



## 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  
Thomas Pratt  
Eric Costa, Associate  
Kris Fabroski, Associate

### MEETING AGENDA

**Wednesday August 20, 2025 at 6:30 PM**

**Conference Room 201A, 66 Central Square, 2<sup>nd</sup> Floor, Bridgewater MA 02324**

**Virtual Zoom Meeting to Attend Via Video:** <https://us06web.zoom.us/j/82645199174>

**To Attend Via Phone Dial:** +13052241968,, 82645199174# US

**Meeting ID:** 826 4519 9174

**I. Call to Order**

**II. Joint Public Hearing with Community and Economic Development Committee of Town Council (CED)**

- **Zoning Ordinance Amendment D-FY26-001 ZONING AMENDMENT: MBTA Final Compliance Ordinance for the Town of Bridgewater regarding Section 3.1.1.1 (Principal Uses, Applicability of Use Regulations) and Section 9.9.4.2 (MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD), Requirements).**

**III. Site Plan Review - Public Hearing (continued)**

- **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 (Continued to September 3, 2025 meeting)**

**IV. Site Plan Review - Public Hearing (new)**

- **0 Lakeshore Center (Assessor's Map 96, Lot 16) - Encompass Health for Site Plan Approval (Sections 9.4 & 10.6 of the Bridgewater Zoning Ordinance) and a modification to the existing Special Permit from the 1988 Decision for a proposed Inpatient Rehabilitation Hospital with associated parking & drainage**

**V. 0 Pleasant St - Claremont Bridgewater Hotel II LLC – Landscaping Plan Update as per Site Plan Conditions of Approval (Decision: January 24, 2024) - (Continued from August 5, 2025 meeting)**

**VI. Oldfield Estates, Phase I – Request for release of Road Bond Monies (Quail Run Road & Oldfield Rd) (Continued from August 5, 2025 meeting)**

**VII. Other Business**

- Board Items for Next Meeting – September 3, 2025
- Board/Committee Liaison Reports, if needed
- Planner's Report (upcoming events and status 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 2022-25 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.***

