



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

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

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BOARD MEMBERS  
Roy Gardner, Chairman  
Steven Belcher, Vice-Chairman  
Christine Hanley, Clerk  
Linscott Snow, Member  
Austin Lyons, Jr., Member

Dorothy Simpson, Admin. Asst.  
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BOARD MEMBERS  
Edward O'Leary, Member  
John Lawlor, Member  
Kevin Reilly Associate, Member  
Sheila Savoy Glidden, Associate Member

Planning Board minutes of **Monday, June 21, 2021**, meeting called to order at 7:04 p.m. in the Large Conference Room second floor of the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, **June 21, 2021**, which is on file with the Planning/Building Department.

Members present were Roy E. Gardner, Chairman; Edward O'Leary, Vice Chairman; Linscott Snow, Member; Sherrie Bates, Member; Rob Kenn, Member; Kevin Reilly, Associate Member. Also present Dorothy Simpson, Interim Administrative Assistant. Not present were Christine Hanley, Clerk; John Lawlor, Member and Sheila Savoy Glidden, Associate Member.

**Minutes:** None at this time.

**Bills:** None at this time.

**Public Hearing:** No public hearings at this time.

**Pending Matters:**

\*126 – 130 Franklin Street ADGA Realty LLC, revised plans showing new location of access way off Franklin Street further north on the property making it further away from the intersection at Routes 27 and 14. Also relocated Stormwater Infiltration System #1 to the westerly side of the proposed building. Still remaining is the gas line issue that runs from Oak St across 126 and 130 Franklin Street to 136 Franklin. Applicant's Engineer stated he spoke with his client has no interest in Section 5.H.(2).j.k. and l, adult entertainment, on the property. Vote to Approve the Special Permit request with standard conditions and 1. No building permit to be issued until intended use is consistent with Section 5.H.(2).; 2. Provisions of Section 5.H.8. shall be waived; 3. Applicant agrees to voluntarily waive Section 5.H.2. j., k., and l; 4. Applicant shall notify Planning Board of gas line status prior to active site work or issuance of building permit, **M/Reilly, S/Kenn**, (4) four regular members (Gardner, O'Leary, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor and (1) one member (Snow) abstained, none opposed, motion carries.

\*721 Pond Street, Covenant, formally known as Harman's Way/Isaac Sprague Way is a subdivision located on the westerly side of Pond St approved by the Planning Board August 23, 1993 and a covenant was filed with the Registry of Deeds Book 12674 Page 91. Owner is seeking release of

covenant. Vote to release covenant with condition that no occupancy permit issued until driveway is complete, **M/O'Leary, S/Kenn**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

\*427 North Bedford Street Site Plan, continued from June 7<sup>th</sup>. Gregg Heger, Owner was present and represented himself. A discussion was held concerning the proposed structure and parking spaces. After reviewing the approved Variance from the Zoning Board of Appeal decision the Applicant stated he will submit a new site plan showing revised parking spaces. Vote to continue discussion July 19<sup>th</sup> after review of new site plan, **M/Reilly, S/O'Leary**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

\*401 North Bedford Street Site Plan, Gregg Driscoll, Professional Engineer from Jacobs Driscoll Engineering was present and represented the Applicant/Owner. The Applicant is seeking to construct a 6,154 square foot medical office building on the south easterly side of North Bedford St across from Compass Medical. A request was made by Associate Member Reilly requesting Mr. Driscoll to submit an architectural plan of the proposed structure. Member Kenn asked if the proposed entrance could be moved further south on the property to help with traffic flow on Route 18. Mr. Driscoll stated to move the driveway it would not work should the property owner consider further development. An abutter Mr. Travers had a concern of noise with the transformer located so close to the property line of 411 N. Bedford St. and another concern with proposed new lighting on the property. Zoning requires new lighting to be directed to stay on property. Vote for conditional approval with amended plans to show new location of transformer and submission of an architectural plan showing the proposed structure as it looks from Route 18, **M/Reilly, S/Kenn**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

\*Form A Plan Crescent Street, Gregg Driscoll, Professional Engineer from Jacobs Driscoll Engineering was present and represented the Applicant/Owner. Plan presented meets the requirements for an Estate Lot as submitted. Vote to authorize Chairman to endorse plan, **M/Bates, S/O'Leary**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

\*Meadow Brook Condominium Covenant, looking for release of Homesite 54 and Homesite 55. Presently a mobile home still sits on Unit 54. Chairman would like to keep Homesite 54/8 Magnolia Circle under Covenant until mobile home is removed. A vote to release from covenant Homesite 55/10 Magnolia Circle, **M/Reilly, S/Kenn**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, Homesite 54/8 Magnolia to remain under covenant.

\*Subdivision Rules and Regulations have been filed with Town Clerk, remove from agenda.

\*Elmwood Court submitted roadway acceptance packet, forward to Town Counsel to begin the acceptance process, engineering firm and As Built to DPW for their review, **M/Reilly, S/O'Leary**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

\*Street name change request – Angier's Way to Snow Lane. A vote to change name of one lot subdivision Angier's Way to Snow Lane and authorize Chairman to endorse Form A once plan has

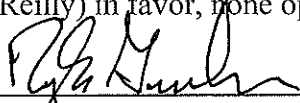
been submitted, **M/Reilly, S/O'Leary**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

\*Vertex Tower Assets, LLC Special Permit/Site Plan, and official request was presented by Atty. Parisi to officially extend the approved Special Permit and Site Plan due to the State of Emergency declared by the Governor March of 2020. A vote to officially extend the Special Permit (noted above) and Site Plan for completion 18 months from June 21, 2021, **M/Reilly, S/O'Leary**, (5) five regular members (Gardner, O'Leary, Snow, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

\*Chairman briefly informed the Board on an ongoing case before the court concerning a grandfathered lot on Pond Street. Attorney representing the town advised Chairman to sign a letter to be presented to the court.

\*60 Franklin Street – Chairman informed the Board he reviewed the as-built and it appears the project was built according to plan.

It was unanimously voted to adjourn at 8:21 p.m. **M/Reilly, S/Kenn** with (6) six regular members (Gardner, Hanley, O'Leary, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.



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Roy B. Gardner, Chairman  
East Bridgewater Planning Board