

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

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)  
175 CENTRAL STREET  
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

BOARD MEMBERS  
Roy Gardner, Chairman  
Steven Belcher, Vice-Chairman  
Christine Hanley, Clerk

Dorothy Simpson, Admin. Asst.  
[dsimpson@eastbridgewaterma.gov](mailto:dsimpson@eastbridgewaterma.gov)

BOARD MEMBERS  
Austin Lyons, Jr., Member  
Linscott Snow, Member  
Edward O'Leary, Member  
Kevin Reilly, Associate Member

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Planning Board minutes of **October 19, 2020** as follows: Joint Meeting called to order at 6:44 p.m. in the Large Conference second floor at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, October 19, 2020 which is on file with the Planning/Building Department.

Planning Board Members present were; Roy E. Gardner, Chairman, Steven Belcher, Vice Chairman; Christine Hanley, Clerk; Austin Lyons, Jr, Member; Edward O'Leary, Member; Kevin Reilly, Associate Member. Also, present Dorothy Simpson, Interim Administrative Assistant. Not present: Linscott Snow, Member.

Board of Selectmen Members present were: Carol Julius, Chairman; David Sheedy, Vice Chairman and Peter Spagone, Jr., Clerk. Also, present: Brian Noble, Town Administrator and Rebecca Johnson, Administrative Asst.

Joint meeting was held to interview, discuss and appoint (2) two new members, a permanent member and an associate member for the Planning Board. Sheila Savoy Glidden and John Lawlor both submitted letters of interest and were present at the meeting.

After an interview and discussion **M/Gardner, S/Sheedy**, with (5) five regular members of the Planning Board (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member of the Planning Board (Reilly) in favor (0) none opposed and with (3) members of the Board of Selectmen (Julius, Sheedy and Spagone) in favor to **appoint John Lawlor as a permanent member** to the Planning Board until the next election, unanimous none opposed. Motion carried.

After an interview and discussion **M/Gardner, S/Sheedy**, with (5) five regular members of the Planning Board (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member of the Planning Board (Reilly) in favor (0) none opposed and with (3) members of the Board of Selectmen (Julius, Sheedy and Spagone) in favor to **appoint Sheila Savoy Glidden as an associate member** to the Planning Board, unanimous none, opposed. Motion carried.

Planning Board Chairman, Gardner, informed the Board of Selectmen he spoke with Brian, Town Administrator concerning a Planning Board member who can not attend meetings due to COVID-19. Chairman Gardner stated it would be a help if this member could be set up to attend meetings virtually. Board of Selectmen felt this is not an unreasonable request. Planning Board will work with Mr. Noble to accomplish this task.

Chairman Gardner also addressed the Board of Selectmen concerning Administrative Assistant position now that Ellen McKenzie is the full time Administrative Asst. to the Building Commissioner. Planning Board has always had a full time Administrative Assistant and requested the possibility of replacing the position with a new permanent position for the Planning Board.

It was unanimously voted to recess at **7:00 p.m. M/Belcher, S/Gardner** with (5) five regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed. Meeting recessed.

Planning Board meeting of October 19, 2020 reconvened at 7:10 p.m. in the Large Conference Room second floor of the Town Office Building, 175 Central Street.

Members present were Roy E. Gardner, Chairman; Steven Belcher, Vice Chairman; Christine Hanley, Clerk; Austin Lyons, Jr, Member; Edward O'Leary, Member; Kevin Reilly, Associate Member. Also, present John Lawlor, proposed new Member; Sheila Savoy Glidden, proposed new Associate Member; Dorothy Simpson, Interim Administrative Assistant. Not present Linscott Snow, Member.

**Minutes:** No minutes at this time.

**Bills:** No bills at this time.

**Public Hearing:** *7:00 p.m. 798 N. Bedford St., Speedway Park, LLC.* Joshua White, Jacobs Driscoll Engineering, Inc. submitted a request to continue public hearing until Monday, November 2, 2020. Continue public hearing until November 2, 2020, **M/Belcher, S/O'Leary** with (5) five regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) opposed.

**Pending Matters:** *Celiberti Realty, LLC, No. Bedford St.* – waiting for final action from Conservation Commission. 53G Consultants, Allen & Major are working with Mr. Celiberti. Still pending. On October 2, 2020 meeting the Board voted to deny, without prejudice, the Special Permit/Site Plan for N. Bedford Street. It was brought to the attention of the Chairman by the Building Commissioner that a vote to deny the Special Permit does not allow the Building Commissioner to issue a building permit for the property within two years. Reconsider vote taken October 2, 2020 to deny without prejudice, **M/Reilly, S/Belcher** with (5) five regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed, motion carries. It was not the intention of the Board to prevent Mr. Celiberti from returning to the Board with a new application after completing Conservation Commission or to deny him a building permit within two years. Corresponding vote to revoke the motion made at October 2<sup>nd</sup> board meeting to deny the Special Permit without prejudice, **M/Reilly, S/Belcher** with (5) five regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed, motion carries. Chairman would like to get a legal opinion from Town Counsel concerning a vote to deny without prejudice.

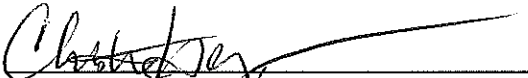
Peter Spagone, Member Board of Selectman and John Haines, Director DPW was present to inform the Board of a special project they have been working on North Bedford Street from the Whitman line to Compass Medical. In moving forward, they are working with Brockton with consideration

concerning feasibility, flows/usage, treatment, gallons per day and best plan to get from the treatment facility in Brockton to North Bedford Street, Thatcher St., Alger St. and Winter St. Feasibility study is currently in process. If this study is positive, it could help the town with economic growth.

**EMERY LANE** - Mr. Allen was before the Board for an informal discussion concerning Emery Lane Subdivision. His thought was instead of constructing a subdivision right away, create a Form A lot and hold off on the remaining land (proposed lot 2) for a later date. Parcel 2 would have a 40-foot way on Emery Lane with a note "not a buildable lot" until legal frontage has been created.

**ELMWOOD COURT** – Homeowners on Elmwood Court were present to express their concern with the roadway. The Board is aware of the issue with the roadway and explained the developer is still owner of the roadway and when the Roadway As-Built is presented to the Board that is when the matter will be addressed. Another concern was with winter coming hoping the town could take over plowing the roadway. Board informed them it was not a common practice for the town to plow a "private way" that would be something they would have to discuss with the Board of Selectmen. Abutters were also wondering what the process would be to get a "Dead End" sign for the street. They were informed the best place to go was the DPW.

It was unanimously voted to adjourn at 8:20 p.m. **M/Reilly, S/Belcher**, with (5) five regular members (Gardner, Belcher, Lyons, Hanley, O'Leary) in favor and (1) one associate member (Reilly) in favor (0) none opposed, adjourned.

  
Christine Hanley, Clerk  
East Bridgewater Planning Board