



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.

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on October 28, 2025, to approve the aforementioned minutes, as submitted.