

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

Dorothy Simpson, Admin. Asst.  
[dsimpson@eastbridgewaterma.gov](mailto: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, December 6, 2021**, meeting called to order at **7:02 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, **December 6, 2021** which is on file with the Planning/Building Department.

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

**Minutes:** approve minutes of **November 1, 2021** as written, **M/Reilly, S/Kenn**, (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

**Bills:** None at this time

**Public Hearing:**

**Rhino East Bridgewater Development LLC**, public hearing was opened at 7:07 p.m. and Sherrie Bates read the public hearing notice. Present at this meeting was Robert Pellegrini Attorney for Rhino East Bridgewater Dev.; Tyler Murphy, representing Rhino East Bridgewater Dev., and Scott Lindgren from Vanasse, Hangen and Brustlin, Inc. (VHB). Applicant is requesting a Special Permit from Section 5.K.2 of the Zoning By Law to construct a 412,500 square foot warehouse for the property located at 798 R North Bedford Street (formally known as F1 Outdoors/New England Kart Raceway). The facility will employ approximately 333 employees over three shifts (24-hour operation) with sufficient parking and the building shall be constructed as shown on the rendering submitted. Traffic will enter/exit through Highland Street with the exception of tractor trailer trucks that will enter through Highland Street but exit onto North Bedford Street with "right turn only" no left turn onto North Bedford Street (Route 18). Mass DOT has jurisdiction on Route 18 and the application has been submitted to discuss any modification that may be required for this project. The property has an existing sound barrier and that shall remain. The project is presently going through the Board of Health process for a septic system but could tie into sewer sometime in the future if needed. The site presently has an approved Subdivision with rights to some abutters, this Subdivision may have to be rescinded prior to the project moving forward. Project will be back

before the Planning Board at some point in the future for Site Plan Approval. **M/Reilly, S/Bates** close public hearing (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

Vote to approve Special Permit as requested for 798 R North Bedford St. with draft decision for Board review at next scheduled meeting, **M/Reilly, S/Bates** (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

### Pending Matters

Knights Estates submitted a request to continue until Monday, February 7, 2022, **M/Reilly, S/Snow** (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

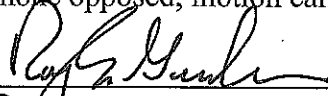
### Other Matters

Daisy Lane Estates/White Pine Village Homeowner's Association submitted an agreement for "Grading & Easement Plan" that would alleviate a retaining wall at the common property line and agree to a drainage easement that would be more aesthetically pleasing for the property. A modified subdivision to be submitted to the Board for signatures and recording at the Registry of Deeds **M/Kenn, S/Snow** (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

Authorize Building Commissioner to endorse Environmental Partners agreements and bills for plan review and site inspections as requested by Draft V1.3 for the Planning Board **M/Reilly, S/Kenn** (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

2022 Planning Board Meeting Calendar Planning Board meets the first and third Monday of each month, January 3<sup>rd</sup> and January 17<sup>th</sup> 2022 are both scheduled holidays. In order to conduct a Planning Board meeting in January the Board will meet on Monday, January 10<sup>th</sup>, **M/Bates, S/Reilly** (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

It was unanimously voted to adjourn at 7:56 p.m. **M/Kenn, S/Reilly** with (4) four regular members (Gardner, Snow via remote, Bates and Kenn) in favor and (1) associate members (Reilly) in favor, none opposed, motion carries.

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