



## TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003  
Bridgewater, Massachusetts 02324

☎: (508) 697-0942 ✉: CED@bridgewaterma.org

Staff: Bob Rulli, CED Director  
Shane O'Brien, Town Planner  
Sristhi Jain, Assistant Planner

Patrick Driscoll, Chair  
Raymond Ajemian  
Michael MacDonald  
Steven Geller  
Astrid Rojas  
MJ Spagone, Associate  
Edward Haley, Associate

### MEETING AGENDA

**Wednesday December 6, 2023 at 6:30 PM**

**No In-Person Meeting the Academy Building is Closed for Public Hearings**

**Virtual Zoom Meeting to Attend Via Video, [HERE](#):**

To Attend Via Phone Dial: +1 646 876 9923 | One tap mobile: +16468769923,, 87228436438# US

Meeting ID: 872 2843 6438

#### **I. Call to Order**

#### **II. Executive Session**

This meeting will commence in open session. The Chair will announce the Executive Session and its purpose. The Board will vote to enter Executive Session. The Board will return to open session after the Executive Session.

The Planning Board will enter into Executive Session pursuant to **Pursuant to G.L. c. 30A, §21 and Suffolk Construction v. DCAM, 449 Mass. 444 (2007)** to discuss strategy with respect to pending litigation in the case of **John P. Weldon, as Trustee of the Weldon Properties Realty Trust v. Patrick Driscoll et al, (54 Grange Park)** where an Open Meeting may have a detrimental effect on the litigation position of the Planning Board and the Chair so declares and to seek the advice of legal counsel.

**Board Items for Planning Board will start after Executive Session**

#### **III. Public Hearings (continued)**

- **168, 180, 232, and 240 Broad St** (Map 21, Lots 143, 144, 149, & 150) – Proposed Mixed-use development for Edgewood Development Company LLC - Site Plan Review and Special Permit approval pursuant to Section 10.6 (Site Plan Approval), Section 10.5 (Special Permits), Section 6.0 (General Regulations), Section 9.6 Mixed Use in the CBD), Appendix B Table of Dimensional Requirements with waivers requests. (*Continued from November 1, 2023*)
- **0 Corporate Drive** (Map 83, Lot 85) – Proposed Hotel for Claremont Bridgewater Hotel II LLC - Site Plan Review approval pursuant to Section 10.6 (Site Plan Approval), Section 6.0 (General Regulations), Section 9.4 (Planned Development District), & Appendix B Table of Dimensional Requirement. (*Continued from November 1, 2023*)

#### **IV. Public Hearings (new)**

- **0 Auburn St (Map 79, Lot 1 and portions of Lots 2, 4, 18)** – 4-lot subdivision – Definitive Subdivision pursuant to the Planning Board Subdivision Rules and Regulations.

#### **V. Request for Extension**

- **Soreidem Way (Medeiros Estates)** – Definitive Subdivision – Extension to November 2025

#### **VI. Other Business**

- October 4, 2023 Meeting Minutes
- January 10, 2024 Special Meeting
- Board Items for Next Meeting
- Board/Committee Liaison Reports, if needed
- Planner's Report, if needed

#### **VII. Adjournment**





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*Plans and copies of filings may be viewed at the Community & Economic Development Department, 66 Central Square, Room 003, Bridgewater, MA during regular business hours, 8:00 AM to 4:00 PM Monday through Thursday and 8:00 AM to 1:00 PM on Friday or online under [2022-24 Planning Board Agenda Items](https://www.bridgewaterma.org/1371/Planning-Board-Applications) at*

*<https://www.bridgewaterma.org/1371/Planning-Board-Applications>*

***\*Order of cases taken at the discretion of the Board. The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed, in fact, may be also be brought up for discussion to extent permitted by law.***

