



OFFICE OF ZONING BOARD OF APPEALS  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)  
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BOARD MEMBERS  
Robert Looney, Chairman  
Gerry Leavitt, Vice-Chairman  
Kevin Marchant, Clerk

Dorothy Simpson, Admin. Asst.  
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BOARD MEMBERS  
Gregg Heger, Alternate  
James Ross, Jr., Alternate

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MEETING SUMMARY – REGULAR MONTHLY MEETING  
WEDNESDAY, April 5, 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**  
**Parallel Products Solar, Applicant**  
**John Ferri, Trustee of Three Hundred Thatcher St Realty, Owner**  
**300 Thatcher Street**  
**VARIANCE and SPECIAL PERMIT**

Request submitted by Applicant to continue the public hearing. M/K. Marchant, S/G. Leavitt to continue public hearing until June 7, 2023, unanimously voted.

**7:15 Public Hearing**  
**Ken Andrea, Jr., Owner**  
**Mitchell Andrea, Applicant**  
**768 Bedford Street**  
**Special Permit**

- Exhibit I** – Hand drawn plan showing the property;
- Exhibit II** – Hand drawn plan showing rear portion of property;
- Exhibit III** – Four aerial photos of property;
- Exhibit IV** – Town of East Bridgewater Assessors' Property Card;
- Exhibit V** – Town of East Bridgewater Zoning Map;
- Exhibit VI** – Bedford Street, street map;
- Exhibit VII** – Letter submitted by abutter's of 15 Scribner Way (letter read into the record).

A public hearing was held in the second floor 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. K. Marchant read the public hearing notice. The Applicant is requesting **SPECIAL PERMIT** as set forth under **Section 5.B.(1)(n) entitled Medium Density Residential District** of the Town of East Bridgewater Zoning By Law seeking approval to store and operate a landscape construction company for the property located at **763 Bedford St.** Applicant has been operating his company from the rear of the property for some time and was not aware he needed a Special Permit. Mr. Andrea stated he keeps a quite operation and would like to expand. He has put an arborvitae buffer at the back of the property. Abutters were present and stated he was a great neighbor Mr. Andrea was, he communicates with them to make sure there are no issues and if there are concerns he addresses them. If permit is approved it will go with the applicant, if he moves the operation the special permit would no longer be valid. Some abutters did have concerns with noise when the bob cat dumps crushed stone it can be noisy. Some waste is stored on property but they try not to make it a habit. Chairman R. Looney read a letter in support of the request into the record from 15 Scribner Way. **M/Marchant, S/Ross to close public hearing unanimously APPROVE.**

**Other:** approve minutes of February 1, 2023 as written, **M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED.**

**Other:** Waste Disposal Plan for Doggie Day Care, **M/G. Leavitt, S/K. Marchant, approve Disposal Plan as written, UNANIMOUSLY APPROVED**

**Other:** Open discussion – Section 6.D.(7) Accessory Family Unit. Hold over until June and have Patrick, Building Commissioner present for discussion.

**Other:** 390 Oak St. decision. Hold over until June and have Patrick, Building Commissioner present for discussion.

**Other:** Zoning By Law Section C. Special Permits (4). Hold over until June and have Patrick, Building Commissioner present for discussion.

**Other:** Adjourn Wednesday, April 5, 2023, meeting at 8:45 p.m. **M/K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED**

  
Kevin Marchant, Clerk

  
Date