



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

October 28, 2025

6:30 PM

66 Central Square

Academy Building

Conference Room 201A/2nd Floor

and via Zoom: <https://us06web.zoom.us/j/89638667574>

Meeting ID: 896 3866 7574

**MEETING AGENDA**

*A Quorum of the Town Council may be in attendance.*

- A. Call to Order**
- B. Approval of Meeting Minutes**
  - a) August 20, 2025 Meeting Minutes
- C. Public Comment**
- D. Public Hearing Continued**
  - a) Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater
- E. Adjournment of Meeting**



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

August 20, 2025

6:30 PM

**Community and Economic Development Joint Meeting with Planning Board**

66 Central Square

Academy Building

Conference Room 201A/2nd Floor

and via Zoom: <https://us06web.zoom.us/j/82645199174>

*A Quorum of the Town Council May be in Attendance*

**MEETING MINUTES**

**A. Call to Order**

Councilor Linde called the joint meeting of the Community and Economic Development Committee and Planning Board to order at 6:32pm. The meeting took place at the Academy Building, 66 Central Square in the Council Chambers and via Zoom.

Councilors Present: Councilor Hunt, Councilor Linde and Councilor Striggles (via Zoom)

Councilor Ellenberg was also in attendance.

**B. Approval of Meeting Minutes**

- a) June 3, 2025 Meeting Minutes  
*Councilor Hunt made a motion to approve the June 3, 2025 meeting minutes, which was seconded by Councilor Linde.*

A roll call vote was taken with the results as follows: Striggles – Yea; Hunt – Yea; Linde – Yea.  
Motion passed 3-0.

**C. Public Comment**

Public comments were given during the Public Hearing.

**D. Public Hearing**

- a) Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater  
*Advertised in the 8/6/25 and 8/13/25 Enterprise. Abutting Town notifications mailed 8/7/25.*

Councilor Linde opened the Public Hearing at 6:35pm.

Councilor Striggles spoke about sponsoring the amendments and noted the 3 changes.

CED Director Bob Rulli gave an update on MBTA Communities Overlay District. Noting that the state created a compliance model, conforming to what the state wants. There is 75 acres in zone. Currently CBDS allows 18 units per acre by right and a density bonus up to 26.

Councilor Linde noted that this is complex information and there should have been a workshop.

Mr. Rulli noted that there is no density requirement in CBDR and the Town submitted compliance model and that was submitted to the State. Noting that the State does not care how we get to 1,401, 20% of the units must be in the radius of the train platform.

Councilor Striggles noted that need to make sure parameters are clear; removal or up to language agree with.

Mr. Rulli noted that on paper need to allow but does not mean you have to build 1,401 units.

Councilor Linde asked if there were any questions from the residents:

- John Donna, 261 South Street: asked if the Town could go back to the State and ask for a different number.
- Janet Hanson, Pleasant Street: noted that she is in agreement to use up to a number.
- Melissa Ramondetta, 317 Lakeside Drive: noted that were are in compliance should ask the State for an extension.
- Mark Peterson, Church Street: noted that the Town should ask for an extension.
- Adelene Ellenberg, 76 Aldrich Road: noted that the hearing needed to be continued, there is litigation against the MBTA and a citizens petition being sent around. Could end up on November ballot.
- Donna Jewel, 50 Keith Place: urged the council to take their time, seems to be a lot of confusion, need a workshop.
- Ralph Smith, 225 Boxwood Lane: noted that residents are not happy.
- David Moore, 54 Flagg Street: noted that this is being rushed through, education workshops would be good.

*Councilor Hunt made a motion to continued the Public Hearing on Zoning Ordinance Amendment D-FY26-001 to September 3, 2025 at 6:30pm. This was duly seconded by Councilor Linde.*

A roll call vote was taken with the results as follows: Striggles – Yea; Hunt – Yea; Linde – Yea. Motion passed 3-0.

**E. Adjournment of Meeting**

*Councilor Hunt made a motion to adjourn, which was seconded by Councilor Striggles.*

A roll call vote was taken with the results as follows: Striggles – Yea; Hunt – Yea; Linde – Yea. Motion passed 3-0.

Meeting adjourned at 7:40pm.



## Bridgewater Town Council

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Introduced By: Sonya Striggles, Councilor  
Date Introduced: 7/15/2025  
First Reading: 7/15/2025  
Second Reading:  
Amendments Adopted:  
Third Reading:  
Date Adopted:  
Date Effective:

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### **Zoning Ordinance Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater**

**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 Ordinance regarding Section 3.1.1.1 (Principal Uses, Applicability of Use Regulations) and Section 9.9.4.2 (MBTA COMMUNITIES OVERLAY DISTRICT (MBTACOD), Requirements) for Final District Compliance with Executive Office of Housing and Livable Communities (EOHLC) for Section 3A. Currently the Town is Conditional Compliant whereas minor corrections are necessitated to correct issues after review.

These two issues are that of the following:

- The submitted compliance model did not capture the building footprint restriction in Section 9.8.6.5.4 of the Bridgewater Zoning Bylaw or the requirement of only one principal residential structure on a lot in Section 3.1.1.1. Taken together, these restrictions would reduce the estimated unit capacity below the minimum requirement. In discussions with EOHLC, Town staff proposed the solution of allowing more than one principal residential structure on a lot in the District, and EOHLC agrees that this amendment would resolve the issue.
- Section 9.9.4.2 limits residential density to 15 units per acre in the District. This restriction also reduces the District's estimated unit capacity below its minimum requirement. In discussions with EOHLC, Town staff clarified that the intent of this Section was to encourage development at a density of *at least* 15 units per acre, and not to serve as a cap on density. Town staff proposed removing the cap, and EOHLC agrees that its removal would resolve this issue. The following Zoning language are to be amended for full compliance.

#### **Amend 3.1.1.1**

NOT FOR ACTION - FIRST READING

### 3.1 PRINCIPAL USES

3.1.1 Applicability of Use Regulations. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted as set forth in the accompanying Table of Use Regulations. Any use not listed shall be construed to be prohibited.

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential **building** on any lot.

becomes

1. No dwelling shall be erected except on a lot fronting on a street, and there shall be not more than one principal residential **use** on any lot

### 9.9.4 Requirements.

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is 15 units per acre.

becomes

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the allowable residential density for the two MBTACOD districts is **at least 15 units** per acre.

These corrections would allow for multiple multifamily buildings to be allotted on one lot as not to be restricted by one single building per lot as the definition of “Dwelling, Multifamily: A dwelling or building containing three (3) or more separate dwelling units in residential or mixed-use buildings.” already allows for multiple buildings for multifamily uses and would not change.

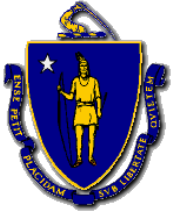
Additionally, the changes to 9.9.4.2 adding “at least” would resolve the State’s concerns.

### Committee Referrals and Dispositions:

| Referral(s) | Disposition(s) |
|-------------|----------------|
| •           | •              |
| •           | •              |
| •           | •              |

Attachments:

1. Bridgewater - Determination of Conditional Compliance 20250402
2. Zoning Amendment D-Fy26-001 PB comment letter signed



Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

Via Email: [brobinson@bridgewaterma.org](mailto:brobinson@bridgewaterma.org)

April 2, 2025

Blythe Robinson, Acting Town Manager  
Town of Bridgewater  
66 Central Square  
Bridgewater, MA 02324

**Re: Bridgewater –Determination of Conditional Compliance under  
Section 3A of the Zoning Act**

Dear Acting Town Manager Robinson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the district compliance application for the Town of Bridgewater’s “MBTA Communities Overlay District” (District). After careful review and analysis, EOHLC determined that Bridgewater is **CONDITIONALLY compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work by the Town of Bridgewater to meet the requirements of the MBTA Communities Law. EOHLC’s review of the District identified two issues that the Town has agreed to address in order to remove the condition from this determination.

Please note that this determination of compliance by EOHLC does not qualify Bridgewater for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the [MBTA Communities Catalyst Fund](#) website. This grant program is a part of the [Community One Stop for Growth](#), a single application portal and collaborative review process. Contact [EOHLCMBTACommCatalyst@mass.gov](mailto:EOHLCMBTACommCatalyst@mass.gov) with questions. Bridgewater will be eligible for the catalyst fund when it receives a determination of compliance that is not conditional.

Bridgewater is designated as a Commuter Rail Community with 9,342 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 1,401 units. At least twenty percent (20%) of the District’s requirements must be met within transit station areas.

EOHLC conducted a thorough review of the application, and made the following preliminary determinations:

1. The District comprises **75.7 acres**.
2. As of right multi-family unit capacity for the District is estimated at **1,902 units**.
3. The gross density of the District is estimated at **27.3 dwelling units per acre**.

4. At least **fifty percent (50%)** of the District is one contiguous land area.
5. **At least twenty percent (20%)** of the required District land area and estimated unit capacity is within transit station areas.
6. There are dimensional zoning requirements not captured by the compliance model that will clearly reduce the District’s estimated multi-family unit capacity below its requirement, these requirements require amendment.
7. Taken as a whole, the geography of the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations once the dimensional zoning requirements are amended.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

|                                    | <b>Required</b> | <b>Submitted</b> | <b>Preliminarily Determined</b> |
|------------------------------------|-----------------|------------------|---------------------------------|
| Land area (acres)                  | 50              | 75.7             | 75.7                            |
| Multi-family unit capacity (units) | 1,401           | 2,137            | 1,902                           |
| Gross density (units per acre)     | 15              | 30.6             | 27.3                            |
| One 50% contiguous area            | Yes             | Yes              | Yes                             |

EOHLC identified the following **discrepancies from the unit capacity and gross density metrics**:

- Unit capacity: Footnote 20 in Bridgewater’s Table of Dimensional Requirements requires a minimum amount of open space depending on the size of the lot. The submitted compliance model did not account for this requirement. Accounting for this requirement reduces the estimated unit capacity to 1,902 units from 2,137 units.
- Gross density: Accounting for the adjusted unit capacity in connection with the above reduces the estimated gross density to 27.3 units per acre.

EOHLC identified the following issues that must be resolved:

- The submitted compliance model did not capture the building footprint restriction in Section 9.8.6.5.4 of the Bridgewater Zoning Bylaw or the requirement of only one principal residential structure on a lot in Section 3.1.1.1. Taken together, these restrictions would reduce the estimated unit capacity below the minimum requirement. In discussions with EOHLC, Town staff proposed the solution of allowing more than one principal residential structure on a lot in the District, and EOHLC agrees that this amendment would resolve the issue.
- Section 9.9.4.2 limits residential density to 15 units per acre in the District. This restriction also reduces the District’s estimated unit capacity below its minimum requirement. In discussions with EOHLC, Town staff clarified that the intent of this Section was to encourage development at a density of *at least* 15 units per acre, and not to serve as a cap on density. Town staff proposed removing the cap, and EOHLC agrees that its removal would resolve this issue.

EOHLC identified the following **additional factors** that could affect as of right multi-family housing development in the District:

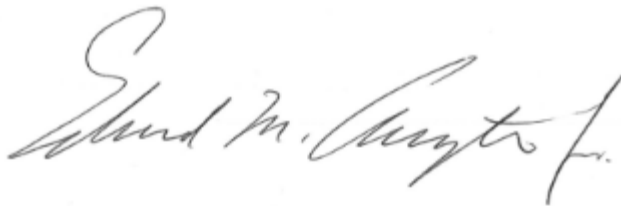
- Bridgewater’s Floodplain Overlay District requires a special permit; however the District and the Floodplain Overlay District have minimal overlap and it does not appear to affect the estimated unit capacity.

Please note that continued district compliance is **subject to** the following requirements:

- Bridgewater must submit its amended zoning and an updated compliance model no later than 180 days after the date of this letter.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of conditional district compliance or require changes to the District to remain in conditional compliance as per Section 72.10 of the Regulations if it becomes aware of additional information not identified in this conditional compliance review that would render the District noncompliant with Section 3A.

**EOHLC will consider the Town of Bridgewater’s zoning amendments and compliance model if they are received within 180 days after the date of this letter.** If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at [nathan.carlucci@mass.gov](mailto:nathan.carlucci@mass.gov).

Sincerely,



Edward M. Augustus, Jr.  
Secretary

cc: Senator William Driscoll, [william.driscoll@masenate.gov](mailto:william.driscoll@masenate.gov)  
Representative Dennis Gallagher, [dennis.gallagher@mahouse.gov](mailto:dennis.gallagher@mahouse.gov)  
Robert Rulli, Town of Bridgewater [rrulli@bridgewaterma.org](mailto:rrulli@bridgewaterma.org)



## TOWN OF BRIDGEWATER PLANNING BOARD

Academy Building, 66 Central Square, Room 003

Bridgewater, Massachusetts 02324

☎: (508) 697-0942 ✉: CED@bridgewaterma.org

*Patrick Driscoll, Chair  
Michael MacDonald, Vice Chair  
Steven Geller, Clerk  
Thomas Pratti,  
Eric Costa, Associate  
Kris Fabroski, Associate*

Bridgewater Town Council

President John Loretto

October 01, 2025

RE: Proposed Zoning Amendment D-FY26-001: MBTA Final Compliance Ordinance for the Town of Bridgewater

Dear President Loretto,

At the September 17, 2025 Planning Board meeting, after 2 continuations, the Planning Board considered the above referenced ordinance. After discussion with the CED Committee, the public, and the board, a motion was made to NOT recommend the proposed ordinance. The Planning Board voted 5 in favor and 0 against the motion, NOT recommending proposed ordinance.

The board did not support the proposed and voted to NOT recommend it for the following reasons:

- The proposed edit to section 3.1.1.1 affects all zoning districts. It appears the proposed change was made to allow multiple structures within the MBTA zone, however this change, as proposed, affects all zoning districts. 3.1.1.1 is not exclusive to the CBD or the MBTA zone and if adopted it could adversely impact other districts and significantly change the character of the town. The council should consider other language or add a footnote to exempt CBD/MBTA zones from this section if this is the desired change in the CBD/MBTA zones.
- The proposed edit to 9.9.4.2 needs to be reconsidered. Adding **at least 15** units per acre limits a developer from a lower density project if so desired and on the other end provides no maximum development threshold. Discussions on what the cap needs to be to meet the minimum requirements need to happen. The language of not less than needs to be removed and a cap needs to be discussed.

Overall, the board found the proposed ordinance to not be well thought out. A workshop with the planning board should be held prior to considering edits or a new proposal.

Sincerely,

  
Patrick Driscoll, Planning Board Chair