



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  
Kevin Reilly, Vice-Chairman  
Christine Hanley, Clerk  
Edward O'Leary, Member

**Ellen McKenzie, Administrative Assistant**

[emckenzie@eastbridgewaterma.gov](mailto:emckenzie@eastbridgewaterma.gov)

Telephone: 508-378-1607/1608

**BOARD MEMBERS**

Rob Kenn, Member  
John Lawlor, Member  
Sherrie Bates, Member  
Lindy Snow, Assoc Member

Planning Board minutes of **Monday, October 17, 2022**, as follows: meeting called to order at 7:03 p.m. in the Large Conference Room, second floor at the Town Office Building, 175 Central Street.

These minutes are an abstract of the digital recording which is on file with the Planning/Building Department and recorded on EBCAM.

Members present were Roy E. Gardner, Chairman; Kevin Reilly, Vice Chairman; Christine Hanley, Clerk; Robert Kenn, Member; Linscott Snow, Associate Member. Also, present Ellen McKenzie, Administrative Assistant; Candy Boyle, Senior Clerk. Not present Edward O'Leary, Member; Sherrie Bates, Member; John Lawlor, Member.

**Minutes:** June 6, 2022, July 18, 2022, August 15, 2022, September 19, 2022, move to next meeting November 7, 2022.

**Public Hearing:**

**7:15 p.m.- Eighty-Four Bridge, LLC 0-84 Bridge St-** continued from September 19, 2022. **M/Reilly, S/Kenn to Approve** Subdivision with standard conditions and special conditions with four (4) in favor, one (1) abstained (Snow), none (0) opposed.

**7:30 p.m. Knights Estates- Approve** Subdivision **M/Reilly, S/ Hanley** with four (4) in favor, one (1) abstained (Snow), none (0) opposed. Applicant and his attorney requested to review draft decision.

**7:45 p.m. 582 Oak St.- Approve** Special Permit with standard conditions and special conditions **M/Reilly, S/Snow** with five (5) in favor, none (0) opposed.

**Pending Matters:** Philip DeRoo 35 Hereford Ln. Ext. - **Approve** Subdivision with standard conditions and special conditions. **M/Reilly, S/Gardner** with three (3) in favor, two (2) abstained (Kenn & Snow), none (0) opposed,

*MGKBJ Realty, LLC* 47 West Union St.-unable to attend.

**Other Matters:** *530 Spring St.-* Minor Modification to existing Special Permit or same use for the new building? Building Commissioner is satisfied it is the same use.

*3 Daisy Lane* – homeowner sent Building Commissioner drainage concern pictures. Chair will do a site visit.

*109 Willow Ave.*- Jaysen Goncalves would like rezoning of three homes from R-1 to R-3 making the entire street R-3. The neighbors can sign his request in agreement or write a letting stating such. If it moves forward, the Planning Board can present the request to the Board of Selectmen.

No update on Lupine Lane.

It was unanimously voted to adjourn at **8:57** p.m. **M/Reilly, S/Kenn** with five (5) in favor, none (0) opposed.

---

East Bridgewater Planning Board