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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

Telephone: 508-378-1607/1608 * Facsimile: 508-378-1628

Planning Board minutes of **Monday, November 1, 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, November 1, 2021** which is on file with the Planning/Building Department.

Members present were Roy E. Gardner, Chairman; 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 Christine Hanley, Clerk; Linscott Snow, Member and Sherrie Bates, Member.

Minutes: approve minutes of October 18, 2021 as written, **M/Kenn, S/Lawlor**, four (4) regular members (Gardner, O'Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.

Bills: approve Special Engineering bill for John Delano, Layla Estates, Summer Street, in the amount of \$200.00, **M/Reilly, S/Kenn**, four (4) regular members (Gardner, O'Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.

Public Hearing:

Closed public hearing for Knights Estates, request of the Applicant's Engineer to continue discussion until December 6th meeting, **M/Kenn, S/Lawlor**, four (4) regular members (Gardner, O'Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) abstained, none opposed, motion carries.

Pending Matters: None at this time.

Other Matters

Daisy Lane Estates-Estimated Road Bond of \$118,000.00 (One Hundred Eighteen Thousand Dollars) for phase one consisting of lots 1, 2, 3, 12, 13, 14 and 15, **M/Lawlor, S/Kenn**, four (4) regular members (Gardner, O'Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) abstained, none opposed, motion carries. Tri-Party Agreement was presented to the Board for review and vote. Board requested a minor change to the agreement, to add "the owner is the

successor in interest to Janelle P. Rotondi, Trustee of 22 Acres Central Street Realty Trust...” and to authorize the Chairman to execute the Tri-Party Agreement between North Easton Savings Bank, New View Homes and the Town of East Bridgewater. Also, authorize Covenant Amendment – Daisy Lane Subdivision Partial Lot Release for lots 1, 2, 3, 12, 13, 14 and 15 to be recorded at Registry of Deeds with a recorded copy submitted to the office, **M/Lawlor, S/O’Leary**, four (4) regular members (Gardner, O’Leary, Lawlor, and Kenn) in favor and one (1) associate members (Reilly) abstained, none opposed, motion carries. Request to authorized Building Commissioner to issue foundation permits, **M/Lawlor, S/O’Leary** four (4) regular members (Gardner, O’Leary, Lawlor, and Kenn) in favor and (1) associate member (Reilly) abstained, none opposed, motion carries.

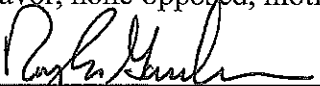
Layla Estates - John Delano’s review for As-Built Basin #2. Chairman to speak with Michael Koska concerning Mr. Delano’s review and will discuss at November 15th meeting.

Review Draft Decisions Templets - Board reviewed final drafts for Site Plan Review Decision, Special Permit/Site Plan Decision and Definitive Subdivision Approval Decision/Conditions, as printed, **M/Lawlor, S/O’Leary** four (4) regular members (Gardner, O’Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries. Thank you to Kevin Reilly for his time and effort with drafting final templets, his hard work was greatly appreciated.

Environmental Partners General Services Agreement for Knights Estates - Patrick Franey, Building Commissioner endorsed this agreement authorizing Environmental Partners to review Knights Estates Definitive Subdivision Review for Town of East Bridgewater’s Planning Board. Board to vote at November 15th meeting to authorize Building Commissioner to execute Engineer review and to authorize review of Engineer invoices for payment of Planning Board projects.

ADGA Realty, LLC Form A Central Street - showing Lots 1 & 2 on Central Street, authorize Chairman to endorse Form A with minor change, Lots 1 & 2 to be changed to Parcel 1 & Parcel 2, **M/Lawlor, S/O’Leary** four (4) regular members (Gardner, O’Leary, Lawlor, Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.

It was unanimously voted to adjourn at 7:40 p.m. **M/Lawlor, S/Kenn** with four (4) regular members (Gardner, O’Leary, Lawlor, and Kenn) in favor and one (1) associate member (Reilly) in favor, none opposed, motion carries.



Roy E. Gardner, Chairman
East Bridgewater Planning Board