



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 November 20, 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/86271012540>

To Attend Via Phone Dial: +13052241968,,86271012540#

Meeting ID: 862 7101 2540

I. Call to Order

II. Public Hearing (Continued Hearing)

- **0 Bedford St – (Map 75, Lot 57)** – Site Plan Review (Section 10.6) from 2024 Bedford Street Condo Trust) to construct two commercial (contractor bay) buildings on 1.67 acres with associated parking & drainage

III. Public Hearing (New Hearing)

- **43 Rear Central Square - (Map 34, Lot 66)** – Site Plan Review (Section 10.6) and Special Permits (Sections 6.1.4 and 9.6) to convert an existing manufacturing building into a mixed-use building with six (6) units

IV. Request for Minor Changes of Subdivision Pursuant to Bridgewater Subdivision Rules and Regulations B.7

- **Bridgewater Preserve (Childs Bridgewater Farm II Subdivision)** – Request for changes to waivers to sidewalk width to no less than four (4) feet on constructed subdivision pursuant to Section V. Required Improvements, B. Improvement Specifications, 2. Minimum Width Requirements (in feet) of the Rules and Regulations Governing the Subdivision of Land in the Town of Bridgewater, that the width of the sidewalks is to be five (5) feet.

V. Accessory Dwelling Unit Discussion

- 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”. Formalize draft changes to provide to Town Council.

VI. Approval Not Required Plans

- **84 Hammond St (Map 21, Lot 43)**

VII. Other Business

- Planning Board Minutes, August 21, 2024
- Board Items for Next Meeting – December 4, 2024
- 2025 Draft Meeting Schedule
- Board/Committee Liaison Reports, if needed
- Planner's Report

VIII. 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.*





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