



TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003
Bridgewater, Massachusetts 02324
☎: (508) 697-0950 ✉: CED@bridgewaterma.org
Staff: Bob Rulli, CED Director
Shane O'Brien, Town Planner

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

MEETING AGENDA

Wednesday August 21, 2024, at 6:30 PM

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

Virtual Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/84843694415>

To Attend Via Phone Dial: +13052241968,, 84843694415#

Meeting ID: 848 4369 4415

I. Call to Order

II. Public Hearings (new):

- **259 Summer St – Lot 2 (Map 48, Lot 164)** – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone. *(Continued from August 7, 2024 Meeting, PUBLIC HEARING NOT OPENED)*
- **259 Summer St- Lot 3 (Map 48, Lot 164)** – Special Permit (Section 10.5 and Tables of Uses A.2) to construct a duplex in a Residential D zone. *(Continued from August 7, 2024 Meeting, PUBLIC HEARING NOT OPENED)*
- **152 South St (Map 48, Lot 91)** – Special Permit (Section 10.5 of the Bridgewater Zoning Ordinance and Table of Uses E.11) to convert a dentist office to a Veterinary establishment, or similar establishment provided that animals are kept wholly indoors in a Residential D District. *(Continued from August 7, 2024 Meeting, PUBLIC HEARING NOT OPENED)*
- **350 Cross St (Map 118, Lots 23, 24, 25 & 89)** – Definitive Subdivision - Approval of a 6-lot subdivision (4 proposed houses) with a previously approved preliminary subdivision proposed by Robert Vazza located within Residential A/B District. *(Continued from August 7, 2024 Meeting, PUBLIC HEARING NOT OPENED)*

III. Public Hearings (continued):

- **815 Bedford St (Map 88, Lot 23)** – Site Plan Review (Section 10.6) for new commercial/retail building as well as self-storage facilities and other site improvements *(Continued from August 7, 2024 Meeting)*
- **0 Winter St (Map 75, Lots 21 & 93)** – Definitive Subdivision - Approval of a 4-lot subdivision with a previously approved preliminary subdivision proposed by Oliari, LLC located within Residential C and Business B district. *(Continued from August 7, 2024 Meeting)*

IV. Establishment of Covenant and Request for Lot Release

- **385 North St – 3 Lot Subdivision – To Hold 3 Lots in Covenant, Requesting Lot 1 to be released.**

V. Other Business

- Planning Board Meeting Minutes – June 26, 2024 & July 17, 2024 Minutes
- 900 Elm St Violation Follow Up
- Board Items for Next Meeting
- Board/Committee Liaison Reports, if needed
- Planner's Report – Explanation of ADU Language from Housing Bill

VI. Adjournment

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 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.***

