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**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 **June 17, 2019**, as follows: meeting called to order at 7:08 p.m. in the second floor conference room at the Town Office Building, 175 Central Street.

Members present were: David Johnson, Vice-Chairman; Bernard Smith, Clerk; Linscott Snow, Member. Not present: Steve Belcher, Chairman; William Nolan, Member; Roy E. Gardner, Member; John DeLano, Engineering Consultant. Also present Patrick Franey, Building Commissioner/Zoning Enforcement Officer; Dorothy Simpson, Administrative Assistant; Ellen McKenzie, Principal Clerk. Rob Lyons, Member entered the room at 7:09 p.m.

Meeting adjourned at 7:10 p.m. to attend a joint meeting with the Selectmen in the Selectmen's Meeting Room.

David Johnson Vice-Chairman spoke to the Board of Selectmen regarding the new Associate Members. New Associate Member Kevin Reilly introduced himself and spoke about his background. **M/Board of Selectmen and David Johnson, S/Julius** to accept Kevin as an Associate Member with all in favor, none opposed.

The Planning Board meeting reconvened at 7:18 p.m. in the Planning Board Meeting Room.

Bills - J. DeLano bills for Special Engineering invoice #9257 \$55.00 (Elmwood Overlook); invoice # 9263 \$838.75 (Highland St. Solar); invoice #9265 \$206.25 (Sully's Lane) TOTAL \$1,100.00 **M/Smith, S/Lyons** with (4) four in favor (0) none opposed.

J. DeLano bills for Professional Services invoice #9257 \$55.00 (Form A West St.); invoice #9258 \$96.25 (95 Thatcher St.); invoice #9259 \$165.00 (RFP); invoice #9260 \$82.50 (Form A Thayer Ave.); invoice # 9261 \$82.50 (Lynn Lee Terr.) TOTAL \$481.25 **M/Lyons, S/Smith** with (4) four in favor (0) none opposed.

J. DeLano bills for Special Engineering invoice #9264 \$137.50 (Layla Estates); invoice #9270 \$68.75 (Layla Estates); invoice #9202 (Layla Estates) TOTAL \$398.75 **M/Smith, S/Snow** with (4) four in favor (0) none opposed.

J. DeLano bills for Special Engineering invoice #9268 \$68.75 (CVS); invoice #9269 \$123.75 (Whitmarsh Lane III) TOTAL \$192.52 **M/Smith, S/Snow** with (4) four in favor (0) none opposed.

J. DeLano bills for Special Engineering invoice #9050 \$453.75 (41 Central St.) TOTAL \$453.75 **M/Lyons, S/Smith** with (4) four in favor (0) none opposed.

Minutes of May 20, 2019 Approved **M/Smith, S/Snow** with (4) four in favor (0) none opposed.

Pending Matters: *Celiberti Realty, LLC, N. Bedford St* – waiting for final action from Conservation Commission. No new updates.

Other Matters: *Request for Proposals On-Call Peer Engineering Consulting Services* - David Johnson suggested the position be advertised in a publication - he will find the name of the publication and let the office know. John DeLano provided a list of Engineers in the area to consider. It was also mentioned that the fee structure will need review, John DeLano's charges were very low.

CPV highland Solar, LLC - request to withdraw Special Permit application **M/Smith, S/Snow** with (4) four in favor (0) none opposed.

Police Dept. storage building - the placement of the building has been turned to a different angle due to gas & sewer lines. The current cement stairs are to be removed not replaced in the proposed plan. The Board doesn't like the idea of no stairs. The drainage plans still need to be submitted. Also there's some concern of ample parking. The sheds in back of the Police Station building are being removed and made into parking. The Building Inspector, Patrick stated there is no General Contractor, the students at Southeastern Regional Tech High School will do the building. The Board requested to have a meeting with the Police Chief, Engineer Larry Silva and whoever is in charge for Plan review. Patrick will organize this meeting.

Street Trees Strathmore Rd. - developer Kate Lehtola is requesting at the homeowners request, to plant the 14 trees on 7 lots, out of the easement. The trees will then become the responsibility of the homeowners not the Town (DPW). Bernie thinks we should have a document from the homeowner that they are aware of their responsibility. Rob commented what if the tree dies, will the homeowner replace or leave the spot empty. The stakes were marked and the landscape company will plant outside the easement on the owner's property. Kate will get a document for homeowners to sign and deliver it to the office **M/Smith, S/Snow** with (4) four in favor (0) none opposed.


Central Street easement - 1238/1248/1258 Central Street Driveway Easement Agreement filed at the ROD. Lindy asked about a fire truck getting in and it was stated that the drive will be 16 or 18 ft. as agreed upon with the Fire Dept.

Form A, Subdivision Control, ANR - move to next meeting July 15, 2019.

Victory Lane - no updates.

Layla Estates - no updates. The Board has been waiting for proof of recording for Covenant/Plan & Stormwater Easement. The developer has six months to record. Someone will check ROD to see if it was recorded.

It was unanimously voted to adjourn at 8:40 p.m. **M/Smith, S/Snow** with (4) four in favor (0) none opposed.



Bernard F. Smith, Clerk
East Bridgewater Planning Board