



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**

Kevin Reilly, Chairman  
Roy Gardner, Vice Chairman  
Sherrie Bates, Clerk  
John Lawlor, Member

**Ellen McKenzie, Administrative Assistant**

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

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

**Board Members**

Rachel Tedesco, Member  
Diane Phillips, Member  
\_\_\_\_\_, Member  
Linscott Snow, Assoc. Member

Planning Board Minutes for Monday, August 21, 2023, as follows: Meeting called to order at 7:02 p.m. in the Large Conference Room, second floor at the Town Office Building, 175 Central Street. Minutes are a summary of video recording that can be viewed at EBCAM.

Members present were Kevin Reilly, Chairman; Roy Gardner, Vice Chairman; Sherrie Bates, Clerk, John Lawlor, Member; Rachel Tedesco, Member, and Diane Phillips, Member. Also, present Ellen McKenzie Administrative Assistant; Candy Boyle Senior Clerk. Not present: Linscott Snow, Associate Member.

**Minutes:** Approve minutes of July 17, 2023. **M/ Gardner, S/Lawlor.** Voted unanimously.

**0 River Road Extension** - Environmental Partners has provided further update, all issues previously identified have been satisfactorily addressed. Only administrative issuance of Stormwater Permit remains. Endorse plan presented by PMP Engineering. **M/ Gardner, S/ Lawlor.** Voted unanimously.

**Strathmore Road Extension** - Work on subdivision infrastructure completed in appropriate manner. Approve release of funds held on deposit pursuant to Tri-Party Agreement. **M/ Gardner, S/ Tedesco.** Voted unanimously.

**Tower Heights** - additional roadway bond funds deposited with Town. Developer requesting release of Lot 5, 2 Southridge Drive. Approve request. **M/ Gardner, S/ Lawlor.** Voted unanimously.

**608 Spring Street** - Public Hearing- Applicant seeks Special Permit (Use) and Site Plan Approval in order to permit sale of used vehicles. Towing business currently operates from site, Applicant seeks to expand to include car sales. Seeking display for ten (10) vehicles and anticipates some online sales. Abutter from Meadows Townhouses expressed concerns about number of vehicles already on property and overall appearance. Board raised several concerns including maximum vehicle allowance under towing license(s) and whether proposed use was a prohibited one in the particular zoning district. Further review and information required. Continue to October 2, 2023 at 7:15 PM. **M/Gardner, S/Lawlor.** Voted unanimously.

**Thatcher Street Overlay Zoning** – discussion regarding creation of Salvage Yard Overlay to effectively recognize existing use of property. Benefit to owner in terms of ability to obtain capital financing. Attorney James Burke presented draft of overlay language based upon what has been adopted by City of Brockton where portion of land located. Board expressed general support with concept, some modifications to draft will be needed. Goal is development of Article for presentation to 2024 Annual town Meeting.

**Daisy Lane** – Inspection Report submitted by Environmental Partners confirms that additional basins in place and connected to drainage system. This eliminates issue which had contributed to recent flooding conditions. Other construction issues identified. Town currently holding \$200,000.00 pursuant to Tri-Party Agreement. Adequate to permit release of remaining lots. **M/Gardner, S/Lawlor.** Voted unanimously.

***Discussion with Interim Town Clerk*** – Reviewed procedure concerning acceptance and stamping of Site Plan Applications.

***Angier's Way / Snow Lane*** - confirm prior action of the Board in approving change of street name to Snow Lane. **M/Gardner, S/ Tedesco.** Voted unanimously.

***Whitmarsh Lane*** - Approve termination of sidewalk at limit of cul-de-sac. Sidewalk to otherwise be constructed to applicable standards. **M/ Gardner, S/ Lawlor.** Voted unanimously.

***Zoning Map Changes*** - hold on Agenda for next Meeting. **M/Gardner, S/ Tedesco.** Voted unanimously.

***MBTA Communities Zoning*** – Town will need to plan for construction of approximately 500 units of new housing to meet requirements of the statute. Two areas being considered for planned development are west side of Route 18 north of Highland Street and downtown area south of West Union Street. Deadline for action in December, 2024.

***Real Estate Taxes*** – Roy Gardner is going to look at existing ByLaws in other nearby communities to further the discussion concerning potential update of current EB ByLaw.

Motion to Adjourn at 8:13 pm. **M/ Gardner, S/ Lawlor.** Voted unanimously.

East Bridgewater Planning Board

***Respectfully submitted as approved at October 17, 2023 meeting by Kevin Reilly.***