



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
175 CENTRAL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912
Telephone: 508-378-1607/1608

RECORDED
15 APR 2022 10:05 AM

BOARD MEMBERS
Robert Looney, Chairman
Gerry Leavitt, Vice-Chairman
Kevin Marchant, Clerk

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

BOARD MEMBERS
Gregg Heger, Alternate
James Ross, Jr., Alternate

MEETING SUMMARY - REGULAR MONTHLY MEETING
WEDNESDAY, APRIL 6, 2022

Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Robert T. Looney, Chairman - 8/1990 | <input checked="" type="checkbox"/> Gregg Heger, Alternate - 6/2012 |
| <input type="checkbox"/> Gerry Leavitt, Vice Chairman - 3/2006 | <input checked="" type="checkbox"/> James A. Ross, Jr., Alternate - 7/2017 |
| <input checked="" type="checkbox"/> Kevin Marchant, Clerk 5/2010 | <input type="checkbox"/> Patrick Franey, Building Commissioner |

7:00 Public Hearing for a SPECIAL PERMIT

0 Elm Street Solar, LLC
0 Elm Street

With three (3) board members present, one (1) had to abstain from the continued public hearing due to a conflict leaving two (2) members which is not a quorum, therefore meeting was continued until May 4, 2022 at 7:15 p.m.

7:10 Public Hearing
Superior Rail & Iron, Leonard Ferrara, Trustee
350 West Street
Special Permit

Exhibit I - Plan prepared by Zenith Consulting Engineers, LLC dated 2/10/22 and prepared for Superior Rail and Iron Works, Inc.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:10 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Alternate were present and sat on the hearing. K. Marchant read the public hearing notice. A letter in opposition was submitted by abutters and K. Marchant read that into the record. Mr. Rene Gagnon, Senior Engineer from Zenith Consulting was present and represented the applicant. Mr. Gagnon stated the property was a preexisting non-conforming business with access/entrance is in a Residential 1 zoning district. The applicant is requesting to construct an L-shaped addition to the existing building with a canopy. Prior special permit requests for buildings out back were not being use as requested and the applicant proposes to bring existing buildings up to code, two front buildings are being rented out. Some abutters were present and voiced their concerns for the present operation with noise, traffic, parties at night at a commercial operation. Concern with another addition would bring additional noise, traffic, employees. Mr. Gagnon stated the intent is not to increase employees. Mr. Ferrara was

not present at the meeting and had requested to meet via ZOOM, with several attempts to connect with Mr. Ferrara via ZOOM the Board requested the Mr. Ferrara be present at May 4th meeting to discuss the project in person. Also, the Board would like to be authorized to conduct a site visit, members to visit site as their schedule allows. **M/Marchant, S/Ross to continue public hearing May 4, 2022 at 7:30 p.m. unanimously APPROVE.**

Other: Adjourn Wednesday, April 6, 2022, meeting at 815 p.m. M/Marchant, S/Ross, UNANIMOUSLY APPROVED



Kevin Marchant, Clerk

Date