



Town of East Bridgewater
Planning / Building Department
175 Central Street
East Bridgewater, MA 02333
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Planning Board minutes of **May 6, 2019**, as follows: meeting called to order at 7:05 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, May 6, 2019 this is on file with the Planning/Building Department.

Members present were: Roy E. Gardner, Chairman; David Johnson, Vice-Chairman; Bernard Smith, Clerk; Steven Belcher, Member; Linscott Snow, Member. Not present: William Nolan, 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, Member, entered at 7:10 p.m..

Public Hearings: 7:05 p.m. Article PB-01 Highland & Elm St. Proposed Zone Change - Bernie read the public hearing notice to propose zone change on Highland St. & Elm St. from I1 (Industrial) to R1 (Residence 1). Short discussion about boundaries to indicate location. Resident Craig Windsor of 388 Plymouth St. asked about the thought process, why the change? He also mentioned the Town is lacking in commercial development. Chairman Roy agreed there is a lack of commercial and his view is that we also lack housing.

Resident Patricia MacElroy of 466 Highland St. is opposed to the change. She is concerned the wetlands and water flow will change and she's shell get more water than she does now. Resident Richard Sandstrom of 402 Highland St. asked how much land the solar field had and stated he is one of the lots that front is R1 & rear is I. He is opposed to having houses in that location.

A representative for the property owner of 395 Elm Street Rear stated the 12 acres has been owned since 1976. He would like some definition so they can sell the property. Resident Terry Sandstrom of 402 Highland St. let the Board know it is a very wet area and she, too does not want housing. Roy stated R1 would be best use because it's the least impact, Industrial would have a higher impact on the land. Resident Kevin Philips of 416 Highland St. asked if Habitat for Humanity has gone in the area. Roy believes they have done some preliminary work but is unsure of their status. Close Public Hearing on Article PB-01 at 7:44 p.m. **M/Smith, S/Belcher** to close Public Hearing with (6) six members in favor (0) none opposed.

7:15 p.m. Article PB-02 Proposed Zoning Map change - at 7:45 p.m. Bernie read the Public Hearing notice. The proposed article is to amend the Zoning Map by changing portions of the existing I-1

(Industrial) on Central St. in an area shown on the Plan of Land entitled "Hanson Land Company" to Residence 1 (R-1) and Residence 2 (R-2). Land owner Janelle Rotondi stated she will audio record this article. Roy stated the change would get land back on tax rolls and be the best use. The likelihood to be industrial is slim and there is not much R-2 in Town and we're also low on affordable housing.

David asked if this article was submitted by the Planning Board? The response is yes but the Selectmen and Assessors want the change. Lindy asked how many acres, one area is 18 and the other is 13 acres. Steve stated the 18 acre parcel could work out to be 28-40 housing units.

John DeLano stated in his experience with this type of property the soils are excellent. He also stated a sewer treatment plant would behoove the Town & be a better use. Roy mentioned aquifers in Hanson and it might be a large expense for the Town for a treatment plant, at least in Zone 2.

Roy asked Janelle how many acres she owned in that area; she stated approximately 120 acres and also some wetlands. **M/Smith, S/Snow** to close Public Hearing Article PB-02 at 8:00 p.m. with (6) six members in favor (0) none opposed.

7:25 p.m. Article PB-03 Section 5.S. POSRD - at 8:01 p.m. Bernie read the Public Hearing notice. This article is to correct an error made in Section 5.S originally adopted in 1987 by replacing all Residence A (RA) references with Residence 1 (R-1) and all Residence B (RB) references with Residence 2 (R-2) and further to add a new reference Residence 3 (R-3) District to attached units. **M/Belcher, S/Lyons** to close Public Hearing Article PB-03 at 8:04 p.m. with (6) six members in favor (0) none opposed.

7:35 p.m. Article PB-04 Accessory Family Unit - at 8:05 p.m. Bernie read the Public Hearing notice. This article is to add a new section to General Protective Provision which will provide an opportunity for members of a single family who chose to live in close proximity, but separate from other members within a single family residential dwelling. This will be for family use, it cannot be used as a rental property. The owner must record at the Registry of Deeds "Family Unit Affidavit".

Patrick stated this is to ensure a single family dwelling is a single family dwelling. The entrance must be on side or rear of building. The ZBA suggested "to maintain the appearance of a single family dwelling". Resident Sandstrom from 402 Highland St. asked about having two meters. Roy and Patrick response was no, you cannot have two meters. **M/Johnson, S/Smith** to close Public Hearing Article PB-04 at 8:10 p.m. with (6) six members in favor (0) none opposed.

7:45 p.m. Article PB-05 Flood Plain and Wetlands Protection District - at 8:11 p.m. Bernie read the Public Hearing notice. The intent is to protect & preserve the marshes, bogs, ponds, water courses and adjoining wetlands to reduce hazards of floods. Related permitting to be handled by the Conservation Commission, not Zoning Board of Appeals. **M/Johnson, S/Smith** to close Public Hearing Article PB-05 at 8:15 p.m. with (6) six members in favor (0) none opposed.

7:55 p.m. Article PB-06 Common Driveways - at 8:16 p.m. Bernie read the Public Hearing notice. The purpose of this article is to a) enhance safety and welfare of residents b) clarify rights and responsibilities of builders and residents c) provide access to lots over a common driveway d) enhance overall public safety e) preserve, protect and enhance environmentally sensitive land. Rob asked if the Fire Dept. parameter guidelines were published? Deputy Chief Windsor stated regulations were on the books but then was repealed. Fire Dept. is concerned about access for trucks and equipment; they need 18ft of

drivable surface. **M/Smith, S/Belcher** to close Public Hearing Article PB-06 at 8:25 p.m. with (6) six in favor (0) none opposed.

End of Public Hearings

Reorganize - not all members are present but the Board chose to reorganize - Clerk, Bernie Smith; Vice-Chairman, David Johnson; Rob Lyons, Member; Lindy Snow, Member, Bill Nolan, Member. Roy Gardner stepped down as Chairman, he is now a member, **M/Belcher, S/Smith** with (6) six in favor (0) none opposed. Steve Belcher to become Chairman, **M/Johnson, S/Smith** with (6) six in favor (0) none opposed.

Please have final vote on proposed Planning Board Articles for the next meeting on May 20, 2019. Roy will work on finalizing any changes for then.

June 17th Planning Board meeting Steve Belcher will not be present.

Minutes: Minutes from March 18, 2019 Approved **M/Johnson, S/Smith** with (6) six members in favor (0) none opposed.

Bills: John DeLano bill for *Professional Services* invoice # 9239 for \$701.25 (YMCA), # 9240 for \$440.00 (Oak St/Ridder Farm, Inc.) **TOTAL \$1,141.25. M/Smith, S/Johnson** with (6) six in favor (0) none opposed to pay invoices.

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

Other Matters: *ANR printout* - Roy asked the Board to review and discuss at the next meeting May 20, 2019.

Alternate Planning Board Members - The two applicants have been notified that their applications are being discussed at the next Planning Board meeting May 20, 2019 and they are welcome to attend.

Engineer Consulting Services - take action at next meeting May 20, 2019.

Site Plan Review - The Police Dept. site plan for a commercial building. The office has no review from John DeLano at this time. Planning Board acknowledges seeing the plan but would like Conservation and John DeLano to review. **M/Belcher, S/Johnson** to accept Police Dept. Site Plan with (6) six in favor (0) none opposed.

It was unanimously voted to adjourn at 8:43 p.m. **M/Johnson, S/Smith** with (6) six in favor (0) none opposed.



Bernard F. Smith, Clerk
East Bridgewater Planning Board