



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**

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**BOARD MEMBERS**

\_\_\_\_\_, Member  
John Lawlor, Member  
Sherrie Bates, Member  
Lindy Snow, Assoc Member

Planning Board minutes of **Monday, May 1, 2023**, as follows: meeting called to order at 7:00 p.m. in the Large Conference Room, second floor at the Town Office Building, 175 Central Street.

Members present were Roy E. Gardner, Chairman; Kevin Reilly, Vice Chairman; Christine Hanley, Clerk; Sherrie Bates, Member, and John Lawlor, Member. Also, present Candy Boyle senior clerk. Not present Edward O'Leary, Member; Linscott Snow, Associate Member.

**Minutes:** March 20, 2023, **M/Reilly, S/Lawlor** to approve minutes with five (5) in favor, none (0) opposed.

**Public Hearing:**

**7:00 p.m.-** Proposed zoning map, changing portions from I-1,R-1 & B-3 to R-3 thereby expanding the existing R-3 district. **M/Lawlor, S/Bates** with five (5) in favor, none (0) opposed to close the hearing at 7:16pm. **M/Gardner, S/Lawlor** with four (4) in favor, one (1) opposed Reilly, to recommend zoning change at the town meeting.

**7:15 p.m.-** Hickory Hill Development, Definitive Subdivision, open public hearing at 7:22pm. Continue public hearing and resume June 5, 2023 at 7:15 pm, due to changing of the Board Members. **M/Gardner, S/Reilly** with five (5) in favor, none (0) opposed.

**Pending Matters:** no pending matters

**Other Matters:**

MBTA Community Zoning Project-major change in the zoning act. If passed, the town will re-zone one or more areas for high density multi-family housing and fifteen units per acre up to 750 units. The areas being looked at are Rte. 18, Winter St., Whitman line to Highland St. Also, the downtown area West of Spring St. to Cook St. These zoning changes will be out for the Annual Town Meeting 2024. Some maps will be posted online in the next few months. The state encourages support up to 500 high density units.

Planning Board Meeting of May 1, 2023

Sully's Lane-there is approximately \$50,00.00 in road bond money for Sully's Lane. Notify applicants to complete the road to the stander requirements and specifications by our consulting engineer, then release road bond money. **M/Roy, S/Reilly** with five (5) in favor, none (0) opposed.

3-Daisy Lane concern of drainage's problem is being worked on to fix the basin.

Per's Path- problems are being handled by the Zoning Enforcement Officer, Patrick Franey.

47 W. Union St.-Land owner and applicant are working on the project and were told the site plan Approval allows one owner's car register and three unregister car 's is allowed on the lot. Also cars are not currently parked where they were approved on the Site Plan. The color of the building is to be one color and either shingles or metal on the front of the building, making the appearance uniform.

Covenant for Tower Heights- PMP present for developer with the road bond estimate based on standard procedure, is \$242,900.00. The client can either set cash bond with the Treasurer's office or it can be a Tri-Party agreement .Hold lots 1,2,3 & release lots 4, & 5. **M/Gardner, S/ Lawlor** with five (5) in favor, none (0) opposed.

Chairman stated there is an open position on the Planning Board. Submit a letter of interest to the planning Board office.

It was unanimously voted to adjourn at **7:52** p.m. **M/Roy, S/Lawlor** with five (5) in favor, none (0) opposed.

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East Bridgewater Planning Board