



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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BOARD OF MEMBERS

Kevin Reilly, Chairman
Roy Gardner, Vice Chairmar
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, April 1, 2024**, as follows: Meeting called to order at 7:02 PM 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 John Lawlor, Member and Yvonne Macrae, Associate Member. Also present, Candy Boyle, Senior Clerk. Not present, Ellen McKenzie, Administrative Assistant and Linscott Snow, Associate Member.

Minutes - Approve Minutes of March 4, 2024, **M/Gardner, S/Lawlor**. Voted unanimously.

Form A - 28 & 88 Chestnut Street – Plan dated 3/21/2024 with appropriate notations. Redivision of Map 59 Plot 33 and Map 59 Plot 4 into Lots 1 and 2 as shown. **M/Gardner, S/Lawlor**. Voted unanimously.

Town Meeting Article – Zoning ByLaws, Section 7 - Purpose is to clarify that the enforcement authority under this Section extends to any Approvals, Decisions or Permits granted pursuant to any section of the Zoning By Laws. Recommend adoption by Town Meeting in form presented. **M/ Gardner, S/ Tedesco**. Voted unanimously.

Town Meeting Article - Zoning ByLaws, ARPUD – Purpose is to amend the ARPUD By Law so as to permit development within a Watershed Protection District provided proposal includes compliant wastewater processing plant. Recommend adoption by Town Meeting in form presented. **M/ Lawlor, S/ Tedesco**. Voted unanimously.

Public Hearing – 211 Highland Street Public Hearing Notice read into the record. Applicant, through counsel requests continuance until May 20, 2024 at 7:15 pm. **M/ Gardner, S/ Tedesco**. Voted unanimously.

Town Meeting Article - Hardship Waivers for Owners with Overdue Taxes – Amendment to Town By Law proposed by Vice Chair by way of handout to Board. Would allow issuance of certain permits to owners or their representatives if listed criteria regarding financial or other hardships can be demonstrated. Recommend adoption by Town Meeting with amendments as suggested by Chair. **M/Gardner, S/ Lawlor**. Voted unanimously.

Public Hearing – 798 North Bedford Street - Public Hearing Notice read into the record. Applicant, through counsel, requests continuance until May 20, 2024 at 7:30 pm. **M/ Gardner, S/ Lawlor** Voted unanimously.

Discussion - Speedway Park Matt Smith representing Payton Development for discussion regarding parking

requirements for existing and planned uses. Current tenants and space they occupy identified by way of handout presented to Board. Request owner provide updated, stamped Site Plan reflecting existing conditions and including notations for area devoted to employee parking. **M/ Gardner, S/ Lawlor** Voted unanimously. Continue until May 6, 2024, at 7:45 pm.

Bennett Lane (Street Acceptance) – Vice Chair Gardner will check with Town Clerk to determine present status.

Discussion - 200 Grove Street - Property owner appears to discuss issue of ponding of water on his property and questioning whether Town can help in mitigating problem. Not a matter within Town jurisdiction.

Planning Board Public Hearings - Schedule Hearings on Town Meeting Articles on May 6, 2024 beginning at 7:10 PM. **M/ Gardner, S/ Lawlor**. Voted unanimously.

Motion to Adjourn at 8:26 pm. **M/Gardner, S/Lawlor**. Voted unanimously.

East Bridgewater Planning Board

By: Respectfully submitted as approved at the May 6, 2024 Planning Board Meeting by Vice - Chairman Roy Gardner

Name: Roy E. Gardner

Title: Planning Board Vice-Chairman