



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
175 CENTRAL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912
Telephone: 508-378-1607/1608

REC'D EB TOWN CLERK
'22 JUN 7 AM 9:08

BOARD MEMBERS
Roy Gardner, Chairman
Edward O'Leary, Vice-Chairman
Christine Hanley, Clerk
Sherrie Lea Bates, Member

BOARD MEMBERS
Robert C. Kenn, Member
Kevin Reilly, Member
John Lawlor, Member

Planning Board minutes of **Monday, May 16, 2022**, as follows: meeting called to order at **7:35 p.m.** in the Large Conference Room, second floor at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, **May 16, 2022**, which is on file with the Planning/Building Department.

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

Minutes: Approve minutes of **May 2, 2022, M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed motion carries.

Bills: None at this time

Public Hearing:

7:40-Rhino E.B. Dev., LLC, 201-211 Highland St.-RE: subdivision modification continued from May 2, 2022. We received a copy of Ann Marvin Realty Company LLC agreement for access of the property to approve subdivision modification dated Oct 30, 1989, Bk 32 Pages 1136-1143. The motion was approved with conditions 1) submit prior to issuance of a building permit a plan showing the lots are combined. 2) the modification does not affect GL Ch. 41 section 81X. Release covenant after 20-day appeal period. **M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed motion carries

Pending Matters:

Mark Szwedco: Re: 47 W. Union St. Site Plan Approval. Motion to deny without prejudice due to incomplete application. **M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed motion carries.

D & L Appliance: Re: 494 West St. Site Plan Approval. Charlie Woodward engineer for applicant presented an updated color rendering There will be a reduction in septic from prior use. Applicant has completed ZBA and Conservation. Reilly made a motion to approve the addition with

Conditions, one that it shall be constructed with a horizontal clapboard-style exterior finish on the front and sides to match current style and a minimum of five windows as shown on the rendering presentation this evening and cupola on rooftop. Second condition that the applicant acknowledges for himself and for successors in title that future change of use of the premises will not entitle the then owner to seek relief from parking requirements in Zoning By-Law applicable to revised use. Three separate business now become one. **M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed, motion carries.

Other Matters:


Form A-160 Walnut St. Reduce size of existing lot to create an estate lot to minimum size and leave remainder of land to 166 Walnut St, 19.0 acres. Allow access through 166 Walnut St. to cranberry bogs. Maintained access has always had through parcel-this note to be put on plan.

Annual Town Meeting - approved to accept Schoolhouse Place. Endorse Covenant Release and release engineer account E180. **M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed, motion carries.

Special Engineering accounts - to be closed and money returned to applicants. Seven accounts E166, E168, E169, E172, E173, E191, E192. **M/Reilly, S/Kenn** with (4) four regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed, motion carries.

Roy extended congratulations to members Kevin Reilly and Rob Kenn for being re-elected. Congratulations concerning the Sewer Project to Board of Health, anyone who took part in the project and especially Peter Spagone, Jr. for getting the wastewater district approved. At ATM it was approved, not to exceed the bond of 11 million and we have a fully signed agreement with the City of Brockton. Benefit of ongoing tax income and increased jobs will offset costs. Also, the town may get more involved in the BAT system and expand in East Bridgewater.

It was unanimously voted to adjourn at **8:10 p.m.** **M/Kenn, S/Reilly** with (4) regular members in favor (Gardner, Hanley, Kenn and Reilly) (0) none opposed, motion carries.


East Bridgewater Planning Board
Christine Hanley, Clerk