaces leaving 10 parking spaces which will constrict the use of the

property. Member Reilly would like additional time to review the site plan and requested an elevation plan. Continue discussion until May 2, 2022 at 7:45 p.m.

It was unanimously voted to adjourn at 8:10 p.m. **M/Lawlor, S/Kenn** with (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) associate members (Reilly) in favor, none opposed, motion carries.

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

Roy E. Gardner, Chairman
East Bridgewater Planning Board