



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
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BOARD MEMBERS

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

Planning Board minutes of **Monday, January 9, 2023**, 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 which is on file with the Planning/Building Department and recorded on EBCAM.

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

Minutes: Approve minutes for October 17, 2022, December 5, 2022, **M/Reilly, S/O'Leary** with six (6) in favor, none (0) opposed.

Pending Matters: None at this time.

Other Matters: Layla Estates Road Bond was reduced from \$172,274.03 to \$60,000.00.
M/Reilly, S/Kenn with six (6) in favor, none (0) opposed.

Discussion with Janelle Rotondi regarding details of upcoming Form A Application concerning land surrounding 64 Old Oak Street. Suggested that counsel for Ms. Rotondi arrange meeting with Building Inspector to further discuss.

35 Hereford Lane: Discussion regarding inclusion of Standard Condition No. 11 in Decision of Board. Cape Cod Berm should not have been required along new driveway access given width and overall design. Prior Decision should be amended. **M/Lawlor, S/Bates** with six (6) in favor, none (0) opposed.

60 Franklin Street: After discussion with counsel for Applicant, Board is willing to further modify Decision regarding used car location. Special Condition No. 1 to allow installation of new access door adjacent to existing garage doors. Existing doorway leading into drive-thru lane to be designated for emergency use only. **M/Reilly, S/Kenn** with six (6) in favor, none (0) opposed.

Planning Board Meeting of January 9, 2023

582 Oak Street: Appeal period has expired. Plans able to be signed. **M/Reilly, S/Lawlor** with six (6) in favor, none (0) opposed.

Discussion concerning ongoing issues with activity at 231 Highland Street and complaints received from residents of nearby subdivision.

Office has received word that Bills in Legislature concerning establishment of North Bedford Street Sewer District and modification of local street acceptance procedures signed into law at the end of December.

It was unanimously voted to adjourn at 7:54 p.m. **M/Lawlor, S/Kenn** with six (6) in favor, none (0) opposed.

East Bridgewater Planning Board