



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, Clerk
Edward Haley
MJ Spagone, Associate
Eric Costa, Associate

MEETING AGENDA

Wednesday April 16, 2025 at 6:30 PM

Virtual Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/88960267501>

To Attend Via Phone Dial: +13052241968,, 88960267501#

Meeting ID: 889 6026 7501

I. Call to Order

II. Joint Public Hearing with Community and Economic Development Committee (Zoning Map Amendment)

- **Zoning Ordinance D-FY25-018 Zoning Map Amendment for Winter St, Flagg St & Flaggstone Pl**

Amendment pursuant to a Zoning Map change rezoning from Business (B)I to Residential C (Rc)

Joint Hearing will end at 7:00pm and the CED Committee will be holding the rest of their meeting via Zoom link on their agenda while the Planning Board will remain on this Zoom Meeting ID.

III. Site Plan Review - Public 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 *(Continued from Cancelled April 2, 2025 Meeting)*

IV. Definitive Subdivision - Public Hearing

- **1968 South St a & 0 Mansion Way - (Map 125, Lot 17, 103 & 104)** – Mark McCloud - Definitive Subdivision for two new house lots along new roadway with waiver requests *(Continued from Cancelled April 2, 2025 Meeting)*

V. Minor Modification Request – Site Plan Review

- **630 Elm St** – Modify existing plan with adding one 30,000 gallon propane tank adjacent to other tanks (original approval January 19, 2016)

VI. Tree Committee Mitigation Discussion (continued from February 19, 2025 discussion)

VII. Other Business

- Withdrawal Information – Oldfield Dr ANR and Oak Meadow Place modification
- Planning Board Minutes: November 20, 2024, December 4, 2024, and December 18, 2024
- Updated Plans for 60-88 Broad St
- Board Items for Next Meeting – May 7, 2025
- Board/Committee Liaison Reports, if needed
- Planner's Report (upcoming events)

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 2022-25 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.***

