



**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 December 3, 2025 at 6:30 PM**

**Zoom Meeting to Attend Via Video: <https://us06web.zoom.us/j/87920979904>**

To Attend Via Phone Dial: +13052241968,,87920979904# US

Meeting ID: 879 2097 9904

- 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)**
  - **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 November 5, 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 November 19, 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 November 19, 2025 meeting)
- V. **Street Acceptance Requests**
  - Order-FY26-015: Laying Out and Accepting a Private Way – Timber Lane (continued from Oct , 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-FY26-034: Laying Out and Accepting a Private Way – Calthrop Drive Ext.
- VI. **0 Corporate Drive/0 Pleasant St (Map 83, Lot 25)- Claremont Bridgewater Hotel II LLC – Landscaping Plan Update as per Site Plan Conditions of Approval (Planning Board Decision Date: January 3, 2024)**
- VII. **Other Business**
  - Meeting Minutes – May 21, 2025 & May 28, 2025 Minutes
  - Board Items for Next Meeting – December 17, 2025
  - 2026 Planning Board Schedule Approval
  - Board/Committee Liaison Reports, if needed
  - Planner's Report (upcoming events and status report)
  - Public Comment
- 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 also be brought up for discussion to extent permitted by law.***

