



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

emckenzie@eastbridgewaterma.gov

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, December 4, 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. Also, present Candy Boyle Senior Clerk. Not present: Ellen McKenzie, Administrative Assistant; Linscott Snow, Associate Member; Sherrie Bates Clerk; John Lawlor, Member and Yvonne Macrae, Associate Member.

Minutes- Approve minutes of November 6 & 20, 2023, **M/Gardner, S/Tedesco**; Voted unanimously.

Thatcher Street Overlay District – Received an updated draft of proposed overlay for the area on Thatcher Street from Attorney Burke. Comments from Deputy Chief Winsor and Building Commissioner to be incorporated into the final draft for presentation at next Meeting. Continue to January 4, 2024. **M/Gardner, S/Phillips**; Voted unanimously

Sully's Lane - request from developer for release of bond monies. Release all but \$10,000. **M/Gardner, S/Tedesco**; Voted unanimously.

Road Bond Account- Many accounts with various balances with no activity due to dissolution of corporate developers or trusts. Board is working on trying to find the owners and close these accounts. Will continue to follow up on this project.

Interim Town Clerk Kathleen Cavanagh – discussion regarding signature and notarization requirements for plans and decisions of the Board.

Zoning Map Changes – Preliminary version of updated map is available. Member Gardner to review for comparison to Assessors GIS information.

608 Spring Street - Building Commissioner/ Zoning Enforcement Officer has requested that Board prepare letter requesting him to review compliance with zoning requirements and terms of existing Special Permits affecting the property. Based upon that request, he will visit site and provide written feedback to give Board accurate picture of current conditions. There is no record in the file that the current owner inquired about the limitations of the Special Permit(s), especially the limitations related to use / hours of operation. EBPD has informed after site visit that there are multiple vehicles on property without registrations or clear owner documentation.

Current owner should apply to revise existing Special Permits to reflect current conditions and use(s). Allowances of Zoning Bylaws, Section 5K subject to further discussion. Letter to Zoning Enforcement Officer as per his request **M/Gardner, S/Phillips** voted unanimously.

Past Due Taxes By-Law – Board will have something available by January to be ready for Annual Town Meeting.

OCPC - Community Survey for use in connection with Master Plan development has been circulated. Residents requested to respond with their views on various aspects of life in the community.

MBTA Zoning – No new update. Intention remains that Board will initiate series of public meetings after the first of the year to assure public input and awareness.

Motion to Adjourn at 8:02 pm. **M/Gardner, S/Tedesco;** Voted unanimously.

East Bridgewater Planning Board

By: Respectfully submitted as approved at the January 4, 2024, Planning Board Meeting by

Name: Kevin Reilly Title: Chairman