



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 October 16, 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/85820352395>

To Attend Via Phone Dial: +13052241968,,85820352395#

Meeting ID: 858 2035 2395

I. Call to Order

II. Joint Public Hearings (Zoning Amendments)

- **Joint Hearing with Community and Economic Development Committee** – Zoning Ordinance D-FY25-001: Proposed Senior Village Housing Development. Zoning Ordinance amendment pursuant to Senior Village Housing Development Creating and/or Amending Section 8.6 Senior Housing, Sec. 8.7 Senior Village Development; Sec. 11.0 Definitions, Table of Use Regulations, and Table of Dimensional Requirements
- **Joint Hearing with Community and Economic Development Committee** – Zoning Ordinance D-FY25-003: Proposed Amendment to Central Business District (CBD-S), Density Bonuses 9.6.7

III. Accessory Dwelling Units - Joint Discussion with CED Committee

- Discussion of changes to Section 1A & Section 3 of MGL, Chapter 40A regarding "Accessory Dwelling Units" and what currently is allowed within our Zoning Ordinance for "Expanded Living Area"

IV. New Business

- **Public Hearing – Special Permit Modification – Lot 2A aka 25-27 Leonard St formerly of 259 Summer St** - Modification of a previously approved Special Permit (Lot 2) pursuant to Section 10.5 (Special Permits) and
- **Public Meeting - Site Plan Review - Minor Modification – 238 Broad St** – Modification of previously approved Site Plan Review for circulation and other site improvements.

V. ANR Plans

- **Lot 2A Leonard St formerly 259 Summer St (Map 48, Lot 164)**
- **815 Bedford St (Map 88, Lot 23)**

VI. Other Business

- Board Items for Next Meeting – November 6, 2024
- Board/Committee Liaison Reports, if needed
- 434 Elm St & 900 Elm St Violations Follow Up
- Planner's Report

VII. 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.*

