



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

Ellen McKenzie, Administrative Assistant
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, November 21, 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 minutes are an abstract of the digital recording of the Planning Board meeting held Monday, **November 21, 2022**, which is on file with the Planning/Building Department.

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

Minutes: Approve minutes of June 6, 2022, July 18, 2022, August 15, 2022, September 19, 2022 **M/ Kenn, S/ Lawlor** with four (4) in favor, none (0) opposed.

Public Hearing:

7:00 p.m. PMA Real Estate Management, LLC 60 Franklin St.-Open the hearing & continue until Chairman Gardner arrival. Vice-Chairman read Hearing Notice. Motion to Continue until 7:25 **M/ Kenn, S/ O'Leary** with four (4) in favor, none (0) opposed.

Other Matters:

MGKBJ Realty, LLC 47 West Union St. received Plan with changes as requested Motion to Approve Site Plan as revised. **M/O'Leary, S/Kenn** four (4) in favor none (0) opposed.

Chairman Gardner entered the room at 7:20 p.m.

7:25 p.m. Continue PMP Special Permit, 60 Franklin Street: The two parking spaces associated with car sales business currently shown at northwest corner of parking lot are to be moved to back of the building adjacent to used car entrance. Unless for purposes of the expansion of operation existing tenants located on the Premises (i.e. convenience store, donut shop or wedding planner), the 2600 s.f.space at rear of building shown as devoted to auto sales use and storage shall not be further divided or occupied by other tenants. Pending appeal filed by Applicant to be dismissed. **M/Gardner S/ Kenn** Five (5) in favor none (0) opposed.

Planning Board meeting of November 21, 2022

Approve 2023 Meeting Schedule-can schedule additional meetings as becomes necessary.

M/Lawlor, S/Kenn with five (5) in favor, none (0) opposed.

109 Willow Avenue Resident can proceed with traditional rezoning process by obtaining signatures to have matter placed with Board of Selectman and ultimately Town Meeting.

M/ Lawlor, S/O’Leary five (5) in favor none (0) opposed.

Meeting adjourned at 7:34 p.m. **M/Lawlor, S/O’Leary** five (5) in favor (0) none opposed.

East Bridgewater Planning Board