



Town of Bridgewater, Massachusetts

Town Council

Community and Economic Development Committee

Town Council
Community and Economic
Development Committee

Peter Colombotos
Chair
District 5 Representative

Fred Chase
District 4 Representative

Bill Wood
District 6 Representative

Joint Meeting with Planning Board

Via Zoom©: <https://zoom.us/j/95701998864>

Call In: 1(646) 876-9923

Meeting ID: 957 0199 8864

December 2, 2020 7:30 p.m.

Meeting Agenda

7:30 p.m. Joint Public Hearing:

- Ordinance D-FY21-003: Zoning Ordinance - Zoning Map Amendment - Pleasant Street
- Approval of previous minutes
- Public comment



Bridgewater Town Council

In Town Council, Tuesday, November 10, 2020

Council Ordinance: D-FY21-003

Introduced By:	Councilors Sousa, Losche, Rushton, and Gallagher
Date Introduced:	September 22, 2020
First Reading:	September 22, 2020
Second Reading:	November 10, 2020
Third Reading:	
Date Adopted:	
Date Effective:	

Ordinance D-FY21-003

ZONING ORDINANCE – ZONING MAP AMENDMENT – PLEASANT STREET

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to change the boundary of the Industrial E by rezoning the lots listed below to Business B:

- | | |
|------------------|------------------|
| • Map 71, Lot 12 | • Map 71, Lot 47 |
| • Map 71, Lot 16 | • Map 71, Lot 66 |
| • Map 71, Lot 18 | • Map 71, Lot 67 |
| • Map 71, Lot 19 | • Map 71, Lot 68 |
| • Map 71, Lot 20 | • Map 71, Lot 69 |
| • Map 71, Lot 21 | • Map 71, Lot 76 |
| • Map 71, Lot 22 | • Map 71, Lot 77 |
| • Map 71, Lot 23 | • Map 71, Lot 78 |
| • Map 71, Lot 44 | • Map 84, Lot 43 |

See attached Exhibit “Assessors Map of Proposed Zoning Change – September 22, 2020” and “Letter to Pleasant Street Abutters, dated September 3, 2020”

Explanation: The stretch of Pleasant Street between Elm Street and Route 24 is zoned Industrial. It is built out with the exception of two undeveloped properties. Most of the current uses do not conform to Industrial use, but are uses allowed in Business B. As a commercial entry to Bridgewater, these parcels are not appropriate as Industrial properties and are more appropriately zoned Business. For example, the lot on the corner of Elm and Pleasant has been rumored to be developed as a Five Guys, Panera, hotel, convenience store with gas station, and a tool rental among other things. Under current zoning, these uses are not allowed or require a special permit. Changing the zoning to Business B will make more of these uses allowable, thereby increasing the desirability of the parcels along this stretch and allowing the highest and best use. This proposed change also removes a small piece of the Gateway District which slices through Map 71, Lot 20.

Committee Referrals and Dispositions:

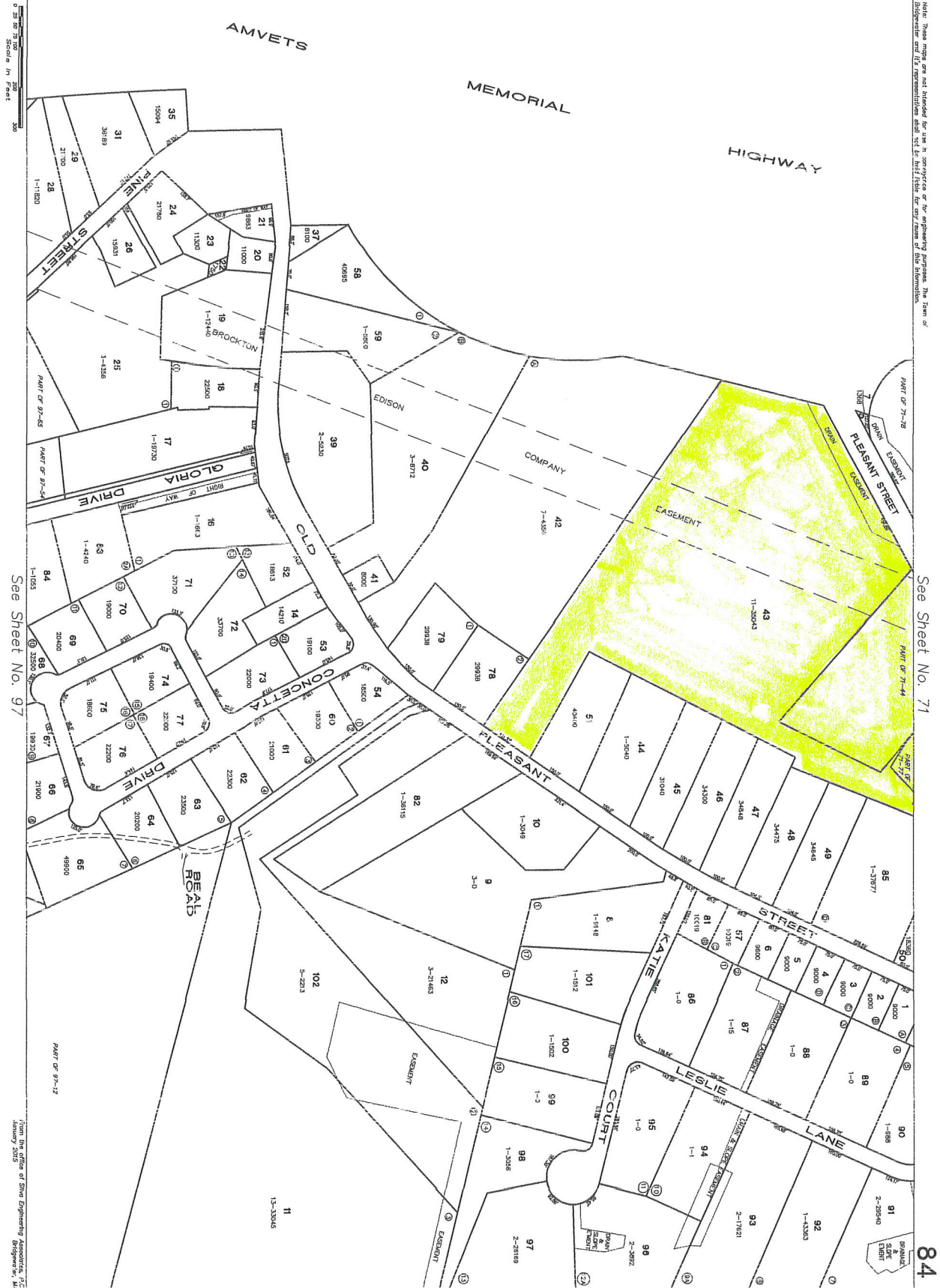
Referral(s)	Disposition(s)
• Community & Economic Development Committee and Planning Board	• 11/4/20: At conclusion of a duly advertised public hearing, vote 3-0 recommend approval with proposed amendment.

NOT FOR ACTION – REQUIRES ADVERTISING PENDING ADOPTION OF PROPOSED AMENDMENTS.

• Planning Board • At their meeting held 11/10/20, the Town Council re-referred this measure back to Planning Board and Community & Economic Development Committee for another joint public hearing.	• 11/4/20: At conclusion of duly advertised public hearing vote not to recommend as written, but would support with CEDC proposed amendment.
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See Sheet No. 83

Note: These maps are not intended for use in connection with any engineering project. The Town of Bridgewater and its representatives shall not be held liable for any errors or omissions in this information.



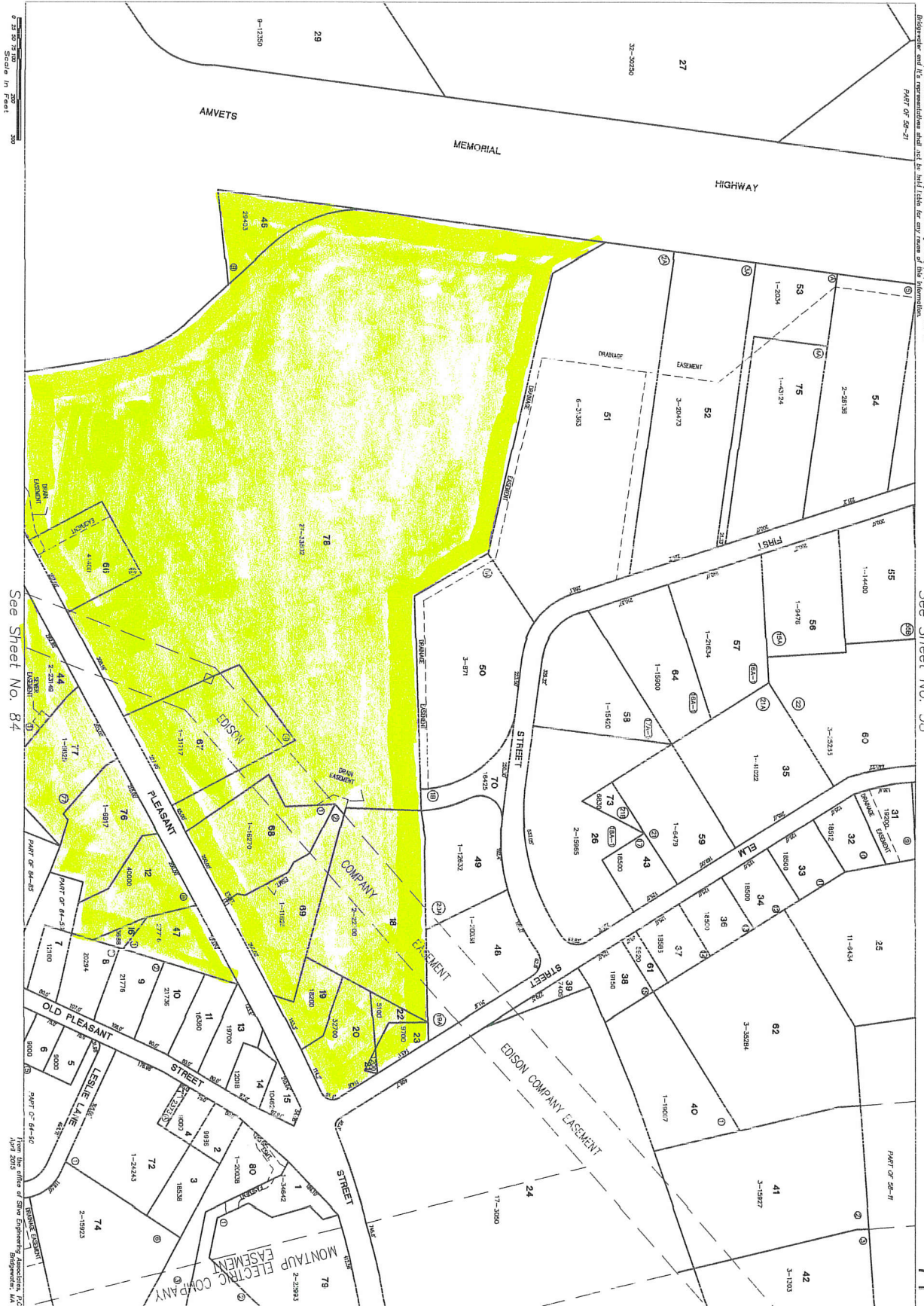
See Sheet No. 85

See Sheet No. 70

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See Sheet No. 58

71

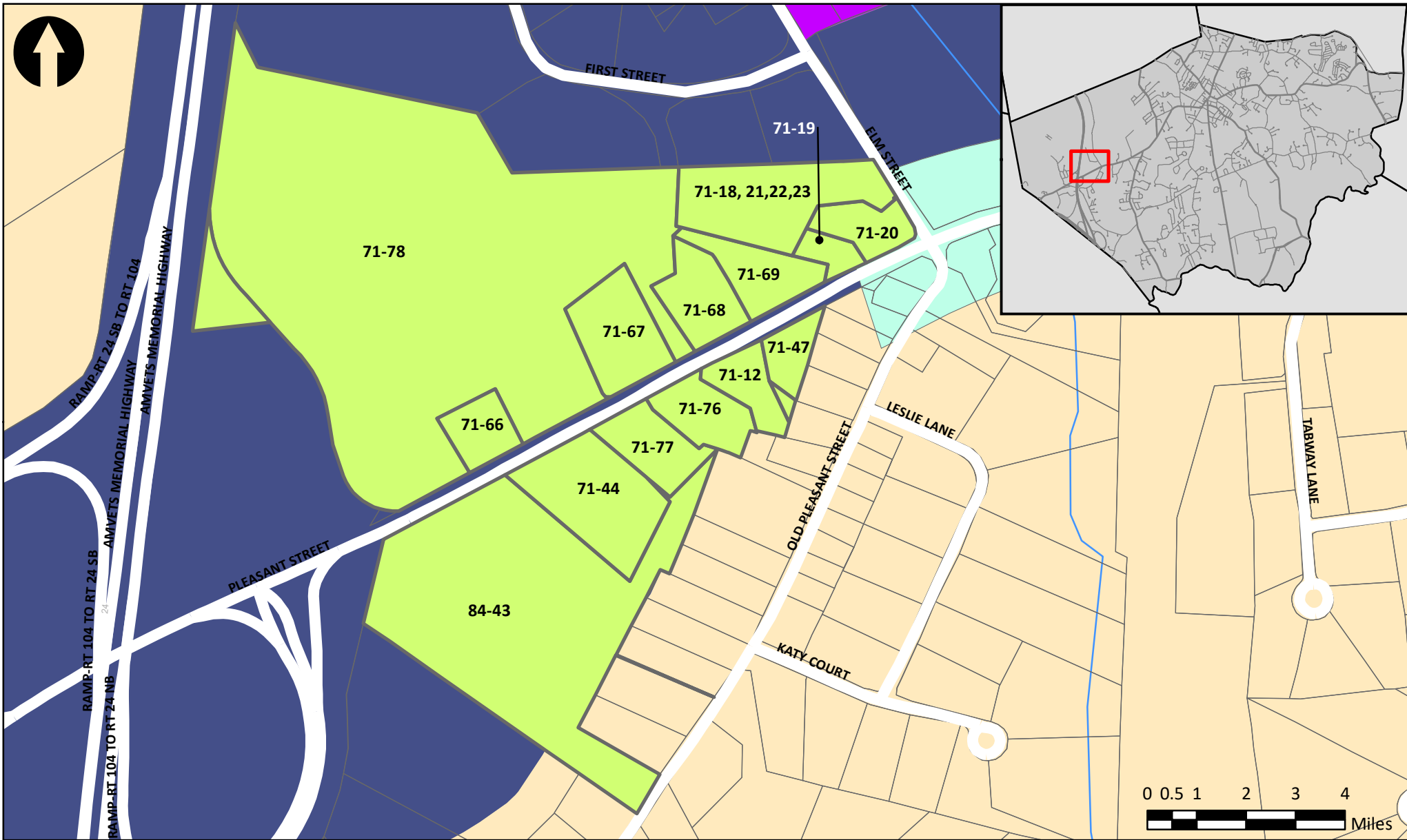


See Sheet No. 84

See Sheet No. 72

Scale in Feet
0 25 50 75 100 125 150 175 200

From the office of Shaw Engineering Associates, P.C.
April 2015



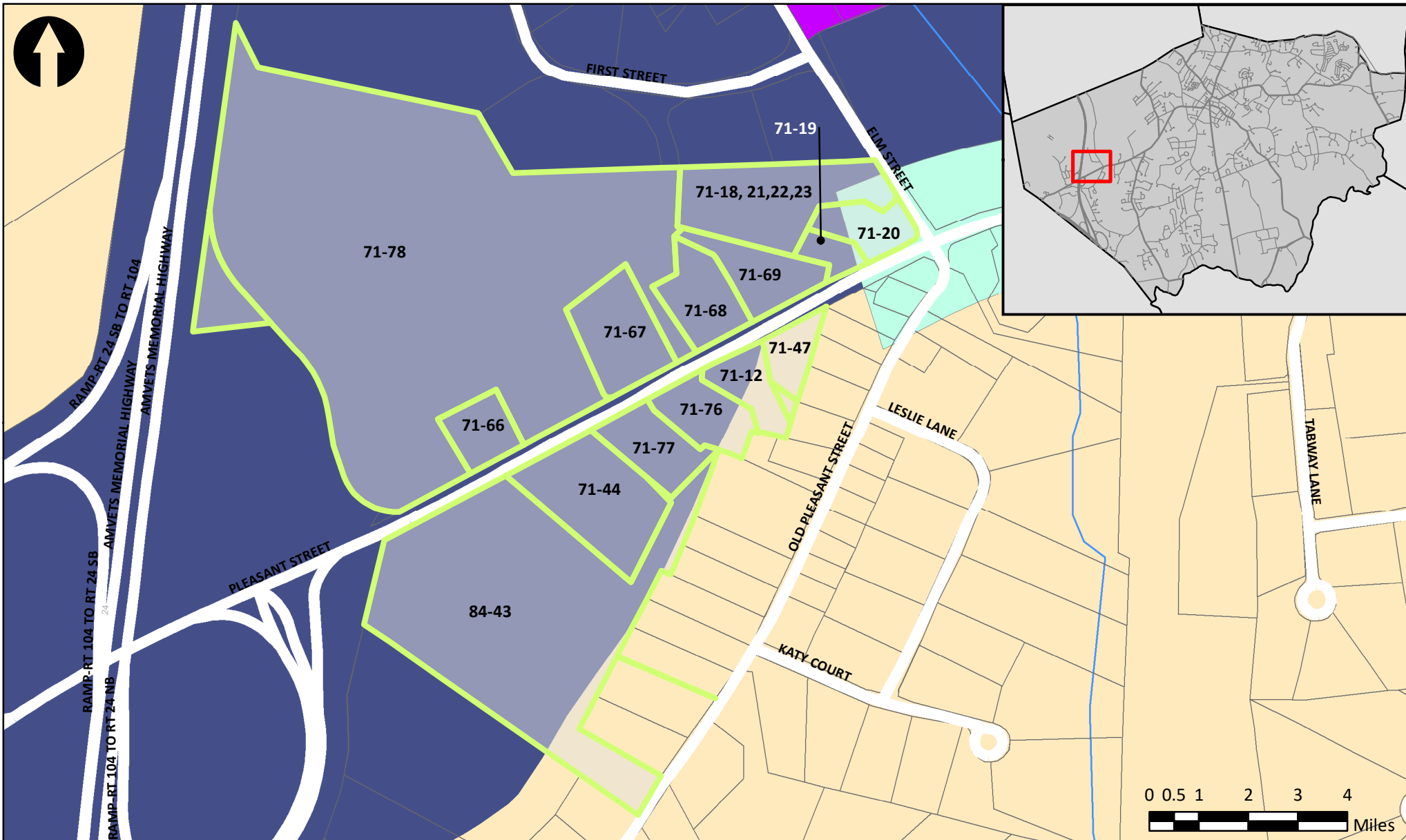
**TOWN OF BRIDGEWATER
PLYMOUTH COUNTY
DRAFT ZONING MAP AMENDMENT
PLEASANT STREET
ORDINANCE D-FY21-003**

Source: Town of Bridgewater, MassGIS, Silva Engineering Associates
Prepared by: Elijah Romulus, Assistant Town Planner,
Community & Economic Development Department
October 20, 2020, Rev. 11/18/2020
Please note location of features and boundaries shown are
approximate and intended for planning and visualization.

Legend

Zoning District

- | | | | |
|---|---------------------------|---|---|
|  | Gateway Business District |  | Parcels Proposed for Rezoning to Business B |
|  | Industrial A |  | FY18/19 Parcel Boundaries |
|  | Industrial E | | |
|  | Residential A/B | | |



**TOWN OF BRIDGEWATER
PLYMOUTH COUNTY
DRAFT ZONING MAP AMENDMENT
PLEASANT STREET
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Legend

Zoning District

	Gateway Business District		Parcels Proposed for Rezoning to Business B
	Industrial A		Parcels Proposed for Rezoning to Business B
	Industrial E		FY18/19 Parcel Boundaries
	Residential A/B		