



Town of East Bridgewater  
Planning / Building Department  
175 Central Street  
East Bridgewater, MA 02333  
Phone (508)378-1607 or 1608 - Fax (508)378-1628

Planning Board minutes of **October 21, 2019**, as follows: meeting called to order at 7:06 p.m. in the second floor conference room at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, October 21, 2019 this is on file with the Planning/Building Department.

Members present were: Steven Belcher, Chairman; Roy E. Gardner, Member; Lindy Snow, Member; William Nolan, Member; Rob Lyons, Member; Kevin Reilly, Associate Member and Christine Hanley, Associate Member. Also present Dorothy Simpson, Administrative Assistant and Ellen McKenzie, Principal Clerk. Not present: Patrick Franey, Building Commissioner/Zoning Enforcement Officer and Bernie Smith, Clerk. *David Johnson entered the room at 7:20 p.m.*

**Minutes:** Approve minutes of October 7, 2019 **M/Gardner, S/Nolan** with (5) five regular members present in favor, (0) none opposed.

**Continued Public Hearing: 7:00 p.m. Linscott Snow, 48R Plymouth St. (Angier Lane) Common Driveway** - Lindy dismissed himself from the Public Hearing and left the room. An email from the Fire Dept. dated 10/14/19 stating they have no issues with the plan but requested the engineer reference on the plan or a letter stating that this project will meet all of the requirements of the common driveway By-Law.

**M/Gardner, S/Reilly** with (8) eight members in favor, (0) none opposed to close Public Hearing and Approve the Special Permit provided it complies to the plan submitted. Kevin questioned three sections of the By-Law that are not compliant: CD-04.A(1) is reduced to a 20' wide easement, CD-04.A(3) will not include 3 feet of compacted gravel shoulder on each side and CD-04.C(3) is waived since the common driveway is already being used as a driveway. There is also an easement agreement **M/Lyons, S/Riley** with (8) eight in favor, (0) none opposed to Approve easement language and granting Special Permit with said waivers. The building permit will not be issued until easement is recorded at the ROD.

**Pending Matters:** *Celiberti Realty, LLC, No. Bedford St.* – waiting for final action from Conservation Commission. 53G Consultants, Allen & Major are working with Mr. Celiberti.

**Other Matters:** *Cranberry Cove* - release of bond. DPW has no issues with the road, which will remain a private way. **M/Gardner, S/Johnson, A/Lyons** to release Road Bond of \$26,200 with (5) five regular members in favor, (0) none opposed.

*Layla Estates* - draft contract with John DeLano to provide services **M/Gardner, S/Johnson** with (6) six regular members in favor, (0) none opposed to agree to contract and set in motion to have John calculate the road bond.

*Planning Board Engineer* - Roy spoke with a potential engineer that was interested in partial agreement set forth in the search for a new engineer.

*Form A Harvard Street* - Engineer Terry McGovern of Stenbeck & Taylor made changes to note #4 on the plan dated September 23, 2019 stating Parcel B must remain in common ownership with the owners of Parcel 108-1-0, Cameron E. Woodard. It may be viewed at the Planning/Building Department. **M/Gardner, S/Lyons** to approve change to #4 with (6) six regular members in favor, (0) none opposed. Chairman endorsed the plan.

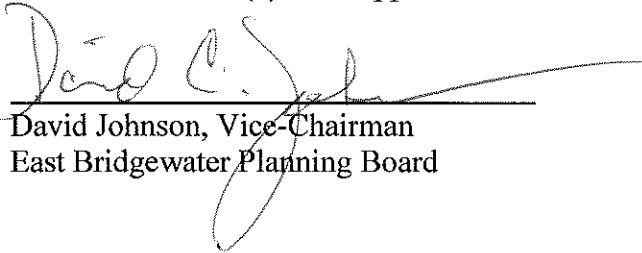
*Sully's Lane* - the Board hasn't heard back from applicant or his engineer. Steve drove by and notice the road is crowned. Roy spoke about conditions, drainage problem and no infiltration trench. David suggested the applicant and engineer come in or send a letter to see what their standing is. The crown needs to be removed, a berm needs to be installed and there will be no waiver of sidewalk.

*Victory Lane* - no updates

*Low Impact Development* - Steve will revisit documents

*Thatcher St. Form A* - Ed Jacobs, Jacobs Driscoll Engineering representing the applicant, Charlie Macy. There is an item on the Certificate of Compliance for ConCom to combine Plot 27 with Plot 16; Conservation restriction document given to Board by Engineer. Ed stated the house is already built. **M/Gardner, S/Johnson** with (6) six regular members in favor, (0) none opposed to endorse Form A.

It was unanimously voted to adjourn at 7:52 p.m. **M/Gardner, S/Nolan** with (6) six regular members in favor (0) none opposed.



David Johnson, Vice-Chairman  
East Bridgewater Planning Board