

The regular meeting of the Planning Board convened at 6:30 p.m. via Zoom.

Meeting is available here: <https://www.youtube.com/watch?v=1eY3HFJKcfU&t=8s>

**MEMBERS PRESENT:** Chair Patrick Driscoll, Steve Geller, Thomas Pratti, Eric Costa (Associate), Kris Fabrowski (Associate)

**STAFF PRESENT:** Shane O'Brien, Town Planner, & Steve Solari, Building Inspector

Chair Patrick Driscoll opened up the meeting and read the Governor's order for remote meetings.

**Public Hearings:**

**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).

CED Committee was not in attendance, due to posting issues and there was a discussion for a workshop in October. Chairman Driscoll recommended continuing the public hearing to September 17, 2025. A motion to continue was made by Tom Pratti and seconded by Steve Geller.

**Roll Call Vote:**

**Driscoll – Yes, Geller – Yes, Pratti – Yes, Costa – Yes**

**ANR Plan**

**6-18 Aldrich Rd (Map 20, Lots 77 & 79)**

Chi Man, Civil Engineer for Hardy Man Design, representing the applicant and presented the ANR Plan. The Plan shown is a transfer of land from 6 Aldrich Rd over to the property at 18 Aldrich Rd.

Chairman Driscoll asked what the new lot would be called. He stated that our zoning ordinance (4.1.1.3) requires 50% upland for the property and that should be shown on the Plan. Chairman Driscoll also stated that 18 Aldrich Rd is a two-family dwelling and the requirement for area for each dwelling unit within the Residential A district is 1 acres, whereas 18 Aldrich Rd would not have the 2 acres required to be compliant with Zoning.

Mr. O'Brien stated that the endorsement shouldn't be based on the Zoning Ordinances but rather frontage and the typical requirements of an ANR Plan.

Chairman Driscoll stated that the Board should be endorsing lots that are compliant especially with a nonconforming structure currently on the lot (2 family in a single family district, R-A)

Mr. O'Brien suggested that changes can be made and that this item be continued to the next meeting. Mr. O'Brien states that the Chair is correct when he talks about the lot size minimum per dwelling unit and that the Plan could be adjusted to comply.

Chi Man stated that he can make adjustments to the Plan in order to be compliant with the Zoning Ordinance.

There was a discussion regarding existing nonconforming lots and substandard lots among Staff and the Planning Board

**Motion to continue to September 17, 2025 meeting was made by Member Pratti seconded by Member Costa**

**Roll Call Vote:**

**Driscoll – Yes, MacDonald – Yes, Geller – Yes, Pratti – Yes, Costa - Yes**

**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 3, 2025 meeting)**

The Applicant has provided a request for continuance to the next meeting on September 17<sup>th</sup>.

**Motion to accept to continue to the September 17<sup>th</sup> meeting was made by Member Geller.**

**Roll Call Vote:**

**Driscoll – Yes, Fabroski – Yes, Geller – Yes, Pratti – Yes, Costa - Yes**

**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 20, 2025 meeting)**

The Applicant has provided a request for continuance to the next meeting on October 15<sup>th</sup>.

**Motion to accept to continue to the October 15<sup>th</sup> meeting was made by Member Pratti seconded by Member Geller**

**Roll Call Vote:**

**Driscoll – Yes, Fabroski – Yes, Geller – Yes, Pratti – Yes, Costa - Yes**

**Other Business:**

**Plymouth St Subdivision – New Notice**

Mr. O'Brien stated that the Plymouth St subdivision notice in the newspaper had an error in the Legal Ad where it said Pleasant St instead of Plymouth St, therefore new notices and a new legal ad had been posted and that item will be on for the September 17, 2025 meeting.

There was a lengthy discussion about water and sewer impact forms and a general discussion about staff and planning board review regarding water.

**Site Visit for Lakeshore Center Encompass Health.**

Mr. O'Brien stated that there will be a site visit this Friday, September 5<sup>th</sup> at noontime at the proposed location of the project. The agenda for that site visit is posted on the Town's website.

**Planner's Report:**

Town Planner O'Brien discussed items being placed on the September 17<sup>th</sup> meeting and what items should be placed on that meeting. He mentioned the Open Space & Plan Update process. Mr. O'Brien stated that an upcoming public meeting with OCPC regarding the Route 104 Study.

Chairman Driscoll asked about the changes made at Magnolia Way as those Street Acceptances will be coming up soon. There was a discussion of location of meetings in the future whether they will be hybrid or only Zoom. The Board would prefer to have more in-person meetings and Mr. O'Brien stated that he would try and figure out logistics moving forward with IT.

Public Comments: Janet Hanson asked about the Route 104 Corridor Study meeting. Mark Peterson asked about if there's a spreadsheet of all the meeting recordings. Mr. O'Brien stated that there are playlists on Youtube, but no sure what IT has in their electronic files.

**Adjournment: The Motion to adjourn was made by Member Geller seconded by Member Pratti and it was unanimously voted.**

**Roll Call Vote:**

**Driscoll – Yes, Fabroski – Yes, Geller – Yes, Pratti – Yes, Costa - Yes**

**Meeting ended at 7:15 pm**