



**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 Pratti  
Eric Costa, Associate  
Kris Fabroski, Associate

**MEETING AGENDA**

**Wednesday November 5, 2025 at 6:30 PM**

**Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/86111610394>**

To Attend Via Phone Dial: +13052241968,,86111610394# US

Meeting ID: 861 1161 0394

- I. Call to Order**
- II. Joint Public Hearing with Community and Economic Development Committee of Town Council (CED)**
  - FY26-005 Proposed Zoning Amendment: Senior Village Housing Development Section 8.7.3 Land Site Development Requirements, Table 1 Open Space/Preservation Area.
- III. Site Plan Review - Public Hearing (continued)**
  - **0 Lakeshore Center (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 (Continued from October 15, 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 (Continued from September 17, 2025 meeting)
- IV. Definitive Subdivision – Public Hearing (continued)**
  - **593 Plymouth St** - Bardhi Investment Group, LLC - Proposed subdivision titled "Revelution Road" with six buildable lots and two drainage lots on 5.9 acres of land as per Bridgewater Subdivision Rules and Regulations (Continued from October 15, 2025 meeting)
- V. Street Acceptance Requests**
  - Order-FY26-015: Laying Out and Accepting a Private Way – Timber Lane (continued from Oct 15, 2025)
  - Order-FY26-016: Laying Out and Accepting a Private Way – Oldfield Road (continued from Oct 15, 2025)
  - Order-FY26-017: Laying Out and Accepting a Private Way – Erbeck Circle Ext. (continued from Oct 15, 2025)
  - Order-FY26-026: Laying Out and Accepting a Private Way – Magnolia Way
  - Order-FY26-027: Laying Out and Accepting a Private Way – Hickory Lane
  - Order-FY26-028: Laying Out and Accepting a Private Way – Sycamore Lane
- VI. Other Business**
  - Meeting Minutes – May 7, 2025 & May 21, 2025, August 20, 2025 Meeting
  - Board Items for Next Meeting – November 19, 2025 (Hybrid)
  - 2026 Planning Board Schedule Draft
  - Roadway Bond Reporting – September 2025
  - Board/Committee Liaison Reports, if needed
  - Planner's Report (upcoming events and status report)
  - Public Comment
- 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 also be brought up for discussion to extent permitted by law.***

