



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

REC'D EB TOWN CLERK  
13 AUG 20 PM 3:13

Planning Board minutes of **July 15, 2019**, as follows: meeting called to order at 7:01 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, July 15, 2019 which is on file with the Planning/Building Department.

Members present were: Steve Belcher, Chairman; Bernard Smith, Clerk; Linscott Snow, Member; William Nolan, Member; Kevin Reilly, Associate Member; Christine Hanley, Associate Member. Not present: David Johnson, Vice-Chairman; Roy E. Gardner, Member; Also present Patrick Franey, Building Commissioner/Zoning Enforcement Officer; Dorothy Simpson, Administrative Assistant; Ellen McKenzie, Principal Clerk. Rob Lyons, Member entered the room at 7:03 p.m.

Minutes of May 6, 2019 and June 17, 2019 - Approved **M/Smith, S/Snow** minutes of May 6, 2019 with (4) four in favor (0) none opposed. Approved **M/Smith, S/Nolan** minutes of June 17, 2019 with (4) four in favor (0) none opposed.

**Hearings:** None at this time.

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

**Other Matters:** *Review and vote on Form A plan for 559-A & 559-B Oak Street* - plan reviewed by Board, no approval required. **M/Nolan, S/Smith** with (5) five in favor (0) none opposed to endorse plan.

*CPV Highland Solar, LLC* - letter dated June 24, 2019 requesting to close out and refund the balance of Special Permit review fee in the amount of \$161.25. **M/Lyons, S/Snow, A/Nolan** with (4) four in favor (0) none opposed.

*Site Plan 530 Spring Street* - discussion regarding what type of building they are planning, use, how many stories, parking, drainage etc. Does this need a Special Permit will depend on those factors. The Board does not think the owner is currently under a Special Permit. The plan was dropped off late on Thursday prior to today's meeting and the applicant or the engineer are not present. **Deny without prejudice M/Nolan, S/Smith** with (5) five in favor (0) none opposed for plan to be resubmitted with more information.

*Police Dept. storage building* - stairs were added back into the plan as requested at the prior Planning Board meeting. This building will be for dry storage. The Board commented there is a lack of lighting and landscape on the most recent plan dated 7/10/19. Patrick is waiting for truss plans then the building permit can be approved.

*Layla Estates* - Developer Charlie Macy would like to discuss Road Bond/Lot Releases. Letter from John DeLano dated June 21, 2019 stating Charlie would be nearing the construction stage well after John's last employment day, he would compute a bond estimate at the appropriate time and would be on a contract basis just for that work; however, the contract would not include construction inspection. John suggested Charlie speak to the DPW and ask if they could inspect his construction until the planning board hires a new consultant.

*Request for Proposals on-Call Peer Engineering Consulting Services* - it was stated that it may be time to restructure procedure; does an Engineer need to review Site Plans & Form A's? With the exception for subdivision and special permits, road bonds and test pits. Also change that the applicant pays engineer fees not the Town for Site Plans & Form A's, if and engineer reviews. . The proposals will be sent out this week and applicant responses will be reviewed at the next Planning Board meeting August 19, 2019. **M/Smith/S/Lyons** with (5) five in favor (0) none opposed to move forward with the search. Also in the letter suggest a long term goal to get a permanent position, include fee structure, terms & conditions.

*FYI, 798 No. Bedford St. (former Funway)* - Stormwater management Permit being presented to Conservation Commission. A copy of plan for Board to review for a new Medical Office Building.

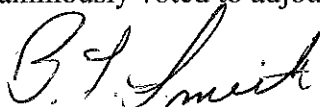
*Discuss/review policy for Form A* - updated Form A application to this century and it will also be put on the Town website for applicants convenience. **M/Nolan, S/Smith** with (5) five in favor (0) none opposed.

*Subdivision Control, Approval Not Required* - Steve will talk to Roy about Subdivision Control.

*Victory Lane* - no updates.

*Layla Estates* - 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 8:20 p.m. **M/Nolan, S/Smith** with (5) five in favor (0) none opposed.



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Bernard F. Smith, Clerk  
East Bridgewater Planning Board