



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

BOARD MEMBERS
Roy Gardner, Chairman
Edward O'Leary, Vice-Chairman
Christine Hanley, Clerk
Linscott Snow, Member
John Lawlor, Member

Dorothy Simpson, Admin. Asst.
dsimpson@eastbridgewaterma.gov

BOARD MEMBERS
Sherrie Bates, Member
Robert C. Kenn, Member
Kevin Reilly Associate, Member

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Planning Board minutes of **Monday, October 18, 2021**, meeting called to order at **7:01 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, **October 18, 2021** which is on file with the Planning/Building Department.

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

Minutes: approve minutes of **September 20, 2021 and October 4, 2021** as written, **M/Reilly, S/Lawlor**, five (5) regular members (Gardner, Hanley, O'Leary, Lawlor, and Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.

Bills: None at this time.

Public Hearing: 7:00 p.m. Benjamin Carroll & R & J Carroll, 678 East St., Brockton –9 Lot Subdivision – Scott Ford, Attorney and Gigi Munden, Engineer were present and represented the applicant. applicant and Gigi Munden, Engineer. Chairman noted he had concern with three items from City of Brockton decision, owners of lots must have an owners association until road is accepted by the City; proof of municipal agreement with Brockton concerning public water and sewer supply - hesitant to approve without a municipal agreement; road bond is submitted by owner of property, will not approve with condition #12. East Bridgewater cannot accept their portion of the roadway until Brockton accepts their portion, East Bridgewater regulations require access from a public way. Also, a letter from Brockton City Councilor, Susan Nicaastro, that was submitted to the Board has misleading information. Scott Ford, Attorney representing applicant and Gigi Munden, Engineer stated Engineer stated Knights Estates is a nine (9) lot subdivision with two (2) lots located in Brockton and seven (7) lots located in East Bridgewater. Subdivision enters from East Street in Brockton and continues into East Bridgewater. Atty stated Brockton would need to see East Bridgewater decision before an agreement is made between applicant and the city in order to approve what was requested. This project is presently before Conservation Commission. Engineer to review requirements for septic system in relation to the former dump in East Bridgewater. Nancy Micaya, an abutter located at 720 East St., Brockton, was present via phone and she had a concern with wetlands and water issue not wanting more water on her property. In the past as houses have been constructed, she has experienced more water on her property. Also,

should one of the proposed houses have a fire how long would it take for EB fire department to arrive. Close public hearing at 7:51 p.m. **M/O'Leary, S/Kenn**, with five (5) regular members (Gardner, Hanley, O'Leary, Lawlor, and Kenn) in favor and one (1) associate member (Reilly) abstention, none opposed, motion carries. Wait to receive response from Environmental Partners engineers, DPW and Fire Department.

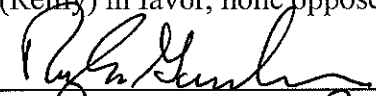
Other Matters: *Layla Estates*, vote revised plans submitted for revision to basin #2 – Lot #5. Plan to be forwarded to Environmental Partners Engineers or John DeLano for review, **M/Lawlor, S/Hanley**, (5) five regular members (Gardner, Hanley, O'Leary, Lawlor, and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries. Plan to be forwarded to Environmental Partners Engineers or John DeLano for review, **M/Lawlor, S/Hanley**, five (5) regular members (Gardner, Hanley, O'Leary, Lawlor, and Kenn) in favor and one (1) associate member (Reilly) abstained, none opposed, motion carries.

Templet – Decisions, Special Permit/Site Plan needs some work, requesting Member Reilly to work with Member Hanley to address use of right and empty building syndrome. Will review Templets at November 1st meeting.

Draft from Deputy Fire Chief concerning TRAC discussion creating engineering account for development projects with one engineering account for all department (BOH, ConCom and Planning Bd) and Building Commissioner having the authority to pay bills for services instead of separate accounts for each department. Moving forward sound like a more efficient way to organize engineering accounts.

Building Commissioner submitted schedule for CPTC Webinar Series 2021 CPTC webinar for Planning and Zoning Boards with a cost of \$20.00 per webinar should any Board member be interested.

It was unanimously voted to adjourn at **8:25 p.m. M/Lawlor, S/O'Leary** with five (5) regular members (Gardner, Hanley, O'Leary, Lawlor and Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.


~~Christine Hanley, Clerk~~ **Roy Gardner, Chairman**
East Bridgewater Planning Board