

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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REC'D BY TOWN CLERK  
122 APR 5 AM 12:27

Planning Board minutes of **Monday, March 21, 2022**, meeting called to order at **7:03 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, **March 21, 2022**, which is on file with the Planning/Building Department.

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

**Minutes:** approve minutes of **February 7, 2022**, as written, **M/Reilly, S/Kenn**, (6) six regular members (Gardner, Snow via remote, Hanley, Lawlor, Bates and Kenn) in favor and (1) one associate member (Reilly) in favor, none opposed, motion carries.

**Bills:** None at this time

Stormwater update – a new simplified By-Law will be presented at Annual Town Meeting and at a later date Rules and Regulations will be drafted.

Street Acceptance update – presently there are a few going before Annual Town Meeting, Elmwood Court and Johnson Farm Road. Elmwood Court to be placed on the Planning Board agenda for April 4<sup>th</sup> with documents to be submitted to Board for review and vote Boards recommendation to the Board of Selectmen.

**Public Hearing:** None at this time

**Pending Matters:**

**Rhino East Bridgewater Development LLC.** Chairman Gardner mentioned that an informal discussion was held on March 7, 2022, with Rhino East Bridgewater Development LLC, 798R N, Bedford Street. Board did not have a quorum so an official meeting was not held and that no public hearing was held.

Present for the Applicant were Tyler Murphy, Rhino Capital, Dept. Head; Robert Pellegrini, Attorney; Scott Lindgren, VHB Inc. and Matt Kealey, VHB. Inc. were present and spoke on behalf of the property located at 798R N. Bedford St.

Scott Lindgren informed the Board they have met with BOH, meeting with the ConCom on the 14<sup>th</sup>, addressing Fire Department comments and working with the water department. Matt Kealey recapped existing traffic and have prepared memo for DOT District 5 outlining recommendations/changes/comments to pursue signal timing improvements. Chairman Gardner suggested bringing to DOT a left hand turn only lane on Route 18, it would be helpful.

**M/Lawlor, S/Reilly**, to approve with discussion. Usual (5) five standard conditions with additional conditions:

6. Applicant shall provide copies of updated information received from Massachusetts Department of Transportation concerning traffic analysis and impacts.
7. Owner and/or Applicant to obtain Planning Board approval of rescission of prior subdivision plan affecting the Site.
8. Paved travel lane to sides and rear of building shall be clearly marked and enforced as "No Parking" so as to permit fire department access. Said area to also be kept clear of any stored items or materials and all debris.
9. All truck traffic entering the site shall do so by way of the Highland Street driveway. No truck traffic shall be permitted to utilize the North Bedford Street (Route 18) driveway other than for purposes of exiting the site. The total number of truck trips per day over the North Bedford Street driveway shall not exceed twenty-five (25) and all trucks utilizing said egress must turn southbound (right) upon so exiting the site.
10. To the greatest extent possible, employees working on the premises shall utilize the Highland Street driveway for access and egress purposes.
11. The Owner and/or Applicant shall install any necessary signage to assure compliance with the foregoing three (3) Conditions.
12. Screen plantings of appropriate sizes shall be installed on the site as per the Landscape Plans submitted by the Applicant with particular emphasis on screening of trailer parking area adjacent to Highland Street entrance.
13. Maintenance of the driveway easement providing access to Site from North Bedford Street (Route 18) is to be equitably apportioned between Applicant and abutting landowner.
14. Applicant to fund the cost of a Traffic Operations Analysis relative to the functioning of the intersection of North Bedford Street (Route 18) and Highland Street and to cooperate with the Massachusetts Department of Transportation in the implementation of any recommendations resulting therefrom.

(6) six regular members (Gardner, Snow via remote, Hanley, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

8 Magnolia Circle – request was presented to the Board from the developer to release the one remaining homesite from covenant. The last remaining trailer and debris has been removed from the development. Final Homesite and Covenant Release for Meadow Brook Adult Retirement

Community and 8 Magnolia Circle (Unit #54) **M/Kenn, S/Hanley** to endorse document (6) six regular members (Gardner, Snow via remote, Hanley, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries.

126 – 130 Franklin Street – 20-day approval letter received from the Town Clerk stating no appeal was received for 126-130 Franklin Street Special Permit and revisions have been made to the plan as requested with revision date of 12/28/2021. Endorse plans, **M/Reilly, S/Lawlor**, 6) six regular members (Gardner, Snow via remote, Hanley, Lawlor, Bates and Kenn) in favor and (1) one associate members (Reilly) in favor, none opposed, motion carries. Chairman spoke with Outback Engineering Project Engineer Kyle Devenish and although it is not the authority of the Planning Board but there is a concern with the gas line across this property that services an abutting property located at 136 Franklin Street and hopeful that would be addressed.

Tower Heights - approval has been received from the Board of Selectmen approving the Street Lights for Southridge Drive subdivision.

No discussion has been held for establishing fees.

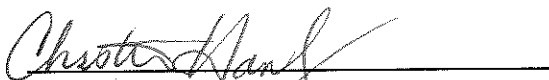
Victory Lane – no new information has been received as of this date.

Knights Estate - 678 East Street, Brockton residential subdivision with its entrance in Brockton has requested public hearing to be continued until Monday, May 2, 2022, **M/Bates, S/Kenn** 6) six regular members (Gardner, Snow via remote, Hanley, Lawlor Bates and Kenn) in favor and (1) one associate members (Reilly) abstained, none opposed, motion carries.

Chairman Gardner mentioned Mr. Linscott Snow will not be serving another term as a member of the Planning Board. We would like to Thank you Lindy for your many years of dedicated service to the Town it has been greatly appreciated and please know you will be missed. Hopefully Mr. Snow will consider being appointed as an associate member.

Member Rob Kenn and Associate Member Kevin Reilly have both pulled papers for the Planning Board for this upcoming election.

It was unanimously voted to adjourn at 8:25 p.m. **M/Lawlor, S/Hanley** with (6) six regular members (Gardner, Snow via remote, Hanley, Lawlor, Bates and Kenn) in favor and (1) associate members (Reilly) in favor, none opposed, motion carries.

  
Christine Hanley, Clerk  
East Bridgewater Planning Board