



**Town of East Bridgewater  
ZONING BOARD OF APPEALS**  
175 Central Street  
East Bridgewater, MA 02333  
(508)378-1607 phone (508)378-1628 fax

REC'D EB TOWN CLERK  
120 MAR 5 11:11 AM '20

MEETING SUMMARY – REGULAR MONTHLY MEETING  
WEDNESDAY, January 8, 2020

Members Present:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Robert T. Looney, Chairman – 8/1990 | <input type="checkbox"/> Gregg Heger, Alternate – 6/2012                   |
| <input type="checkbox"/> Gerry Leavitt, Vice Chairman – 3/2006          | <input checked="" type="checkbox"/> James A. Ross, Jr., Alternate – 7/2017 |
| <input checked="" type="checkbox"/> Kevin Marchant, Clerk 5/2019        | <input type="checkbox"/> Patrick Franey, Building Commissioner             |

**7:00 Public Hearing for a VARIANCE  
Gregg C. Heger, Owner/Applicant**

- Exhibit I** – ZBA Site Plan;  
**Exhibit II** – Plot Plan.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:05 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Jr., Alternate were present and sat on the hearing. Gregg Heger, Applicant was present and spoke in favor of the application. Kevin Marchant read the public hearing notice. Chairmen informed the audience Gregg Heger is a Zoning Board member, but is not sitting on the Board that evening. Also, Mr. Ross, Alternate member is related to the applicant but has stated he could be impartial concerning this hearing. Chairman asked if anyone had any issue with this matter, hearing no comments he continued with the public hearing. The applicant is requesting a VARIANCE as set forth under SECTION 6.A. Minimum Side Yard Setback of the Town of East Bridgewater Zoning By Law to allow construction of a 180' X 42' Commercial Building to come 10 feet from the side property line for the property located at 427 North Bedford Street, which is located in a Business 4 zoning district. The Applicant is seeking to raze the existing 90 year house that is in disrepair. Existing single family changing to commercial business some abutters that live in single family homes were present and had concerns with increased noise and keeping their properties private. The Applicant had no problem installing some kind of privacy fence/buffer. The property has an easement from the Commonwealth of MA that brings drainage out behind his property and is not working properly. By working with the Commonwealth he hopes to get this matter fixed. Close public hearing 7:30 p.m. **M/K. Marchant, S/Ross, UNANIMOUSLY APPROVED to allow demolition of the existing single family dwelling and construct a new 42' X 180' commercial building that would come no closer than 10 feet from the side yard setback as shown on Exhibit II.**

\*please see decision for conditions\*

**7:15 Public Hearing for a VARIANCE  
Cumberland Farms, 143 Bedford Street**

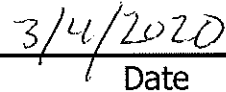
**Exhibit I** – Site Plan prepared by EBI Consulting dated November 15, 2019 prepared for Cumberland Farms;

**Exhibit II** – Exterior Elevation Plans.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:38 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Jr. Alternate were present and sat on the hearing. Ryan Boucher, representative from EBI Consulting was present and represented the application. Kevin Marchant read the public hearing notice. The applicant is requesting a VARIANCE as set forth under SECTION 6.A. Location of the Town of East Bridgewater Zoning By Law to allow construction of a 10' X 24' attached cold/dry storage addition for the property located at 143 Bedford Street that would come 43 feet from the rear property line. The store is preparing to conduct interior renovations and found additional space was needed. 10' X 24' cold/dry storage area off the back of the building would help. An abutter had a concern with major digging to add the addition because she had issues with the major construction at the new CVS. Mr. Boucher stated the work being done on this site was not at the capacity of CVS, there would be no major ground digging. Close public hearing 8:45 p.m. **M/K. Marchant, S/J. Ross, Jr., UNANIMOUSLY APPROVED to allow construction of a 10' X 24' addition to the rear of the existing structure that would come no closer than 43 feet from the rear property line as shown on Exhibit I.** \*please see decision for conditions\*

**Other:** Adjourn Wednesday, January 8, 2020 meeting at 8:58 p.m., **M/K. Marchant, S/J. Ross, Jr., UNANIMOUSLY APPROVED**

  
Robert T. Looney, Chairman

  
Date