



**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 **April 1, 2019**, as follows: meeting called to order at 7:10 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, April 1, 2019 this is on file with the Planning/Building Department.

Members present were: Roy E. Gardner, Chairman; Bernard Smith, Clerk; Steven Belcher, Member, William Nolan, Member and Lindy Snow, Member. Also present Patrick Franey, Building Commissioner/Zoning Enforcement Officer; Dorothy Simpson, Administrative Assistant; Ellen McKenzie, Principal Clerk and John DeLano, Engineering Consultant.
Rob Lyons and David Johnson both entered the room at 7:18 p.m.

Bills: No bills at this time.

Public Hearings: 7:00 p.m. Old Colony YMCA - Hearing opened at 7:10 - Clerk Bernie Smith read the Public Hearing notice to modify the existing Special Permit for an outdoor in-ground pool. The applicant would like to demolish the old pool and rebuild & relocate the new in-ground pool. Larry Silva from Silva Engineering was representing the YMCA. He stated the changes were made as requested on John DeLano's letter dated March 27, 2019. There are no changes to access, egress or parking.

A resident, Dan Trombley of 45 South Street asked about tree removal and landscaping being disturbed and mentioned a 6ft fence. He then asked how the old pool will be filled in which was answered by engineer. The Fire Dept. email dated March 11, 2019 requested protection from vehicle intrusion. The close proximity of the 5 parking spaces in addition to the entire parking lot raises concern. These concerns are resolved on the plan. **M/Smith, S/Belcher** with five (5) in favor (2) two abstained, Johnson & Lyons, to Approve the Special Permit with the five standard conditions and three others will be added. The Special Permit will not be issued until John DeLano's concerns are addressed. Public Hearing closed at 7:21 pm with all (7) seven in favor, (0) none opposed.

7:15 p.m. Ridder Generations - Hearing opened at 7:22 - Clerk Bernie Smith read the Public Hearing notice for a proposed storage facility at 611 Oak Street which will include a solar canopy roof along with it being fenced in for security and a visual barrier. Daniel Server, the developer from NextGrid, Inc., explained the solar energy part of the project.

Project Engineer, Larry Silva stated it will be a 26 bay storage facility with a secured gate. The drainage will be a catch basin and a ditch with an explicit statement on the plan as to what is allowed in that zone. It was brought to the Boards attention that there is possibly an old Special Permit with parking spaces from the 1970's regarding the gym, ClubEx which was a racquetball club at the time. The office will look into that. Members David & Bill has roof questions about height & drainage. David has concerns about drainage and a metal roof in a watershed district. Larry stated it meets stormwater management. Member Rob asked about vehicle leaks which Larry responded with it will have a deep sump basin.

John DeLano will check the calculations and flow and he stated the applicant still has to go to Conservation Commission. Chairman Roy asked to have tenants who store there to sign by-law "Section 5.K(2).(d) Special Permit Allowed Uses Section 13 Site Plan Approval" as it is stated on the top left section of page 1 plan dated 3/29/19. **M/Smith, S/Belcher** with (7) seven in favor (0) none opposed to approve Special Permit with standard conditions and John DeLano's concerns from letter dated 03/27/19 are met. Condition #11 will be to make sure it is clearly stated that no occupancy is allowed. Member David asked Conservation and John DeLano to re-evaluate stormwater management, he's concerned about the drainage. David asked the applicant where the power is going. NextGrid representative Steve Server responded "to the pole near the street".

Other Matters: Board Members signed *Registry of Deeds* documents and *Land Court* documents.

The office will ask Board of Selectmen's office to announce Planning Board is looking for two *alternative members*.

Proposed Zoning By-Law Article #3- POSRD, correction change. RA becomes R1, RB becomes R2. **M/Johnson, S/Smith** with (7) seven in favor (0) none opposed to present it to Annual Town Meeting.

Proposed Zoning By-law Article # 1 - re-zone Elm St. & Highland St. from I Industrial to R1 Residential. **M/Belcher, S/Smith** with (7) seven in favor (0) none opposed to present it to Annual Town Meeting.

Proposed Zoning By-law Article # 2 - re-zone Industrial Land off of Central Street to R1 Residential. Land owner Janelle Rotondi asked how the Town intends to make the consolidation of land. Chairman Roy states the Assessor is meeting with Town Counsel. **M/Johnson, S/Belcher** with (7) seven in favor (0) none opposed to present it to Annual Town Meeting.

Proposed Zoning By-law Article # 4 - Accessory Family Unit - will require owner to sign affidavit and file at ROD that its accessory family unit, not an apartment for rent. Clerk

Bernie asked about existing units that aren't legal. Zoning Enforcement Officer Patrick has a brief discussion concerning existing units. **M/Belcher, S/Snow** with (7) seven in favor (0) none opposed to present it to Annual Town Meeting.

David Johnson departed at 8:34 p.m. and expressed he is in favor of all proposed zoning changes thus far, (up to Accessory Family Unit).

*Proposed Zoning By-law Article # 5 Floodplain & Wetlands Protection District & FEMA Flood Hazard Protective Overlay District - to amend the by-laws by making changes in the language definition. **M/Smith, S/Lyons** with (6) six in favor (0) none opposed to present it to Annual Town Meeting.*

Member Rob Lyons stepped out of the room at 8:42, returned at 8:44.

*Proposed Zoning By-law Article # 6 - Common Driveways - to address concerns: enhance the safety & welfare of residents; clarify rights & responsibilities of builders and residents; provide access to lots over a common driveway; enhance overall public safety; preserve, protect and enhance environmentally sensitive land that might otherwise be cleared or filled. Zoning Enforcement Officer Patrick mentioned the driveway comes from legal frontage from the street. **M/Belcher, S/Smith** with (6) six in favor (0) none opposed to present it to Annual Town Meeting.*

John DeLano submitted his letter of resignation as the Planning Board Engineer effective July 1, 2019. Chairman Roy asked John to provide a list of candidates that can replace him and request of proposal for future consultant.

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

Minutes: Minutes from March 4, 2019 Approved **M/Smith, S/Lyons** with (5) five in favor, (1) one abstained **Belcher** (0) none opposed.

It was unanimously voted to adjourn at 9:00 p.m. **M/Smith, S/Nolan** with (6) six in favor (0) none opposed.



Bernard F. Smith, Clerk
East Bridgewater Planning Board