



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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BOARD OF MEMBERS

Kevin Reilly, Chairman
Roy Gardner, Vice Chairman
Sherrie Bates, Clerk
John Lawlor, Member

BOARD OF MEMBERS

Rachel Tedesco, Member
Diane Phillips, Member
Linscott Snow, Associate Member
Yvonne Macrae, Associate Member

Planning Board Minutes of **Monday, March 4, 2024**, as follows: Meeting called to order at 7:02 p.m. in the large Conference Room, second floor at the Town Office Building, 175 Central Street.

These minutes are an abstract of a recording on EBCAM.

Members present were Kevin Reilly, Chairman; Roy Gardner, Vice Chairman; Rachel Tedesco, Member; Diane Phillips, Member; Sherrie Bates, Clerk; John Lawlor, Member and Yvonne Macrae, Associate Member. Also present, Candy Boyle, Senior Clerk and Ellen McKenzie, Administrative Assistant. Not present, Linscott Snow, Associate Member.

Public Hearing - 0 & 13 Cross Street – Proposed Adult Day Care at the former T. J. Smith Function Hall. The Clerk read the Public Hearing Notice. Pat Carrara from PMP represented the applicant. Chaitali Patel from Jivan Adult Day Health program is developing the plans and owns and operates another Adult Day Care in Attleboro. The Fire Department requested a Fire Lane, which was noted on the plan. There will be no changes to the outside of the building. Hours of operation Monday through Friday 8-4. They are licensed for 80-85 clients but there are usually 45-50. Ages for the program can range from 18-85, but most of their clientele are between the ages of 65-85. Transportation is provided and they are hoping to open in the Fall of 2024.

M/Gardner, S/Lawlor to close public comments. **M/Lawlor, S/Tedesco** to Approve Special Permit in accordance with 5(H) 0 and 5(H) 2 of the Bylaws. Voted unanimously. Approve Site Plan dated January 26, 2024, in accordance with Section 13 of the Bylaw. **M/Gardner, S/Lawlor**. Voted unanimously.

Minutes - Approve Minutes of January 3, 2024, **M/Reilly, S/Gardner**. Voted unanimously.

798 No. Bedford Street – JiuJitsu Studio, Martial Arts. Joe Nho, the owner of the JiuJitsu Studio, would like to occupy Building B, Units 2 and 3 and has approximately 15 students per class. Joe will live stream so parents will have the option to watch from home. This could alleviate some parking concerns. Parking plans are not current as the parking changed around the access road and the neighboring warehouse mentioned changing parking. Matt Smith, Property Manager for the Building Owner, stated there were 122 to 126 total parking spaces. In Building C, Stardust Gym occupies Units 1-4, East Coast Eagles Baseball occupies Units 5-8. Building B, Unit 1 is storage, Units 2 and 3 JiuJitsu, Units 4 & 5 storage, Units 6 and 7 contractor bays and 8 is storage. Building A has not been built yet. Chairman feels that parking should be allocated according to total square footage occupied by each tenant and use of each tenant space. **M/Gardner, S/Tedesco** to dedicate fifteen (15) parking spaces in the center area to serve Units 2 and 3 in Building B. Voted unanimously. **M/Reilly, S/Gardner** no further Building or Occupancy permits will be issued until the Planning Board is made aware of tenants, nature of business and parking as it states in the recorded Special Permit. Voted unanimously. Chairman asked Matt Smith to put a statement in writing regarding the usage of each building tenant and parking usage.

Thatcher Street – Overlay District and Site Plan By-Law proposals will be presented to the Select Board. Gardner stated if ARPUD will be going in on Central Street, a wastewater system will be necessary when in the aquifer district. ByLaw Amendment to be proposed.

Master Plan Committee - They would like to be present at the next Planning Board Meeting. Put on Agenda for March 18, 2024, at 7:15 pm for OCPC update.

MBTA Community Zoning – OCPC will attend a TRAC on Wednesday, May 1 or June 5, 2024.

Per's Path – The subdivision does not require a sidewalk. The Engineer was following a “boiler plate” Subdivision Control Law. Gardner will speak with Silva Engineering Associates.

Motion to Adjourn at 8:52 pm. **M/Lawlor, S/Gardner.** Voted unanimously.

East Bridgewater Planning Board

By: Roy Gardner

Name: Respectfully submitted as approved at the April 1, 2024, Planning Board Meeting by:

Title: Vice- Chairman _Roy E. Gardner