

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

Meeting can be viewed here: <https://www.youtube.com/watch?v=I9B-4FQaB3k&t=4852s>

MEMBERS PRESENT: Chair Patrick Driscoll, Michael MacDonald, Steve Geller, Thomas Pratti, Eric Costa (Associate), Kris Fabroski (Associate)

STAFF PRESENT: Bob Rulli, CED Director, Shane O'Brien, Town Planner, Steve Solari, Building Inspector, and Greg Tansey, Town Engineer

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). *(Continued from September 3, 2025 meeting)***

CED Committee was not in attendance, but the Planning Board proceeded with the public hearing as their recommendation for zoning amendments are required 65 days after receipt as per MGL 40A, Section 5.

Patrick Driscoll stated he had issues with Section 3.1.1.1 Principal Uses because it would be a town-wide change and that the having Section 9.9.4.2 uncapped rather than 15 units per acres is not ideal.

The Chair opened it up to Public Comment.

Public Comments:

Donna Jewell, 50 Keith Place – stated that we cannot manage an increase in apartments within the Town of Bridgewater. She believes that there will be more cost to the Town from apartments than from grant funding.

Pat Neary, Lakeside Drive – Agreed with Ms. Jewell and Mr. Driscoll and asked about when the deadline is to comply with the State. She also stated that the State will probably change the MBTA Regulations after the election.

Director Rulli replied that we had until December 31st.

There was discussion regarding what the number of units per acre would need to be as to be minimally compliant with 1,401 unit number required by the State. The Town Planner stated that the current proposal would allow the Town to be compliant. The Board stated that they were generally not in favor of the current ordinance. The Board agreed that they need more information in order to recommend this due to concerns of unlimited density and town-wide impacts.

Motion to not recommend Zoning Ordinance Amendment made by Member MacDonald and seconded by Member Pratti (5-0) to Town Council was made by Member Pratti seconded by Member Geller.

Roll Call Vote:

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

Mike Demos asked regarding the timeline of when the recommendation would go to Town Council and asked about grants.

Director Rulli stated that this was a recommendation of the Board and that Town Council would hold a public hearing on this ordinance.

ANR Plans

6-18 Aldrich Rd (Map 20, Lots 77 & 79) (Continued from September 3, 2025 meeting)

Chi Man, from Hardy +Man Design Group is back with an updated plan showing that the house with the duplex lot is now 2 acres as what would be required for the Zoning Ordinance. The Board appreciates the updated plans and has no issue.

Motion to endorse was made by Member Pratti seconded by Member Geller.

Roll Call Vote:

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

60-86 Broad St (Map 21, Lots 95-97)

Todd MacDonald, Crocker Design Group, presented the plans as requested through the Planning Board recommendations of the design review process. Mr. Driscoll wanted to make sure that 94 Broad St received a letter regarding the zoning violations at the site due to being a substandard lot.

Member MacDonald if the Board can endorse with these zoning issue. Mr. O'Brien stated that the ANR Plan states that the Plan has language that states that the Planning Board is not endorsing these plans based on zoning conformance.

Motion to endorse was made by Member Pratti seconded by Member Geller.

Roll Call Vote:

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

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 August 20, 2025 meeting)

Attorney Barry Crimmins, Platinum Partners LLC, representing the applicant and provided an overview of the project and discussed that they were participating in a site visit on September 5th with the Planning Board and since the site visit, they had staked out the site for where the buildings would be. The Town Engineer had provided a engineering review of the project this week and that the applicant and engineer will address these issues. He had two questions to the Board regarding the proposed parking and which category it would fall under in the parking code as there are different requirements for health care facilities and hospitals within the code and PDD district. He feels that the current parking layout is sufficient for the current proposal considering there are no emergency visits to the site. He also stated that the original decision of the 1988 Special Permit limits the hours of operation whereas the proposed site would be a 24-hour operation. He also discussed water usage at the site.

Chairman Driscoll asked Staff regarding the parking issue. Building Dept and Town Planner stated they would look into the Conflict. He also asked if DPW has confirmed the Gallons per day being currently used at Claremont. Director Rulli stated that we have not received a confirmation. Chairman Driscoll had did a site walk and had an engineering question regarding stormwater.

Elizabeth Roche, Kimley Horn, representing the applicant provided a response stating that existing stormwater management facility that treats the road runoff would stay, and the proposed infiltration basin would be outside of the 100-foot well and buffer just past that and that everything except the 100 year storm would infiltrate there. Based on the engineering letter, the drainage will be refined.

Steven Geller asked if test pits were performed in the basin, which it was stated that it had not yet been done. Ms. Roche stated that no test pits had been performed or witnessed yet and information was from a geotechnical report. There was a continued discussion regarding stormwater and drainage.

Member Geller asked about a pipe that he saw at the site visit. It was suspected to be a monitoring well.

Larry Silva, Silva Engineering stated that it was the pipes had been there since 1997 and the monitoring wells have been in the same location since then.

Bill Lovett, Claremount Companies, stated that the monitoring wells will be abandoned properly.

The Chair opened the meeting up to public comment.

Mr. O'Brien stated that he had emailed comments provided by the public to the Planning Board and had received additional comments past work hours that will be provided to the Board.

Public Comment:

Janet Hanson, Pleasant St: Had concerns about the drainage, the pipe in the ground and water issues within Town.

Jean DiBattista, 260 Lakeside Drive: She had stated that the 1988 Special Permit has expired and had concerns about the water crisis in town. She had additional comments regarding Claremont being allowed to use 100,000 gallons per day and had additional concerns about decision-making in Town.

Mr. O'Brien clarified that when a special permit, special permits and variances do have a lapse period if they're not acted upon, if a special permit or a variance is acted upon, then it continues to run.

Melissa Ramondetta, Lakeside Drive: Had concerns about the 1988 Special Permit and stated that the project is in an Aquifer Protection District and had concerns about water protection. She had concerns that the borings were also done during a Level 2 drought. She had additional concerns about hazardous chemicals from a hospital and how that could affect the site.

Barry Crimmins provided an overview of the current uses of the Planned Development District and discussed that Staff has agreed that at some point the Special Permit from 1988 had been exercised on.

Bernadette Morrisey, 150 Lakeside Drive: Had concerns about the water issues in Town along with the water usage of the hospital and discussed Encompass Hospitals in the United States. She also stated that the Board should require a water impact statement.

Chairman Driscoll asked about the project and wanted to make sure that Staff looked it over to make sure nothing triggers a Special Permit in the Aquifer Protection District.

Julia Blandard, Bridal Road: Had concerns about the Special Permit.

Pat Neary, Lakeside Drive: Had concerns about the irrigation wells at Claremont's property and if they were being monitored and how they affect the aquifer and groundwater.

Steve Solari, Building Inspector, stated the Board of Health handles private wells and they are typically not monitored for irrigation.

Paul License, 600 Plymouth St: had concerns about buildings in Town.

Attorney Barry Crimmins provided a response regarding water usage for the whole site and for the proposed hospital and discussed how the project conforms to the Planned Developed District's requirements and is an allowed use at the site. The applicant

Motion to accept to continue to the October 15th meeting was made by Member Pratti seconded by Member Geller.

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 requested a continuance to the first meeting in November.

Motion to accept to continue to the November 5th meeting was made by Member Pratti seconded by Member MacDonald

Roll Call Vote:

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

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

Chairman Driscoll read the legal ad into the record. Mr. O'Brien restated the legal ad had been re-run from an issue he had made and that new notice letters had been sent out.

Lawrence Silva from Silva Engineering Associates, office at 1615 Bedford Street, Bridgewater, representing the applicant Pamela Bardhi, who is also here.

Ms. Bardhi said she was thankful to be there and she would be able to provide an overview of her vision while Larry would handle the technical aspects of the project. She provided an overview of her career and stated that she wants to create an eco friendly peak performance community. The property at 589 Plymouth St had previously been owned by her professor and she wanted to create a site with many innovative ideas. She had discussed the work currently being done at the existing house and what she would be proposing in the subdivision for new units.

Larry Silva presented an overview of the Plans and provided information regarding the Dahlin property, test pits performed at the site, and the topography of the site. The applicant would be proposing six duplex lots on a dead end street and is requesting waivers for the 6th lot as typically dead end streets only permit 5 duplex lots. He had provided some information regarding an adjacent subdivision at

Edgehill Rd and of a former right-of-way at that subdivision which would allowed for a connection to that subdivision. He provided information regarding the grade of the lot and how drainage would function, but he anticipating feedback from the Town Engineer's report. Additionally, the property had proposed using sewer, however, the applicant is now considering utilizing septic due to concerns of extension of sewer by DPW.

Chairman Driscoll asked about what the expectation of ownership will be for the properties. He also asked if the street would be built to be public or private.

Ms. Bardhi stated that it would be community with a shared open space and possible permeable pavement incorporated.

Larry Silva stated that test pits and test logs have been performed and witnessed by the Town Engineer.

Chairman Driscoll asked for a water impact statement to be given and asked about current water tie-in requirements to the Town Engineer. Greg Tanset stated that the it is looped up to 500 ft.

There was a discussion of Edgehill Rd between the Town Planner, Larry Silva and the Planning Board.

Member Pratti asked about treatment of the roof drains with the septic design.

Larry Silva stated that the roof drain systems will be smaller due to the septic systems being put in.

Chairman Driscoll asked if an Open Space and Conservation Development was considered to get small lot sizes and open space.

Larry Silva stated that approach didn't provide a net gain for the applicant and the applicant preferred duplexes as an option where Open Space Developments only allow for single family dwellings.

Chairman Driscoll opened up the meeting to public comment. He had stated that the Board had received correspondence from the resident at 573 Plymouth St.

Public Comment:

Paul License, 600 Plymouth St talked about concerns of water in Town and that the project could use new technology to reuse water. He also had concerns about chemicals leaching into the water supply.

There was a discussion between the Chair and Mr. License about water concerns that exist beyond the proposed project.

Mr. Tansey asked Mr. Silva if the Plans are going to be resubmitted, will the topography change due to the septic plan design as that would affect drainage. Mr. Silva had concerns about changing the topography on the plans especially when perk tests have not been performed. There was a discussion regarding grading of the subdivision as well as grading for each lot that would be shown on Special Permit plans.

Mr. Silva provided updated plans to the Board in his presentation, but Mr. Tansey's next review would be based on the original submission. There were concerns and questions regarding if Mr. Tansey should just review the most updated plans or the last set of plans.

Ms. Bardhi provided an update stating that as soon as they had realized that sewer wasn't viable, that she had asked Larry to work on and update the Plans as to utilize septic systems at the site.

Motion to accept to continue to the October 15th meeting was made by Member Geller seconded by Member MacDonald

Roll Call Vote:

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

Board Items for Next Meeting:

Mr. O'Brien stated that the next meeting will be hybrid in the Council Chambers on October 15th. Items continued from tonight's meeting would be placed on that agenda as well items continued from previous meetings. He stated that there will be another Zoning Amendment discussion with the CED Committee at a future meeting and a street acceptance discussion as well.

Planner's Report:

Town Planner O'Brien stated that a Route 104 Corridor Study Public meeting will be held next week in a hybrid format with Old Colony Planning Council.

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

Roll Call Vote:

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

Meeting ended at 9:36 pm