



OFFICE OF THE PLANNING BOARD
TOWN OF EAST BRIDGEWATER

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

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Telephone: 508-378-1607/1608

Board Members

Rachel Tedesco, Member
Dianne Phillips, Member
_____, Member
Linscott Snow, Assoc. Member
Yvonne Macrae, Assoc. Member

Planning Board Minutes of **Monday, November 6, 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.

These minutes are an abstract of a recording on EBCAM.

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

Minutes- Approve minutes of October 17, 2023, **M/Tedesco, S/Gardner** voted unanimously.

Master Plan Development - Discussion with Charles Seelig, Town Administrator and representatives of Old Colony Planning Council regarding actions to date and path forward. Next step will be community survey which will be distributed through various media. Also to be available through Public Library and Council on Aging. Survey will help to define residents' current perceptions of the community and issues of concern. Once responses have been received and cataloged, intention would be to schedule first of several public meetings.

Public Hearing - Black Brook Estates. Continue hearing to November 20 at 7:15 pm. **M/Gardner, S/Phillips** voted unanimously.

Thatcher Street Overlay District - Attorney James Burke present to discuss Board comments on his draft of language for creation of overlay district. No issues with changes discussed. Attorney Burke to provide updated copies (redline and clean) so Board can discuss at an upcoming meeting and finalize for presentation to Annual Town Meeting.

Compass Medical - if desired, property owner would only need to submit letter advising of change of name of access drive (i.e. Signature Way).

Site Plan Approval By-Law - Intention is to bring before the 2024 Annual Town Meeting for approval. Amends current Section 13 Rules & Regulations and there will be a fee of \$200.00. Continue to November 20th meeting.

47 West Union Street - Site Plan Approval was granted for a used car business. It is unclear if the applicant has fully begun to utilize the site for business. This should be monitored for compliance. Keep on the agenda for follow up.

Daisy Lane – Multi party agreement for an improved redesign of Detention Basin No. 3 (adjacent to House No's. 3 & 5 Daisy Lane). Modify the Approval to require the installation of the earth, berm and flapper valve as proposed in Environmental Partners letter dated November 3, 2023. **M/Gardner, S/Tedesco** voted unanimously.

Past Due Taxes By-Law – Member Gardner looking at three other towns that have defined waiver process for hardship. He will continue to work on this so that proposal can be drafted for submission to Annual Town Meeting.

Per's Path - prepared a preliminary Road Bond estimate. John Haines provided updated financial numbers of increased material cost as of this year. No lot release or bond until pavement is down for safety reasons.

Sully's Lane - Road Bond provided, newly paved road will need to be inspected.

Zoning Map Changes - proposed Overlay District on Thatcher Street and two zoning changes for the MBTA Community Project. At the first meeting in December, we hope to have the actual proposed map for review.

East/High St. Heavy Vehicle Exclusion - proposed exclusion is entirely in the Town of Bridgewater. However, the two alternate routes go mostly through East Bridgewater. Town response to be considered.

Form A Plan - North Bedford Street: purpose of this plan is to divide Assessors Map 109 Lot 10 to create Lot 1 and Parcel A. Parcel A will serve as future access (as both an entrance and a means of egress) to land of the Town of East Bridgewater Parcel 109-6. Reviewed with engineering firm and Town Counsel. Note added to the plan reflecting that Parcel A shall not be considered as a buildable lot. Mylar dated October 26, 2023, endorsed. **M/Gardner, S/Tedesco** voted unanimously.

Chestnut Street - Filed with the Zoning Board of Appeals for a variance to address the problem where there is a house that doesn't have any access to it because the driveway is part of the abutting lot. They do have an easement, but they would like to split a parcel in between the two properties.

Motion to adjourn at 8:30 pm. **M/Gardner, S/Phillips** voted unanimously.

East Bridgewater Planning Board

Respectfully submitted as approved at the December 4, 2023 Planning Board Meeting by

Name: Kevin Reilly Title: Chairman