



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

Telephone: 508-378-1607/1608 * Facsimile: 508-378-1628

REC'D EB TOWN CLERK
'23 APR 6 AM 10:08

BOARD MEMBERS
Robert Looney, Chairman
Gerry Leavitt, Vice-Chairman
Kevin Marchant, Clerk

Dorothy Simpson, Admin. Asst.
dsimpson@eastbridgewaterma.gov

BOARD MEMBERS
Gregg Heger, Alternate
James Ross, Jr., Alternate

MEETING SUMMARY – REGULAR MONTHLY MEETING
WEDNESDAY, FEBRUARY 1, 2023

Members Present:

- Robert T. Looney, Chairman – 8/1990
- Gerry Leavitt, Vice Chairman – 3/2006
- Kevin Marchant, Clerk 5/2010
- Gregg Heger, Alternate – 6/2012
- James A. Ross, Jr., Alternate – 7/2017
- Patrick Franey, Building Commissioner

7:00 Public Hearing for a SPECIAL PERMIT
Benjamin Phippen, Applicant
Michael Taylor, Owner
431 Pleasant Street

Exhibit I – A plan showing the location of the existing dwelling and location of the proposed 16' X 16' deck to the rear of the dwelling and a 16' X 16' deck located to the side of the dwelling;

Exhibit II – Framing Plan for the proposed decks.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:05 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Benjamin Phippen, Applicant was present and spoke in favor of the application. Kevin Marchant read the public hearing notice. The applicant is requesting a **SPECIAL PERMIT** as set forth under **SECTION 2.AAA entitled Nonconforming Single Family and Two-Family Residential Structures** of the Town of East Bridgewater Zoning By Law to raze the existing 12' X 12' deck and allow construction of a 16' X 16' deck off the rear of the existing dwelling to come 22 feet from the rear property line as shown on Exhibit III for the property located at 431 Pleasant Street. The applicant is also constructing a 16" X 16' attached deck to the side of the existing dwelling but it will conform to zoning by-law. Close public hearing 7:12 p.m.

M/K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED to allow construction of a 16' X 16' deck off the rear of the existing dwelling to come no closer than 22 feet from the rear property lines as shown on Exhibit I. *please see decision for conditions*

**7:15 Public Hearing for a VARIANCE and SPECIAL PERMIT
Parallel Products Solar Energy, LLC, Applicant
John Ferri, Tr., Three Hundred Thatcher St. Tr., Owner
300 Thatcher Street**

Exhibit I – Brief from Patridge Snow & Hahn, LLP

Exhibit II - Variance Plan 300 Thatcher Street prepared by Farland Corp. dated December 20, 2023 and prepared or Parallel Products Solar Energy, LLC;

Exhibit III – Solar Array Plans prepared by 4Stel Engineering dated 12-24-22 and prepared for Parallel Products Solar Energy, LLC;

EXHIBIT IV – Letter submitted by Deputy Fire Chief dated January 25, 2023.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:15 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Tim Cusson, Michael Mineau and John Ferri were present and spoke in favor of the application. Kevin Marchant read the public hearing notice. Robert Looney read Deputy Fire Chief's letter into the record. Robert Looney read Holden Engineering letter concerning adjustment of their boundary into the record. The applicant is requesting a **VARIANCE** from the side yard setback requirement to be reduced from 25 feet to 10 feet on all sides under **SECTION 6** for the Town of East Bridgewater Zoning By-Law and a **SPECIAL PERMIT** seeking installation of four (4) canopy-mounted solar arrays for the property located at 300 Thatcher Street as set forth under **SECTION 5.H.(2)(m)**. Applicant requested to continue public hearing until March 1, 2023, they would like to consult with the Fire Department.

M/K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED to continue public hearing until 7:00 p.m. March 1, 2023 or should the applicant require additional time April 6, 2023.

**7:30 Public Hearing for a SPECIAL PERMIT
Bull Dog Realty Trust, Owner
David Phelan, Applicant
55 North Bedford Street**

Exhibit I – Letter stating the proposed renovations;

Exhibit II – Existing second floor plan showing (2) one bedroom apartment units;

Exhibit III – Existing first floor plan showing (2) one bedroom apartment units, (3) existing commercial units and (1) storage unit;

Exhibit IV – Proposed first floor plan showing (3) one bedroom apartment units and (2) studio units;

Exhibit V – Front parking lot plan;

Exhibit VI – Back parking lot plan;

Exhibit VII – Photo of front and back parking lots;

Exhibit VIII – Copy of Assessor's record;

Exhibit IX – On Site Disposal System As-Built Plan prepared by Pilling Engineering Group, Inc. dated November 17, 2003 and prepared for Stephen Baggia;

Exhibit X – On Site Sanitary Disposal System "Repair" Plan prepared by Pilling Engineering Group, Inc. revision date July 25, 2003 and prepared for Stephen Baggia;

Exhibit XI – Site Plan of Land prepared by Hayward – Boynton & Williams, Inc. dated April 23, 1973 and prepared for Michael Fruzzetti;

Exhibit XII – Letter from Deputy Fire Chief Craig Winsor;

Exhibit XIII – Letter from Board of Health Agent Jeanmarie K. Joyce.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:40 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, were present and sat on the hearing. David Phelan, Applicant was present and spoke in favor of the application. **M/G. Leavitt, S/K. Marchant to waive the reading of the public hearing notice, unanimously voted.** Robert Looney, Chairman read Fire Department letter and Board of Health letter into the record. The applicant is requesting a **SPECIAL PERMIT** as set forth under **SECTION 5.J.(2).(a) Special Permit Allowed Uses** of the Town of East Bridgewater Zoning By Law to convert current retail space to residential apartments (converting current retail/residential building into a total of 7 (seven) residential units, no commercial units). For the property located at 55 North Bedford Street. Close public hearing 8:00 p.m.

M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED to allow the structure to consist of five (5) one (1) bedroom residential units and two (2) studio residential units (with no commercial units) as shown on Exhibit II and IV. *please see decision for conditions*

Other: M/K. Marchant, S/G. Leavitt to approve minutes of October 5, 2022 and November 2, 2022, UNANIMOUSLY APPROVED

Other: M/K. Marchant, S/G. Leavitt to reorganize effective February 1, 2023 as follows, Robert T. Looney, Chairman; Gerry Leavitt, Vice Chairman; Kevin C. Marchant, Clerk; Gregg C. Heger, Alternate and James A. Ross, Jr., Alternate UNANIMOUSLY APPROVED

Other: informal discussion was held concerning Accessory Family Unit Zoning By Law and possibly revisions.

Other: Adjourn Wednesday, February 1, 2023 meeting at 8:47 p.m., M/G. Leavitt, S/K Marchant, UNANIMOUSLY APPROVED


Kevin Marchant, Clerk



Date