



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, May 2, 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, **May 2, 2022**, which is on file with the Planning/Building Department.

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

Minutes: minutes of **April 4, 2022**, with correction as member Reilly abstained from Sully's Lane & Keith Place vote to approve as corrected **M/Reilly, S/Lawlor**, five (5) regular members (Gardner, O'Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) in favor, none (0) opposed, motion carries.

Bills: None at this time

Public Hearing:

7:00-Knights Estates- Brockton prefers homeowners association and will take responsibility until it's a public way. East Bridgewater cannot accept as a public way until Brockton accept as a public way. For fire safety water line will need to be installed not well water. No progress in wastewater since last meeting. Brockton looking into wells and septic. Applicant asked for a continuance to July 18, 2022 at 7:15pm **M/Gardner, S/O'Leary** with five (5) regular members in favor, none (0) opposed, motion carries.

7:15-Subdivision modification of 201-211 Highland St Rhino E.B. LLC. Chairman Gardner read the public hearing notice. Road names shall remain Edward Dr. & Scott Rd, road was never constructed as originally planned on subdivision plan from 1989. They would like to close off a portion of the road with a gate until the abutter has a parcel worked out and there will be a agreement with abutter for access. Waiting for documentation from attorney for Ann Marvin Realty Company LLC regarding right of way legal document. Requesting waivers from Section 3.B Definitive Plan, 2.m., 2.o., 2.u., & 2.v.; Section 3 Environmental Impact Statement. Section 4 Design Standards Subdivisions B.6; Section 5 Required Improvements for an Approved Subdivision A.1; 2.C; 4.G; & 5. H.

To be continued to May 16 2022, **M/Gardner, S/O'Leary**, five (5) regular members (Gardner, O'Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) in favor, none (0) opposed, motion carries.

Pending Matters

No one present to represent D & L Appliance, LLC. Requested official elevation plans of the building. To be continued to May 16, 2022.

Other Matters

Form A – 1180 Washington St. M/O’Leary, S/Lawlor, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) abstained, none (0) opposed, motion carries.

Form A- Keene Lane M/O’Leary, S/Lawlor, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) abstained, none (0) opposed, motion carries.

Form A- 33 & 39 Scribner Waye M/Lawlor, S/Kenn, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) abstained, none (0) opposed, motion carries.

Form A- 798 North Bedford St. M/O’Leary, S/Lawlor, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) abstained, none (0) opposed, motion carries.

Schoolhouse Place/Elmwood Court Board endorsed plan and released remaining road bond of \$52,799.37 balance as of Nov. 21, 2021. *M/Lawlor, S/Kenn*, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) abstained, none (0) opposed, motion carries.

Sully’s Lane- Waiver signed that was approved in April.

Roy expressed the Boards gratitude to Lindy Snow for his 15 years of dedicated service to the Planning Board. His time and expertise was invaluable and much appreciated. We wish him well in his future endeavors.

It was unanimously voted to adjourn at 8:20 p.m. *M/O’Leary, S/Lawlor*, five (5) regular members (Gardner, O’Leary, Lawlor, Bates and Kenn) in favor and one (1) associate member (Reilly) in favor, none (0) opposed, motion carries.

 17 May 2022
East Bridgewater Planning Board