



OFFICE OF THE PLANNING BOARD  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)

175 Central Street

East Bridgewater, Massachusetts 02333-1912

**BOARD MEMBERS**

Roy Gardner, Chairman  
Kevin Reilly, Vice-Chairman  
Christine Hanley, Clerk  
Edward O'Leary, Member

Ellen McKenzie, Administrative Assistant  
[emckenzie@eastbridgewaterma.gov](mailto:emckenzie@eastbridgewaterma.gov)  
Telephone: 508-378-1607/1608

**BOARD MEMBERS**

Rob Kenn, Member  
John Lawlor, Member  
Sherrie Bates, Member  
Lindy Snow, Assoc Member

Planning Board minutes of **Monday, August 15, 2022**, as follows: meeting called to order at 7:00 p.m. in the Large Conference Room, second floor at the Town Office Building, 175 Central Street.

These written minutes are a brief informational summary of the Planning Board meeting and the official record of the meeting is the audio recording and is also televised.

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

**Minutes:** None at this time.

**Bills:** None at this time.

**Public Hearing:**

**7:00 p.m. Eighty Four Bridge, LLC**-Clerk read the legal hearing notice. Silva Engineering represented applicant. Previously approved subdivision in 1982 never developed. No wetlands, Planning Board acting as stormwater authority. Abutters had concerns about the town forest and a fence that is on both property lines. Continued to September 19, 2022, at 7:15pm **M/Reilly, S/Kenn** with four (4) in favor, none (0) opposed.

**7:27 p.m. Knights Estates**-Continued hearing. Board to submit a letter to BOS to make a formal request to Brockton regarding the 1964 Intermunicipal Water Act. Other concerns of discussion were hydrants & road must be accepted as a public way. Hearing continued to September 19, 2022, at 7:30pm. Applicant and his Attorney requested a copy of the draft decision for review **M/Reilly, S/Kenn** with four (4) in favor, none (0) opposed.

**Other Matters:**

**125 Highland St. Daycare**-Board would like to see clearly marked enter/exit sign, employee parking ONLY, cross walk marked, striped sidewalk & adequate lighting **M/Reilly, S/Kenn** with four (4) in favor, none (0) opposed.

*Rhino EB Dev., LLC*, Special Permit-Proposed reworded Condition #5. The terms & conditions hereof shall be considered as permanent & shall run with title to the Premises. No changes to the conditions listed herein will be allowed without the prior written approval of the Planning Board.

Any transfer of this permit which would occur by way of a change of record ownership of the Premises, and which would result in change the use of the Premises specified herein shall be deemed to require action by the Planning Board as a Special Permit/Site Plan Approval modification & must be duly filed & approved prior to the actual transfer of ownership of the Premises. **M/Kenn, S/Reilly** with four (4) in favor, none (0) opposed.

It was unanimously voted to adjourn at **8:12** p.m. **M/Reilly, S/Kenn** with four (4) in favor none (0) opposed.



East Bridgewater Planning Board