



Town of Bridgewater **Community and Economic Development Committee**

April 16, 2025

6:30 PM

Joint Meeting with Planning Board

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/88960267501>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 889 6026 7501

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

- A. Call to Order**
- B. Public Comment**
- C. Public Hearing**
 - a) Proposed Zoning Ordinance D-FY25-018: ZONING MAP AMENDMENT: Business B and Residence C Districts In the Bedford Street, Winter Street and Flagg Street Area
- D. Adjournment of Meeting**



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 3/4/2025
First Reading: 3/4/2025
Second Reading:
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Zoning Ordinance D-FY25-018: ZONING MAP AMENDMENT: Business B and Residence C Districts In the Bedford Street, Winter Street and Flagg Street Area

ORDERED that pursuant to M.G.L., Chapter 40A, Section 5; the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Map in the Bedford, Winter, Flagg Street, and Flaggstone Place Areas as follows:

- Amend the depth of the Business B boundary relative to Bedford Street to remove properties currently residential in use or as approved by subdivision.
- The amended line will follow a more logical and defined course along property lines, where possible and reduce the conflict currently posed by the uniform offset definition, currently defining the limit of the Business B zone.
- The proposed change will begin at the northerly limit of Map 75, Lot 21, where the line will turn to the west along the southerly limit of Map 63, Lot 2 to the intersection with Map 75, Lot 91 and continue southerly at the easterly limit of that parcel and the following lots of land:

Map 75, Lot 58; Map 75, Lot 80; Map 75, Lot 57; thence crossing the easterly portion of Map 75, Lot 19, and westerly along the southerly border of Map 75, Lot 19; to and along the easterly limit of Map 75, Lot 17; across Winter Street.

The new boundary will then follow the easterly limit of Map 75, Lot 14; and the easterly and southerly limits of Map 75, Lot 12; where it turns and follows the easterly limit of Map 88, Lot 42; across Flagg Street, to the northerly limit of Map 88, Lot 33; and the current Business B zone line.

- The proposed changes will result in a more realistic limit of the Business B zone of the current land uses by redesignating homes and residentially approved land to the Residential C zoning district.
- The proposed changes would protect residential uses in these areas from being converted into Business (B) uses.

NOT FOR ACTION - FIRST READING

- The proposed changes are illustrated on the attached “Proposed Zoning Change “ plan dated January 15, 2025, as prepared by Silva Engineering Associates.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
<ul style="list-style-type: none"> • Town Council 	<ul style="list-style-type: none"> • 3/4/25: Referred to CED and Planning Board
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •

Attachments: 1. BusBZoningChangePlan 2025

