



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

Telephone: 508-378-1607/1608

BOARD MEMBERS
Roy Gardner, Chairman
Edward O'Leary, Vice-Chairman
Linscott Snow, Member
Sherrie Bates, Member

INTERIM ADMIN. ASSISTANT
dsimpson@eastbridgewaterma.gov

BOARD MEMBERS
Rob Kenn, Member
Christine Hanley, Clerk
John Lawlor, Member
Kevin Reilly, Associate Member

Planning Board minutes of **September 20, 2021**, as follows: meeting called to order at 7:05 pm in the Planning/Building second floor conference room at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording of the Planning Board meeting held Monday, September 20, 2021, which is on file with the Planning/Building Department.

Members present were Roy Gardner, Chairman; Christine Hanley, Clerk; Sherrie Bates, Member; Rob Kenn, Member; Kevin Reilly, Associate Member. Also, present Dorothy Simpson, Interim Administrative Assistant, Patrick Franey, Building Commissioner and Ellen McKenzie, Administrative Assistant. Not present: Edward O'Leary, Vice Chairman, Lindy Snow, Member and John Lawlor, Member.

Minutes: Approve minutes of August 16, 2021, **M/Reilly, S/Kenn** with (4) four regular members (Gardner, Hanley, Kenn and Bates) and (1) one Associate Member (Reilly) in favor (0) none opposed.

Public Hearing: 7:00 p.m. Benjamin Carroll & R&J Carroll, 678 East St Brockton-8 Lot Subdivision – Chairman stated a 5-member presence is needed and only 4 regular members are in attendance. Clerk Hanley read the Public Hearing notice. The office received a letter this afternoon from Brockton City Councilor Susan Nicastro, stating her opposition to the project on the Brockton/East Bridgewater line. Roy asked Mr. Carroll for a copy of the decision from Brockton, he agreed to send it. Continue hearing to next meeting Oct. 4, 2021, at 7:15 pm **M/Bates, S/Kenn** with four (4) regular members in favor (Gardner, Hanley, Kenn and Bates) one (1) abstention (Reilly) and (0) none opposed.

Other Matters: Building Commissioner – Patrick Franey, Building Commissioner informed the Board about TRAC (Technical Review Advisory Committee). Short discussion.

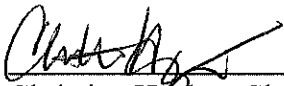
427 North Bedford Street revised plan dated 9/15/21 with signature blocks. Patrick believes the plan is good to move forward. Endorse Plan dated 9/15/21 & Site Plan Approval **M/Reilly, S/Bates** with (4) four regular members (Gardner, Hanley, Kenn and Bates) and (1) one Associate Member (Reilly) in favor (0) none opposed.

Hidden Oak Estates – 20 day appeal over; Conservation approved stormwater; Engineer Koska added conditions to plan. Endorse Plan and Covenant. Covenant to be released at time of occupancy permit, wording to reflect change. Endorse Subdivision Plan, sign Covenant **M/Hanley, S/Bates** with four (4) regular members in favor (Gardner, Hanley, Kenn and Bates) one (1) abstention (Reilly) and (0) none opposed.

Whitmarsh Lane – resident Gayle Hickey at 19 Whitmarsh Ln was present with resident Tom Barrett at 18 Whitmarsh Ln to express their opposition of the removal of the cul-de-sac. Roy stated the removal is part of the approved plan so it has to be removed. Ms. Hickey was concerned the developer, Lehtola, may not do a good job. Roy stated to discuss this concern with Lehtola and if she doesn't get a response then return to speak with the Board.

Pending Matters: none at this time

It was unanimously voted to adjourn at 8:04 p.m. **M/Reilly, S/Kenn** with (4) four regular members (Gardner, Hanley, Kenn and Bates) and (1) one Associate Member (Reilly) in favor (0) none opposed.



Christine Hanley, Clerk
East Bridgewater Planning Board