

OFFICE OF THE PLANNING BOARD  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)

175 CENTRAL STREET

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BOARD MEMBERS

Steve Belcher, Chairman  
David Johnson, Vice-Chairman  
Bernie Smith, Clerk  
Roy Gardner, Member

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BOARD MEMBERS

Austin Lyons, Jr., Member  
William Nolan, Member  
Janscott Snow, Member  
Christine Hanley, Associate Member  
Kevin Reilly, Associate Member

Planning Board minutes of **May 4, 2020** as follows: meeting called to order at 7:05 pm in the Planning/Building second floor conference room at Town Office Building, 175 Central Street.

These minutes are an abstract of the first ever Virtual Meeting of the Planning Board held Monday, May 4, 2020, which is on file with the Planning/Building Department.

Members virtually present were Steven Belcher, Chairman; Roy Gardner, Member; William Nolan, Member; Bernie Smith, Clerk; Kevin Reilly, Associate Member and Christine Hanley, Associate Member Also, present Ellen McKenzie, Principal Clerk; Dorothy Simpson, Administrative Assistant and virtually, Patrick Franey, Building Commissioner/Zoning Enforcement Officer. Not present: David Johnson, Vice-Chairman; Lindy Snow, Member; Rob Lyons, Member.

Steve, Chairman, read the following into the record: "Due to the increasing concern surrounding the COVID-19, Coronavirus pandemic, this meeting will remain closed to the public. There are no scheduled Public Hearings and there will be no public comment period. Live video and audio of the meeting will be aired on Comcast local channels 6, 9 or 98. A live feed and recording of the meeting will also be posted on the EBCAM website, [www.eb-cam.org](http://www.eb-cam.org)".

**Minutes:** Approve minutes of March 16, 2020 **M/Gardner, S/Nolan** with (4) four regular members (Belcher, Gardner, Smith & Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

**Bills:** Field Engineering bill dated 3/16/20 for Daisy Lane review, invoice # 13577 for \$1,560.00 **M/Gardner, S/Nolan** with (4) four regular (Belcher, Gardner, Smith & Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.

**Public Hearings:** postponed until June, possibly as far out as September. The Jr/Sr High School is a consideration for location for social distancing.

**June 15, 7:05 pm** - Zoning and By-Law: amend 14, 5 (d) & (e) and new Section 15, marijuana; **7:20 pm** - Zoning Map change Industrial (I-1) to Residence 2 (R-2) "Hanson Land."; **7:35 pm** – Section 5. Allowed Uses E. District R-5 Adult Retirement Planned Unit Development (ARPUD); **7:50 pm** – Subdivision Rules & Regulations add Section 7 – Roadway Acceptance Procedures

**June 1, 7:10 pm** - 60 Franklin Street - Special Permit – Drive up window: ask Plumbing & Gas Inspector, Fred Tully, to speak with Project Mgr. of Columbia Gas **M/Gardner, S/Nolan** with (4) four regular

members (Belcher, Gardner, Smith & Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed. Discussion regarding concern over the back parcel. The Board would like applicant to include third parcel in project. Roy will contact the applicant with this concern.

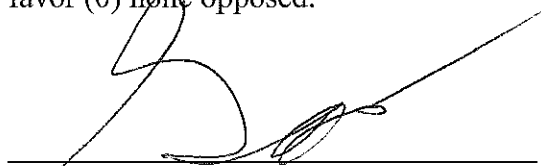
*Extend Covenant* – Ron Merola/7M Properties dba Meadowbrook Realty LLP is requesting to extend the covenant for another year. **M/Gardner, S/Nolan** with (4) four regular members in favor (Belcher, Gardner, Smith & Nolan), and (2) two Associate Members (Hanley & Reilly) (0) none opposed to extend the covenant for one year, until May 4, 2021, and hold four lots. Ron stated he will stay with the project with new buyers until it is complete.

*Preliminary Plan, 69 Captain’s Way* – postponed by applicant until meetings are open to the public. The Board will want to see roadway extension at cul-de-sac and see the roadway projected all the way to abutting property. Roy will contact PMP.

*Road Bond Reduction* – withdrawn by applicant to later date.

*Summer Schedule* – discuss at the next official meeting.

It was unanimously voted to adjourn at 7:44 p.m. **M/Gardner, S/Nolan**, with (4) four regular members (Belcher, Gardner, Smith & Nolan) and (2) two Associate Members (Hanley & Reilly) in favor (0) none opposed.



Steve Belcher, Chairman  
East Bridgewater Planning Board