



TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003
Bridgewater, Massachusetts 02324

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Staff: Bob Rulli, CED Director
Shane O'Brien, Town Planner

Patrick Driscoll, Chair
Michael MacDonald, VC
Steven Geller, Clerk
Edward Haley
Thomas Pratti
Eric Costa, Associate

MEETING AGENDA

Wednesday May 21, 2025 at 6:30 PM

Virtual Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/88259772962>

To Attend Via Phone Dial: +13052241968,, 88259772962# US

Meeting ID: 882 5977 2962

- I. Call to Order
- II. ANR Plan – 114 Plain St (Map 15, Lot 3)
- III. Public Information Meeting & Planning Board Comment & Recommendation for Development Plan Review
 - **70-86 Broad St (Map 21, Lots 95-97 and Parcel B as noted)** – Church Hill James – Development Plan Review pursuant to Section 9.8 (Central Business District, Development) standards of Form Based Code in Mixed-Use Frontage area for proposal of three (3) mixed-use buildings with 77 units total and 6,400 sq. ft of commercial space.
- IV. Site Plan Review - Public Hearing (continued)
 - **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 May 7, 2025 Meeting)
 - **1010 Elm St – (Map 30, Lot 20)** – Site Plan Review (10.6) for the construction of a 27,000 sq. ft commercial building with parking and other site improvements (Requesting Continuance to June 18, 2025, meeting)
- V. Preliminary Plan Review – Senior Housing Village Development
 - **“Pleasant Street Village” at Pleasant St & Mae Jim Lane (Map 33, Lots 73, 112, 113, 115, 116, & 117)**
Rising Community & Housing Inc - Preliminary Planning Board review of proposal pursuant to Section 8.7 (Senior Housing Village Development) for 40 unit Senior Housing Village Development (proposal will require a Special Permit at a future public hearing)
- VI. Other Business
 - Planning Board Minutes: February 5, 2025 & February 19, 2025
 - Board Items for Next Meeting – June 4, 2025
 - Board/Committee Liaison Reports, if needed
 - Planner's Report (upcoming events)
- 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 2022-25 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.***

