



OFFICE OF THE PLANNING BOARD TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

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TOWN OF EAST BRIDGEWATER PLANNING BOARD NOTICE OF PUBLIC HEARING

The **PLANNING BOARD** of the Town of East Bridgewater will hold a public hearing on **Monday, December 6, 2021 at 7:00 p.m.** in the Town Office Building, 175 Central St. Second Floor Conference Room. The purpose of the hearing will be to review a **SPECIAL PERMIT**. The application and plans for a 412,500 square foot warehouse building have been submitted by **Formula Land LLC, Owner; Grand Prix Realty Trust, Owner; Scott Highland Nominee Trust, Owner and Rhino East Bridgewater Development LLC, Applicant**, and prepared by **VHB Engineers (Vanasse Hangen Brustlin, Inc.)**.

The subject property is located at **798 R North Bedford Street (formally known as F1 Outdoors/New England Kart Raceway)** and consists of approximately **49.1 acres** of land. The zoning district is **INDUSTRIAL 1**, and the parcel is shown on East Bridgewater Assessors' **Map 109, Lot 4, and Assessors' Map 100 Lots 7, 9-03 and 9-02**. The Planning Board, pursuant to **SECTION 5.K.(2).d Special Permit Allowed Uses** for buildings greater than 10,000 square feet in total ground floor area and any other commercial use the Planning Board determines to be similar to a defined allowed use of the Town of East Bridgewater Zoning By Law and **Massachusetts General Law, Chapter 40A, Section 11**.

The Planning Board seeks public input relative to this proposed 412,500 square foot warehouse building for use only. Please take note that this **Special Permit** application is for use only and the **Site Plan Approval** component for this site will be evaluated at a future date.

The Plans are on file with the Planning/Building Department and can be reviewed between the hours of 8:30 a.m. to 4:30 p.m. Monday through Thursday and Friday 8:30 a.m. to 12:00 noon.

Notice published in THE ENTERPRISE on

Monday, November 22, 2021
Monday, November 29, 2021

Copy: R. Pellegrini, Atty., 63 Main St. Ste 7, Bridgewater, MA 02324 (for Owner/Applicant)

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Board of Selectmen
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Conservation Commission
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